



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Osprey Portfolio, LLC v. Izett

Confessed Judgment – Petition to strike and/or open – Instrument – Guaranty – Statute of limitations

1. An action upon a negotiable or nonnegotiable bond, note or other similar instrument in writing must be commenced within four years. Where such an instrument is payable upon demand, the time within which an action on it must be commenced shall be computed from the later of either demand or any payment of principal or interest on the instrument.
2. When a party signs a contract that contains the preprinted word “SEAL,” that party has presumptively signed a contract under seal.
3. The Judicial Code provides that certain instruments in writing which might otherwise be subject to a four-year statute of limitations are subject to a twenty-year statute of limitations if signed under seal.
4. An instrument is a written document, a formal or legal document in writing, such as a contract, deed, will, bond or lease. An instrument includes a negotiable instrument, or a security, or any other writing which evidences a right to the payment of money and is not itself a security agreement or lease and is of a type which is in ordinary course of business transferred by delivery with any necessary endorsement or assignment. Thus, a negotiable instrument under 13 Pa.C.S.A. §3404(b) is but one type of “instrument” with the term encompassing additional forms of written documents as well.
5. A guaranty, signed under seal, is an instrument under 42 Pa.C.S.A. §5529 and is therefore subject to a twenty-year statute of limitations.
6. Defendant appealed from an Order denying his petition to strike and/or open a confessed judgment. The Court issued its Opinion and Held, that a guaranty, signed under seal, is an instrument under 42 Pa.C.S.A. §5529 and is therefore subject to a twenty-year statute of limitations.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2010-07295-JD; Osprey Portfolio, LLC, as successor to First Union National Bank v. George Izett.

Anthony P. Tobasso for Plaintiff

David L. Braverman, John E. Kaskey and Richard S. Julie for Defendant
Griffith, J., March 1, 2011:-

[Ed. Note: Case appealed to the Superior Court at Docket No. 513 EDA 2011 on March 1, 2011]

OSPREY PORTFOLIO, LLC, as successor to FIRST UNION NATIONAL BANK Plaintiff	: IN THE COURT OF COMMON PLEAS : CHESTER COUNTY, PENNSYLVANIA
v.	: NO. 2010-07295
GEORGE IZETT Defendant	: CIVIL ACTION – LAW

OPINION

Defendant, George Izett, has appealed from an Order denying his petition to strike and/or open a confessed judgment.

Background:

Defendant, George Izett (“Izett”), is an individual residing in Chester County. In 1999, Izett was vice-president of Izett Manufacturing, Inc. (“the Business”). On or about September 9, 1999 the Business signed a promissory note (“the Note”) with First Union National Bank (“the Bank”) to borrow up to \$50,000. At the same time, Izett executed an unconditional guaranty under seal (“the Guaranty”) in favor of the Bank providing security for certain of the Business’ obligations under the Note. Subsequently, the Bank sold the loan and assigned the Note and Guaranty to Plaintiff, Osprey Portfolio, LLC (“Osprey”).

On December 27, 2005 Osprey declared the loan in default. On June 15, 2010 Osprey commenced this action by way of a Complaint in Confession of Judgment. Judgment was entered against Izett on June 15, 2010 in the amount of \$85,473.43 plus interest from March 31, 2010.

Upon receiving notice of the judgment, Izett petitioned to strike and/or open. The petition was listed for hearing on November 17, 2010, but when called counsel advised that they would present argument only. Following submission of additional written argument, an Order was entered on January 10, 2011 denying the petition. Izett timely filed an appeal. Izett filed a Statement of Errors Complained of on Appeal preserving one issue for review.

Discussion:

Izett set forth the following purported error for review: “Whether the Trial Court erred in holding that a suit on defendant’s Guaranty, which forms the basis of plaintiff’s claims, is governed by a twenty-year statute of limitations pursuant to 42 Pa.C.S. §5529, rather than a four-year statute of limitations pursuant to 42 Pa.C.S. §5525?” Izett argues that “the twenty-year statute applies only to ‘instruments’ under seal, and the Guaranty is not an instrument.”¹ (Defendants’ Memoranda filed 12.28/10, p. 8) Izett relies upon the reasoning in Cadle Co. v. Allshouse, 2007 Pa. Dist. & Cnty. Dec. LEXIS 102 (2007) *aff’d*. 959 A.2d 455 (Pa.Super.,2008) and claims that Osprey should have commenced the action within four years following the declaration of default at the latest. For reasons that will be explained, we found the Guaranty to be an instrument and subject to a twenty-year statute of limitations.

The Judicial Code provides for a four-year statute of limitations at §5525 in relevant part as follows:

(a) General rule. ... the following actions and proceedings must be commenced within four years:

(7) An action upon a negotiable or nonnegotiable bond, note or other similar instrument in writing. Where such an instrument is payable upon demand, the time within which an action on it must be commenced shall be computed from the later of either demand or any payment of principal of or interest on the instrument.

(8) An action upon a contract, obligation or liability founded upon a writing not specified in paragraph (7), under seal or otherwise, except an action subject to another limitation specified in this subchapter.

42 Pa.C.S.A. §5525(a)(7),(8).

The Judicial Code provides for a twenty-year statute of limitations at §5529 as follows:

(b) Instruments under seal.—

(1) Notwithstanding section 5525(7) (relating to four year limitation), an action upon an instrument in writing under seal must be commenced within 20 years.

¹Izett’s signature on the Guaranty is followed by the preprinted designation “(SEAL)”. When a party signs contract that contains preprinted word “SEAL”, that party has presumptively signed contract under seal. Beneficial Consumer Discount v.Dailey, 434 Pa.Super. 636, 644 A.2d 789, 790 (Pa.Super.,1994).

42 Pa.C.S.A. §5529(b)(1).

Read together, §5525(a)(7),(8) and §5529(b)(1) of the Judicial Code provide that certain instruments in writing which might otherwise be subject to a four-year statute of limitations are subject to a twenty-year statute of limitations if signed under seal. Izett does not contest that the Guaranty was signed under seal, simply that it is not an instrument.

To arrive at the conclusion that the Guaranty is not an instrument, Izett turns to 13 Pa.C.S.A. §3104(b), a section of the Commercial Code that applies to negotiable instruments.² Section 3104(b) states: “**Definition of ‘instrument’.**— ‘Instrument’ means a negotiable instrument.” 13 Pa.C.S.A. §3104(b) (bolded text in original). Izett then looks to 13 Pa.C.S.A. §3104(a) for the definition of a negotiable instrument and concludes, based upon the definition set forth, that the Guaranty is not a negotiable instrument and therefore, because all instruments have already been defined as negotiable instruments in this division of the Commercial Code, concludes that the Guaranty is not an instrument. In so doing, Izett overlooks the cautions at 13 Pa.C.S.A. §3103(a) and (b) which state “**(a) Definitions.**—The following words and phrases when used in this division shall have ... the meanings given to them in this subsection” and “**(b) Index of other definitions in division.**— Other definitions applying to this division and the section in which they appear are ... ‘Instrument’ ... ‘Negotiable instrument.’” 13 Pa.C.S.A. §3103(a),(b)(bolded text in original). Izett has taken definitions from one division of the Commercial Code and applied them to the language in the Judicial Code, despite the fact that the definitions set forth in the Commercial Code are limited in their application to that particular division of the Commercial Code.

With regard to Cadle, the instrument sued upon was a line of credit agreement, not a guaranty. Without commenting on the analysis performed by the lower court in Cadle, that court’s conclusion that a line of credit agreement, with the term “seal” next to Allshouse’s signature, “was not a negotiable instrument”, is not binding. Cadle, p. 2. The Cadle decision was affirmed by the Superior Court without a published opinion³ so we do not have the benefit of the appellate court’s reasoning.

To rebut Izett’s premise that the Guaranty is not an instrument, Osprey cites to numerous cases in which a guaranty has been referenced as an instrument: Howard Sav. Bank v. Cohen, 414 Pa.Super. 555, 561, 607 A.2d 1077, 1080 (Pa.Super.,1992)(“On the same day, however, Marilyn Cohen (‘wife’), at the bank’s request, signed a separate instrument, a guaranty...”); First Nat. Consumer

² “This division applies to negotiable instruments.” 13 Pa.C.S. §3102(a).

³ The unreported Superior Court opinion was not supplied to us, despite the indication in Izett’s Memoranda that a copy was attached at Exh. H. Exh. H consisted of a single-page Lexis printout stating that a Decision was entered without a published opinion. While the reasoning may have been instructive, an unpublished opinion would have had no precedential value.

Discount Co. v. McCrossan, 336 Pa.Super. 541, 547, 486 A.2d 396, 399 (Pa.Super.,1984) (“if the substance and effect of the instrument is that of a guaranty it will be so construed...”); Robert Mallery Lumber Corp. v. B. & F. Associates, Inc., 294 Pa.Super. 503, 509, 440 A.2d 579, 582 (Pa.Super.,1982) (“the offer to guarantee future obligations may be revoked by the guarantor, at least in the absence of a contrary provision in the guaranty instrument...”); Elkay Mfg. Co. v. Chasco Supply Co., 219 Pa.Super. 530, 535, 281 A.2d 765, 767 (Pa.Super. 1971)(“Here the appellees executed an instrument entitled ‘Personal Guaranty’ ...”); Plummer v. Wilson, 322 Pa. 118, 119, 185 A. 311, 312 (Pa.,1936)(“This is an action in assumpsit brought by the owners of certain coal lands in Lackawanna county against George H. Wilson upon a sealed instrument whereby he guaranteed the prompt payment ...”). In addition, Osprey argues that the term “instrument” as used in 42 Pa.C.S.A. §5529(b)(1) must be given its ordinary meaning under the Statutory Construction Act, 1 Pa.C.S.A. §1903(a). Black’s Law Dictionary defines “instrument” as:

A written document; a formal or legal document in writing, such as a contract, deed, will, bond or lease. A negotiable instrument (defined in U.C.C. §3-104), or a security (defined in U.C.C. §8-102), or any other writing which evidences a right to the payment of money and is not itself a security agreement or lease and is of a type which is in ordinary course of business transferred by delivery with any necessary endorsement or assignment.

Black’s Law Dictionary, 5th ed. Thus, according to the Black’s definition of “instrument”, a negotiable instrument under 13 Pa.C.S.A. §3404(b) is but one type of “instrument” with the term encompassing additional forms of written documents as well.

Further support to the conclusion that the Guaranty is an instrument is found in Marcucci v. H & L Developers, Inc., 2009 WL 5177767, 6 (E.D.Pa.,2009), where the court held that a guaranty that contained the word “SEAL” immediately to the right of both Ronald and Patricia Laessig’s signatures was a sealed instrument subject to the twenty-year statute of limitations period established in §5529 of the Judicial Code.

Based upon all of the foregoing, we concluded that the Guaranty, signed under seal, is an “instrument” under 42 Pa.C.S.A. §5529 and is therefore subject to a twenty-year statute of limitations.

BY THE COURT

DATE: March 1, 2011

/s/ Edward Griffith, J.

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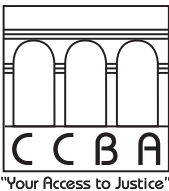
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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-02018**

NOTICE IS HEREBY GIVEN that the name change petition of Victoria Joy Beaver, minor child of Robert Goeringer was filed in the above-named court and will be heard on May 21, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 24, 2012

Name to be changed from: Victoria Joy Beaver to: Victoria Joy Goeringer

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-09762**

NOTICE IS HEREBY GIVEN that the name change petition of Dominick Lee Passmore was filed in the above-named court and will be heard on May 7, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 2, 2011

Name to be changed from: Dominick Lee Passmore to: Dominick Lee Jones

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CHARTER (CORPORATION) NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a certificate of a corporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The Name of the Corporation is: The Fallowfield Agency, Inc.

Articles of Incorporation were filed on March 21, 2012.

The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and as supplemented and to do all things and exercise all powers, rights and privileges; which a business corporation may now or hereafter be organized or authorized to do or to exercise, under the said Business Corporation Law of Pennsylvania.

VINCENT CAROSELLA, JR., Solicitor
Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 1, 2012 for Done in a Day Small Jobs and Services, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Provide landscape and general handyman services.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for RAI TECHNICAL SOLUTIONS, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

MARK S. ROSEMAN, Solicitor
Regency Towers-Chateau Bldg.
1003 Easton Rd., (C103)
Willow Grove, PA 19090

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 19, 2012 for Tiny Dynamite, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: To provide brilliantly casual theatre productions that enrich and educate the theatre-going public.

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YVONNE OCRANT, Solicitor
222 North LaSalle Street
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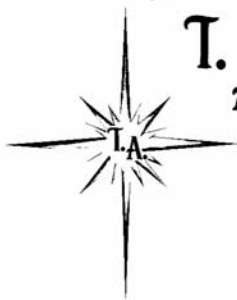
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1st Publication

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GOLDEN, Louise D., late of North Coventry Township. Geoffrey C. Golden, 1236 South Hanover Street, Pottstown, PA 19465, Executor. RICHARD D. LINDERMAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

HOAGLAND, Maggie D., late of Kennett Square Township. Wilmington Trust Company, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

HUNDT, George S., Sr., late of Willistown Township. George S. Hundt, Jr. and Mary H. McLoughlin, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

JENKINS, William T., late of Malvern Borough. Richard Williams, 1223 Denbigh Lane, Radnor, PA 19087 and Albert P. Massey, Jr., 460 E. King Road, Malvern, PA 19355, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

KELLER, Martin L., Jr., late of Phoenixville. Deborah L. Johnson, 208 Arcadia Drive, Rantoul, IL 61866, Executrix.

MARZIANI, Nicholas A., Sr., a/k/a Nicholas Arthur Marziani, Sr., late of Malvern Borough. Elisa M. Ellenberger, care of EDWIN S. HEINS, JR., Esquire, 919 Conestoga Road, Bldg. 2, Suite 309, Rosemont, PA 19010, Executrix. EDWIN S. HEINS, JR., Esquire, 919 Conestoga Road, Bldg. 2, Suite 309, Rosemont, PA 19010, atty.

MAZZULO, Michael A., late of East Marlborough Township. Russel Mazzulo, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MCVEY, Mary E., late of Oxford Borough. Peggy A. Russell, care of R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

MORGAN, Edith M., a/k/a Edith M. Glise, late of West Chester Borough. Marianne M. O'Neill, 311 E. Marshall Street, West Chester, PA 19380, Executrix.

NEEDLES, Alison L., late of Oxford Borough. Drew F. Hoff, care of KELLY R. KOSCIL, Esquire, 2335 Darby Road, Havertown, PA 19083, Administrator. KELLY R. KOSCIL, Esquire, Law Office of Eric Ring, JD, LLM, 2335 Darby Road, Havertown, PA 19083, atty.

NOGI, Ann F., late of Devon. ELIZABETH SCHNEIDER ROTHENBERG, 102 Sturbridge Road, Clark Summit, PA 18411, Administratrix. ELIZABETH SCHNEIDER ROTHENBERG, Esquire, 102 Sturbridge Road, Clark Summit, PA 18411, atty.

PRIOR, Anna, late of East Coventry Township. Melody A. Raymond, 1495 Strafford Court, Pottstown, PA 19465, Administrator. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

SCOTT, Elizabeth G., late of West Chester Borough. Mary E. Litishin, care of JOSEPH E. PALMA, Esquire, 213 W. Miner Street, West Chester, PA 19382, Executrix. JOSEPH E. PALMA, Esquire, 213 W. Miner Street, West Chester, PA 19382, atty.

STUART, Effie L., late of West Pikeland Township. Kelly E. Faggioli, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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Dana Pirone Carosella, Esq.

Representing attorneys in disciplinary and ethics matters for 17 years
Author and Speaker on ethics matters

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TRACEY, Emma M., a/k/a Emma M. Scott Tracey, late of East Fallowfield Township. Daniel G. Tracey, Sr., 835 Doe Run Road, East Fallowfield, PA 19320 and Esther T. Weintraub, 425 Shelmire Road, Downingtown, PA 19335, Executors. **WILLIAM T. KEEN**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WEBSTER, Jack J.M., late of Downingtown. Christine W. O'Malley, 1130 N. Manor Road, Honey Brook, PA 19344, Executrix.

2nd Publication

BHATTI, Daljeet S., late of Chadds Ford. Neeloo Bhatti-McAndrew, care of **EDWARD GERARD CONROY**, Esquire, P.O. Box 885, West Chester, PA 19381-0885, Administratrix. **EDWARD GERARD CONROY**, Esquire, P.O. Box 885, West Chester, PA 19381-0885, atty.

CARROLL, Dorothy H. L., late of Birmingham Township. Larhken B. Carroll, care of **NEIL W. HEAD**, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. **NEIL W. HEAD**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

DAVIS, Arline E., late of East Goshen Township. A. Edine Davis and Christine M. West, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

GOEBEL, Charles H., a/k/a Charles Goebel, late of Exton. Christine Netterville, 61 Moyer Road, Morgantown, PA 19543 and Amanda Goebel-Hood, 212 Hendricks Street, Ambler, PA 19002, Executrices. **JOSEPH G. MANIACI**, Esquire, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135, atty.

GORDON, William E., Jr., late of Chadds Ford, Kennett Township. Mary Jo Gordon, care of **JOSEPH E. PALMA**, Esquire, 213 W. Miner Street, West Chester, PA 19382, Executrix. **JOSEPH E. PALMA**, Esquire, 213 W. Miner Street, West Chester, PA 19382, atty.

HERR, Irene E., late of Cochranville. Benjamin T. Summers, care of **JANIS M. SMITH**, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. **JANIS M. SMITH**, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

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JONES, Wanda E., late of Oxford Borough. Barbara Albright, care of GEORGE G. HEINEY, II, Esquire, PO Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, PO Box 80, Oxford, PA 19363, atty.

KEESEY, William H., late of Coatesville. Gregory A. King, 361 Donofrio Drive, Downingtown, PA 19335 and Staci King, 361 Donofrio Drive, Downingtown, PA 19335, Executors.

PHELPS, Margaret B., a/k/a Margaret Bullerwell Phelps, late of East Coventry Township. Miranda Phelps Van Horn, 198 Bard Road, Pottstown, PA 19465, Executrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

RIGG, Joseph A., late of Honey Brook Township. Joy Rickabaugh, care of ALAN J. MITTELMAN, Esquire, 1635 Market Street, 7th Fl., Philadelphia, PA 19103, Executrix. ALAN J. MITTELMAN, Esquire, Spector Gadon & Rosen, P.C., 1635 Market Street, 7th Fl., Philadelphia, PA 19103, atty.

SCHMIDT, William H., II, a/k/a Hank, late of Westtown. Geoffrey J. Schmidt, 332 Valley View Road, King of Prussia, PA 19406, Administrator.

WLODEK, Janet May, late of Nottingham. Doris E. Donahue, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Administratrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

3rd Publication

ANDERSON, Walter E., late of City of Coatesville. Donna M. Patrick, 217 Elmfield Street, West Hartford, CT 06110, Administratrix. DONALD F. KOHLER, JR., Esquire, Lieberman & Kohler, LLP, 27 South Darlington Street, West Chester, PA 19382, atty.

BRANNING, Helen, late of Honey Brook Township. Kenneth G. Buckwalter, Sr., care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

CAPECCI, Navina, late of Malvern. Joseph R. Capecci, Jr., care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

CLEMENS, Betty M., late of Phoenixville Borough. David M. Clemens, 854 E Schuylkill Road, Apt. 210, Pottstown, PA 19465, Executor. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

COLAVITA, Maryann T., late of West Chester. Deborah J. Beck, care of JOHN A. SALING, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. JOHN A. SALING, Esquire, 442 North High Street, West Chester, PA 19380, atty.

FORCINO, Romolo S., late of West Chester. LINDSEY J. CONAN, Esquire, 755 North Monroe Street, Media, PA 19063, Administratrix. LINDSEY J. CONAN, Esquire, Mackrides Associates, 755 North Monroe Street, Media, PA 19063, atty.

FREY, Pamela, late of Borough of Phoenixville. Carolyn J. Shaner, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

GAYNOR, Frank T., a/k/a Francis A. Gaynor, Jr., late of Spring City, East Vincent Twp. Mary Anne McKenna, 18 McLaughlin Drive, Doylestown, PA 18901, Executor.

GILBERT, Patricia L., late of West Brandywine Township. Arnold M. Gilbert, II, 351 Indian Run Road, Glenmoore, PA, Executor. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

GRING, Gary S., late of Downingtown. Donald R. Reber, care of CLEMSON N. PAGE, JR., Esquire, 44 North Sixth Street, P.O. Box 8521, Reading, PA 19603, Executor. CLEMSON N. PAGE, JR., Esquire, 44 North Sixth Street, P.O. Box 8521, Reading, PA 19603, atty.

HUNTER, Donald E. Geraldine I. Hunter, care of JOSEPH S. BINDER, Esquire, 1880 JFK Blvd., Suite 1401, Philadelphia, PA 19103, Administratrix. JOSEPH S. BINDER, Esquire, Binder & Weiss, P.C., 1880 JFK Blvd., Suite 1401, Philadelphia, PA 19103, atty.

HUTT, Sally L., late of West Whiteland Township. Anna May Hutt, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

KEMNER, William J., late of Atglen. Gail K. Landesburg, care of GARY C. BENDER, Esquire, 205 N. Monroe Street, Media, PA 19063, Executrix. GARY C. BENDER, Esquire, 205 N. Monroe Street, Media, PA 19063, atty.

MORRISON, Edgar T., a/k/a Edgar Taylor Morrison, late of Uwchlan Township. Mary M. Fontana, care of SHILPA P. KHARVA, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executrix. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

SCHILLE, Donald R., late of Uwchlan Township. Gail Stell, 125 Princeton Road, Exton, PA 19341, Executrix. STEPHEN M. LONG, Esquire, Long & Ramsay, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

SYLVESTER, Florence E., late of Oxford Borough. Tracie Rowlands, care of ANNA-MARIE MURPHY, Esquire, 215 Bullens Lane, Woodlyn, PA 19094, Executrix. ANNA-MARIE MURPHY, Esquire, Pileggi & Pileggi, P.C., 215 Bullens Lane, Woodlyn, PA 19094, atty.

TUNICK-GREEN, Joy L., a/k/a Joyce L. Tunick-Green, late of Kennett Square Borough. Nancy Tunick, care of DAVID J. PICKER, Esquire, 526 Swede Street, Norristown, PA 19401-4846, Executrix. DAVID J. PICKER, Esquire, Picker Law Offices, 526 Swede Street, Norristown, PA 19401-4846, atty.

WALKER, Jerry L., late of East Bradford Township. George E. Walker, Jr., care of KEVIN HOLLERAN, Esquire, 17 East Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 East Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

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FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Devon Turf Club, with its principal place of business at 23 Dorset Road, P.O. Box 865, Devon, PA 19333.

The application has been (or will be) filed on: April 19, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Leonard King, Jr., Chairman, Devon Horse Show and Country Fair, PO Box 865, Devon, PA 19087.

Devon Fall Classic, with its principal place of business at 23 Dorset Rd., PO Box 865, Devon, PA 19333.

The application has been (or will be) filed on: April 19, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Leonard King, Jr., Chairman, Devon Horse Show and Country Fair, PO Box 865, Devon, PA 19087.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on April 2, 2012, a Certificate of Organization was filed in the Pennsylvania Department of State for Greene Countrie Coach, LLC, in accordance with the provisions of the Limited Liability Act of 1994. WAYNE W. CONGAR, Solicitor
1548 McDaniel Drive
West Chester, PA 19380

CHARLES T. DeTULLIO

**Attorney at Law
134 North Church St.
West Chester, PA 19380
610-436-5766**

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NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988. The name of the corporation is SESAC, Inc. Articles of Incorporation were filed March 12, 2012

The purpose or purposes for which it was organized are as follows: The Corporation is organized exclusively for charitable, educational, literary and scientific purposes, as come within the meaning of and in compliance with Section 501 (c)(3) of the Internal Revenue Code of 1986, as it now exists or may hereafter be amended (the"Code").

GEORGE M. DEMPSTER, Solicitor
Fenningham, Stevens & Dempster LLP
Five Neshaminy Interplex
Suite 315
Trevese, PA 19053

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 5, 2012 for CONESTOGA BOYS' LACROSSE BOOSTER CLUB pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988 for providing support and assistance to Conestoga Lacrosse. PHILLIPS, CAMPBELL & PHILLIPS,

Solicitors
314 North Middletown Road
Lima, PA 19037

CLASSIFIED ADS SECTION**MEETING SPACE?**

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SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.16 per space/character

1st Publication**DOWNINGTOWN AREA SCHOOL DISTRICT
CHESTER COUNTY, PENNSYLVANIA
PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale ("the Petition") on Monday, June 11, 2012, in Courtroom # 2 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 9:30 a.m. The purpose of the hearing is to address Downingtown Area School District's ("the School District") Petition for approval to sell by private sale, under the terms set forth below and contained in the Petition, the School District's former warehouse located at 126 Wallace Avenue, Downingtown Borough, Chester County, Pennsylvania, also known as tax parcel numbers 11-4-2.1B and 11-4-2.1C, deed reference Book 4690 page 1732 ("the Property").

The Property contains 1.04 +/- acres and is improved with a two story administrative office building of approximately 17,379 square feet ("the Building"). The Building is improved with an asphalt paved parking area, concrete curbing, and concrete sidewalks. The Building is primarily office space (with some warehouse space), restrooms, offices, a break-room, reception area, and meeting rooms. The Property is located in the Borough of Downingtown, Chester County, Pennsylvania and is located within the C-3 Zoning District.

The Property is being sold pursuant to an Agreement of Sale to Brandywine Grace Church ("the Purchaser") with an address of 1104 Winchester Trail, Downingtown, PA 19335. The Purchaser has offered \$1.350 Million for the Property and has offered to pay all real estate transfer tax. The School District has agreed to pay a broker's fee in the amount of 3% of the purchase price. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale.

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District's Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place Downingtown, PA 19335, c/o Richard A. Fazio, (610) 269-8460. For more information, please contact:

Guy A. Donatelli, Esquire
Lamb McErlane PC
24 East Market Street
West Chester, PA 19381
Direct Dial: (610) 701-4419
Facsimile: (610) 692-0877
Email: gdonatelli@chescolaw.com

Guy A. Donatelli, Solicitor Downingtown Area School District

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY MAY 17, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON TUESDAY, JUNE 18, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHEIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 12-5-329

Writ of Execution No. 09-08170

DEBT \$174,892.90

ALL THAT CERTAIN property situate in the Borough of Oxford in the County of Chester and Commonwealth of Pennsylvania, being more fully described in a Deed dated 03/15/2002 and recorded 03/22/2002, among the land records of the County and State set forth above, in Deed Volume 5235 and Page 693.

ADDRESS: 433 Market St.; Oxford, PA 19363-1626

TAX map or Parcel ID No.: 06-05-0105

ALSO DESCRIBED IN DEED AS:

ALL THAT CERTAIN message, tenement and and tract of land, with the buildings and improvements thereon erected, formerly 425 Market Street, now known as numbered 433 Market Street, situate in the Borough of Oxford, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a drill hole in the north curb line of Market Street at a distance of 65.73 feet west of its intersection with the west curb line of Fifth Street; thence leaving the curb line of Market Street and extending along other land now or late of the Gibson Estate by a line passing 3 feet westward from the west face of the brick wall of the message erected on the east, north 18 degrees 48 minutes east 56.81 feet; thence still extending along land now or late of the Gibson Estate, north 18 degrees 05 minutes east 81.31 feet to the south alley line of Gibson's Alley; thence extending along said south alley line, north 78 degrees 31 minutes west 37.88 feet to an iron pin, a corner of land now or late of the Fimley Boyd Estate; thence leaving the alley and extending along land now or late of the Boyd Estate, south 20 degrees 13 minutes west 132.45 feet to a drill hole in the north curb line of Market Street aforesaid; thence extending along said north curb line, south 70 degrees 00 minutes east 41.88 feet to the first mentioned point and place of beginning.

CONTAINING 5,399 square feet of land, be the same more or less.

TAX Parcel No: 6-5-105.

BEING known as: 433 Market Street, Oxford, PA 19363.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: WADE A. & DONNA M. STABLEY

SALE ADDRESS: 433 Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: MICHAEL TIMOTHY McKEEVER, 866-413-2311

SALE NO. 12-5-330

Writ of Execution No. 10-00534

DEBT \$288,313.92

ALL THAT CERTAIN lot or piece of ground situate in Kennett Square Borough, Chester County, Pennsylvania, bounded and described according to a Plan prepared for Waterbury Associates, made by Regester Associates, Inc., dated October 2000 revised 12/18/2000 and recorded in Chester County as Plan #15653 as follows to wit:

BEGINNING at a point on the title line in the bed of East Mulberry Street (45 feet wide unopened street), a corner of Lot 15 on said Plan, thence extending along said Lot and crossing the southerly side of said street, south 04 degrees 12 minutes 30 seconds east crossing a 10 feet wide sanitary sewer easement and crossing a 10 feet wide sanitary sewer right-of-way (to be relocated) the distance of 172.29 feet to a point in line of other lands of Westtown Schools, thence extending along same, south 85 degrees 47 minutes 30 seconds west 22.00 feet to a point a corner of Lot 13, thence extending along same, north 04 degrees 12 minutes 30 seconds west re-crossing said 10 feet wide sanitary sewer right-of-way (to be relocated) and re-crossing said 10 feet wide sanitary sewer easement, 172.29 feet to a point on the title line in the bed of East Mulberry Street, thence extending along same, north 85 degrees 47 minutes 30 seconds east 22.00 feet to the first mentioned point and place of beginning.

BEING Lot 14 on said Plan.

BEING UPI #3-5-52.14.

BEING known as: 312 Mulberry Street, Kennett Square, PA 19348.

PLAINTIFF: The Bank of New York Mellon FKA

VS

DEFENDANT: **STRATO MORIEL-LO**

SALE ADDRESS: 312 Mulberry St., Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY MCKEEVER, 866-413-2311**

SALE NO. 12-5-331

Writ of Execution No. 11-09881

DEBT \$208,534.92

BY virtue of a Writ of Execution No. 11-09881

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 1 Greenfield Lane, West Grove, PA 19390-1026

UPI No. 59-7-3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$208,534.92

PLAINTIFF: The Bank of New York Mellon (Trustee)

VS

DEFENDANT: **GONZALO MONTES**

SALE ADDRESS: 1 Greenfield Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ALLISON WELLS, 215-563-7000**

SALE NO. 12-5-332

Writ of Execution No. 10-13070

DEBT \$136,950.54

ALL THAT CERTAIN message and tract of land, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania, bounded and described according to a survey dated February 27, 1957 and made by George E. Regester, Jr., R.S., as follows, to wit:

BEGINNING at an iron pin set at the intersection of the west street line of North Broad Street (laid out and opened 50 feet wide), with the north street line of East Linden Street (laid out and opened 47 feet wide), thence along the west street line of North Broad Street, north 19 degrees 00 minutes west 131.46 feet to an iron pin; thence leaving street and along land of Israel Noznesky, south 71 degrees 57 minutes west 239.12 feet to an iron pin set in a line of land now or late of Herbert S. McKinstry, thence along land now or late of Herbert S. McKinstry, south 22 degrees 45 minutes east 123.38 feet to an iron pin set in the north street line of said East Linden Street; thence along the north street line of said East Linden Street, north 74 degrees 03 minutes east 231.35 feet to the first mentioned point and place of beginning.

CONTAINING 29,886 square feet of land, be the same more or less.

BEING the same premises which Roser & Einstein, Inc. by Deed dated December 22, 1995 and recorded in Chester County Deed Book 3976, Page 1741, et seq., granted and conveyed unto Richard S. Einstein.

EXCEPTING thereout and therefrom, all that certain tract of land with the buildings and improvements thereon erected, containing 12,479.5 square feet of land which Harold M. Roser, et ux., Lewis D. Einstein, et ux., Harold M. Roser and Lewis D. Einstein, co-partners, trading as Roser & Einstein by their Deed dated September 13, 1963 and recorded in the Office for the Recording of Deeds as aforesaid in Deed Book K-35, Page 521, granted and conveyed unto Ashby M. Larmore and Catherine M. Larmore, his wife, and William J. Scarlett and Anne E. Scarlett, his wife, in fee.

ADDRESS of real estate being sold: 119 East Linden Street, Kennett Square, Kennett Square Borough, Chester County, PA.

UPI #3-2-155.

IMPROVEMENTS thereon consist of: a single family residential dwelling with related

improvements.

SEIZED and taken in execution as the property of Richard S. Einstein.

PLAINTIFF: Jackson Leisure Financial Services LLC (DBA)

VS

DEFENDANT: **RICHARD S. EINSTEIN**

SALE ADDRESS: 119 E. Linden St., Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **JEFFREY GEORGE TRAUGER, 215-257-6811**

SALE NO. 12-5-334

Writ of Execution No. 10-08336

DEBT \$205,331.36

ALL THAT CERTAIN lot or piece of ground situate in the Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for Bailey Road Associates, L.P., made by Edward B. Walsh, Inc. Downingtown, PA dated 6-30-1997 last revised 4-3-1998 and recorded in Chester County as Plan #14343 as follows to wit:

BEGINNING at a point on the westerly side of Road "A", a corner of Lot 42, thence extending along same, south 39 degrees 40 minutes 02 seconds west crossing the bed of a 50 feet wide Transcontinental Gas Pipeline right of way, and a 20 feet wide sanitary sewer easement, 223.85 feet to a point in the line of Lot 33, thence extending along same, and in the bed of a 20 feet wide storm sewer easement, north 27 degrees 54 minutes 50 seconds west 107.54 feet to a point in the line of Lot 34, thence extending along same north 58 degrees 37 minutes 01 seconds east recrossing the bed of a 50 feet wide Transcontinental Gas Pipeline right of way, 80.15 feet to a point in the bed of same, thence extending along same, and in the bed of same, north 27 degrees 54 minutes 50 seconds west 30.00 feet to a point in the line of Lot 40, thence extending along same, and crossing the bed of a 50 feet wide Transcontinental Gas Pipeline right of way, north 62 degrees 05 minutes 10 seconds east 120.00 feet to a point on the westerly side of Road "A", aforementioned, thence extending along same, south 27 degrees 54 minutes 50 seconds east 8.03 feet to a point of curve, thence extending along same, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 50.22 feet to a point of beginning.

BEING Lot 41 on said Plan.

CONTAINING 17,821 sq. feet.

UNDER and subject to restrictions

which appear on record.

BEING the same premises which Bailey Road Associates, L.P. by Deed dated February 20, 2002 and duly recorded with the Chester County Recorder of Deeds on February 27, 2002, in Deed Book Volume 5212, Page 303, granted and conveyed unto Matthew D. LaRue and Denise M. LaRue, husband and wife.

PROPERTY known as: 114 Garden View Drive, Thorndale, PA 19372.

BEING UPI #39-4-240.

IMPROVEMENTS: residential dwelling.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **DENISE & MATTHEW LARUE**

SALE ADDRESS: 114 Garden View Dr., Thorndale, PA 19372

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0808**

SALE NO. 12-5-335

Writ of Execution No. 09-06693

DEBT \$176,809.94

ALL THAT CERTAIN lot of land, situate in the London Grove Township, Chester County, Pennsylvania, bounded and described according to a survey by Arthur Crewell, dated September 15, 1961, as follows to wit:

BEGINNING in the middle of old U.S. Route 1 at the southwest corner of land now or formerly of John Matson, which point is south 64 degrees east, 557.7 feet from a railroad spike near the centerline of old U.S. Route 1; thence along U.S. Route 1 north 54 degrees west, 141.00 feet; thence leaving the road by a line of land now or formerly of Onnie W. Greer, north 27 degrees, 55 minutes east 327.10 feet to an iron pin in the line of property now or formerly of Joseph V. Hood; thence by the line of property now or formerly of John Matson, south 06 degrees west, 374.00 feet to the place of beginning.

PROPERTY address: 104 Paschall Mill Road, West Grove, PA 19390.

PARCEL #59-07-0011.010.

BEING the same premises which William Robert Holcomb and Judith Ann Vernon, husband and wife, by Deed dated 11/16/05 and recorded 12/14/05 in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6710 Page 2367, granted and conveyed unto Judith Ann Vernon.

PLAINTIFF: US Bank National

Association

VS

DEFENDANT: **JUDITH ANN VER-
NON**

SALE ADDRESS: 104 Paschall Mill
Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **MICHAEL
TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 12-5-336

Writ of Execution No. 11-11138

DEBT \$301,975.31

ALL THAT CERTAIN parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Wiltshire at Oxford" made by Lake Roeder Hillard & Beers, Oxford, PA, dated November 6, 1996 last revised June 26, 1998 and recorded as Plan #14559, as follows, to wit:

BEGINNING at a 3/4 inch rebar set at the southeasterly right-of-way line of Slate Hill Drive and southwesterly corner of Lot No. 106 of the above referenced Plan;

THENCE (1) leaving the southeasterly right-of-way line of Slate Hill Drive along Lot No. 106, south 37 degrees 16 minutes 4 seconds east, 206.03 feet to a 3/4 inch rebar set in line of land of William T. Fulton, Jr.;

THENCE (2) along the line of land of Fulton, south 47 degrees 22 minutes 56 seconds west, 46.34 feet to a 3/4 inch rebar set on the northerly line of a right-of-way reserved for a future street;

THENCE along the right-of-way reserved for a future street the following 4 courses and distances; (3) north 76 degrees 17 minutes 31 seconds west, 33.31 feet to a 3/4 inch rebar set at the point of curvature; (4) along the arc of a 125 foot radius curve to the right 85.14 feet to a point of tangency, said curve having a chord distance of 83.50 feet and bearing north 56 degrees 46 minutes 48 seconds west; (5) north 37 degrees 16 minutes 4 seconds west, 80.76 feet to a point of curvature; and (6) along the arc of a 25 foot radius curve to the right 39.27 feet to a point on the easterly right-of-way line of Slate Hill Drive, said curve having a chord distance of 35.36 feet and bearing north 7 degrees 43 minutes 56 seconds east; thence (7) along the southeasterly right-of-way line of Slate Hill Road, north 52 degrees 43 minutes 56 seconds east, 70 feet to a 3/4 inch rebar, the point of beginning.

BEING Lot No. 107 on the above men-

tioned Plan.

PARCEL No.: 69-3-64.45.

BEING known as: 788 Slate Hill Drive, Oxford, PA 19363.

BEING the same premises which National Residential Nominee Services, Inc., a Delaware Corporation, by Deed dated June 25, 2009 and recorded July 7, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7714, Page 1955, granted and conveyed unto Wayne Donaldson.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WAYNE DONALD-
SON**

SALE ADDRESS: 788 Slate Hill Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ASH-
LEIGH LEVY, 908-233-8500**

SALE NO. 12-5-337

Writ of Execution No. 10-15242

DEBT \$367,235.49

BY virtue of a Writ of Execution No. 10-15242

OWNER(S) of property situate in the Caln Township, Chester County, Pennsylvania, being 100 Lloyd Avenue, Downingtown, PA 19335-2448

UPI No. 11-06-0008

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$367,235.49

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **GINA N. & BRIAN
K. ADGER**

SALE ADDRESS: 100 Lloyd Ave, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON
WELLS, 215-563-7000**

SALE NO. 12-5-339

Writ of Execution No. 10-03824

DEBT \$629,909.10

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Chestnut Hill, prepared by Hibbeln Engineering Company, dated 10/17/2000, last revised 10/25/2004 and recorded in Chester County as Plan #17342 as follows, to wit:

BEGINNING at a point on the on the

southeasterly side of French Creek Road. A corner of lands of Julia M. Kerlin as shown on said Plan; thence from said point of beginning, along the said side of French Creek Road the following five courses and distances: (1) north 87 degrees 40 minutes 28 seconds east 15.60 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 157.16 feet to a point of tangent (3) north 47 degrees 39 minutes 11 seconds east 108.03 feet to a point of curve (4) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 383.07 feet to a point of tangent (5) south 86 degrees 08 minutes 23 seconds east 104.56 feet to a corner of Lot #20; thence along Lot #20 south 03 degrees 51 minutes 37 seconds east 300.00 feet to a point in line of lands of Julia M. Kerlin; thence along said lands of Julia M. Kerlin north 86 degrees 08 minutes 23 seconds west 576.06 feet to the first mentioned point and place of beginning.

BEING Lot #21 as shown on said Plan.

UNDER and subject to the following conditions: a note will be placed on the deed for each and every lot created by the recordation of this plan clearly stating that the detention basin(s) and other stormwater facilities, as shown on the approved plans (including the onlot and regional recharge areas) are an integral and perpetual component of the Township's stormwater drainage system and as such may be protected, maintained and preserved in accordance with the "recharge management plan" by the Lot Owner(s) whose property if encumbered by said facilities. Furthermore, the Township has the right but not the obligation to enter the property from time to time for the expressed purpose of inspecting and to the extent not being maintained, maintaining these facilities in accordance with these requirements. Each property owner is advised that the stormwater facilities are designed to be infiltration facilities and will hold water for an extended period of time.

PARCEL No.: 17-6-72-32.

BEING known as: 106 French Creek Road, Pottstown, PA 19465.

BEING the same premises which the woods at Chestnut Hill, LLC, by Deed dated December 22, 2006 and recorded February 16, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7084, Page 76, granted and conveyed unto Roberto E. Vidal and Alyssa S. Vidal.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **ROBERTO & ALYSSA VIDAL**

SALE ADDRESS: 106 French Creek Rd., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JOEL A. ACKERMAN, 908-233-8500**

SALE NO. 12-5-342

Writ of Execution No. 11-11501

DEBT \$116,110.45

BY virtue of a Writ of Execution No. 11-11501

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania, being 25 Country Club Road, Coatesville, PA 19320-1812.

UPI No. 38-2-78.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$116,110.45.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KENNETH L. LENNON, JR.**

SALE ADDRESS: 25 Country Club Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MELISSA JUSTINE CANTWELL, 215-563-7000**

SALE NO. 12-5-343

Writ of Execution No. 10-12082

DEBT \$152,068.90

BY virtue of a Writ of Execution No. 10-12082

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 1436 Grove Avenue, West Chester, PA 19380-1022.

UPI No. 41-5-245.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$152,068.90.

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **CHRISTOPHER & KIMBERLY D. NEWDECK**

SALE ADDRESS: 1436 Grove Ave., West Chester, PA 19380

PLAINTIFF ATTORNEY: **MICHELE M. BRADFORD, 215-563-7000**

SALE NO. 12-5-344

Writ of Execution No. 09-08903

DEBT \$124,829.72

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate

in the northwest corner of Culvert Street and Fourth Avenue, in the Borough of Parkesburg, Chester County, Pennsylvania, designated as Lot No. 83 on a Plan of Lots known as "Smith's Addition to Parkesburg", bounded and described as follows, to wit:

BEGINNING at a point in the middle of Fourth Avenue, the southeast corner of Lot No. 82 on said Plan, thence northward along said Lot and at right angles to said Avenue, 130 feet to a point in the middle of a 20 feet wide public alley, designated on said Plan as Third Alley; thence eastward along the middle of said Alley, and parallel with said Avenue, 95 feet to a point in the middle of Culvert Street aforesaid and parallel with said first mentioned line, 130 feet to a point at the intersection of the middle of the said Street and said Avenue, and thence finally westward along the middle line of said Avenue, 95 feet to the place of beginning.

BEING known as the premises of 501 West 4th Avenue, Parkesburg, PA 19365.

TAX Parcel #8-5-317.

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **CINDY & DEWAYNE SCHULTZ**

SALE ADDRESS: 501 4th Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 12-5-348

Writ of Execution No. 11-11992

DEBT \$147,195.32

ALL THOSE 2 CERTAIN adjoining tracts of land, bounded and described as follows:

TRACT #1 – ALL THAT CERTAIN tract of land upon which is built a dwelling house known as #27 Wood Street, Brandywine Heights, situated in the Borough of South Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, Civil Engineers, 4/22/1947 as follows:

BEGINNING at a point in the southerly building line of Wood Street (40 feet wide) at the northwest corner of a Lot with a dwelling house erected thereon designated at #29 Wood Street, said point of beginning being distant 300 feet westwardly along said southerly line of Wood Street from its intersection with the westerly line of Birch Street, also a 40 feet wide street; thence along said Lot, south 16 degrees 34 minutes east 100 feet to a point in a line of land now or late of

Mark Sugarman, et ux; thence along the same, south 73 degrees 26 minutes west 24.49 feet to a point at the southeast corner of a Lot with a dwelling house erected thereon designated at #25 Wood Street; thence along the same and along the middle of the party wall between said house erected on the Lot herein conveyed and said house erected on the Lot immediately adjoining it on the west, north 16 degrees 34 minutes west 100 feet to a point in the south building line of Wood Street aforesaid; thence along the same, north 73 degrees 26 minutes east 24.49 feet to the place of beginning.

TRACT #2 – ALL THAT CERTAIN tract of land upon which is built a dwelling house known as #25 Wood Street, Brandywine Heights, situated in the Borough of South Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, Civil Engineers, 5/17/1947 as follows:

BEGINNING at a point in the southerly building line of Wood Street (40 feet wide) at the northwest corner of a Lot with a dwelling house erected thereon designated as #27 Wood Street, said point of beginning being distant 324.49 feet westwardly along said southerly line of Wood Street from its intersection with the westerly line of Birch Street, also a 40 feet wide street; thence along said lot with said dwelling house designated as #27 Wood Street erected thereon and along the middle of the party wall between said house erected on the Lot herein conveyed and said house erected on the Lot immediately adjoining it on the east, south 16 degrees 34 minutes east 100 feet to a point in a line of land now or late of William James Davidson, et ux; thence along the same, south 73 degrees 26 minutes west 25.51 feet to a point another corner of land now or late of William James Davidson, et ux; thence along the same north 16 degrees 34 minutes west 100 feet to a point in the southerly building line of Wood Street aforesaid; thence along the same, north 73 degrees 26 minutes east 25.51 feet to the place of beginning.

PARCEL No.: 9-10-89.

BEING known as: 25 & 27 South Wood Street AKA 27 South Wood Street, South Coatesville, PA 19320-4041.

BEING the same premises which Christian Stoltzfus and Gideon S. Stoltzfus and Simeon Stoltzfus, by Deed dated December 18, 2008 and recorded January 5, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7567, Page 668, granted and conveyed unto Randy T. McGonigal, Sr.

PLAINTIFF: Wells Fargo Bank, N.A.

VS
DEFENDANT: **RANDY T. McGONIGAL, SR.**

SALE ADDRESS: 27 South Wood Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 12-5-349

Writ of Execution No. 11-12784

DEBT \$217,040.05

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan dated October 17, 1994, by Roland A. Dunlap, Registered Surveyor as follows:

BEGINNING at a point in the bed of Kings Highway (Route 340) said point being also the southwest corner of Lot 1; thence from said point of beginning and through the bed of Kings Highway (Route 340) the 2 courses and distances: (1) north 61 degrees 30 minutes 00 seconds west 120.25 feet to a point; (2) north 59 degrees 13 minutes 00 seconds west 102.59 feet to a point; thence leaving the bed of Kings Highway (Route 340) and through the bed of Reeceville Road (SR 15121) the 3 following courses and distances: (1) north 42 degrees 24 minutes 00 seconds east 80.12 feet to a point; (2) north 17 degrees 30 minutes 00 seconds east 90.64 feet to a point; (3) north 2 degrees 00 minutes 00 seconds west 3.33 feet to a point; thence leaving the bed of Reeceville Road (SR 15121) and along lands now or late of Elizabeth Mallalieu and Jeanette Mallalieu the 2 following courses and distances: (1) south 88 degrees 45 minutes 00 seconds east 275.00 feet to a point; (2) north 2 degrees 00 minutes 00 seconds west 100.00 feet to a point in the line of lands now or late of James Mullin & John Mullin; thence along lands now or late of James Mullin and John Mullin south 88 degrees 45 minutes 00 seconds east 279.40 feet to a point being also a corner of lands now or late of Harley and Bonita Wyatt; thence along lands now or late of Harley and Bonita Wyatt south 2 degrees 00 minutes 00 seconds east 100.00 feet to a point; being also a corner of lands now or late of Bonita Wilson and Jane Troupe; thence along lands now or late of Bonita Wilson and Jane Troupe north 88 degrees 45 minutes 00 seconds west 108.65 feet to a point being also a corner of Lot 1; thence along Lot 1 the following 2 courses and distances: (1) south 67 degrees 54 minutes 24 seconds west 270.86 feet to a point; (2) south 29 degrees 6 minutes 25 seconds west

168.50 feet to the first mentioned point and place of beginning.

BEING UPI #39-3-25.2.

TITLE to said premises is vested in Andrew Shepherd and Shelby A. Patterson by Deed from Andrew Shepherd, Bruce Shepherd, Melissa Bradford and Kenneth Shepard, dated March 5, 2010 and recorded March 12, 2010 in Deed Book 7880, Page 1630, Instrument No.: 11000423.

PREMISES being known as: 2005 East Kings Highway, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3-25.2.

PLAINTIFF: First Niagara Bank NA
VS

DEFENDANT: **ANDREW SHEPHERD and SHELBY A. PATTERSON**

SALE ADDRESS: 2005 East Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANDREW LEE MARKOWITZ, 215-790-1010**

SALE NO. 12-5-350

Writ of Execution No. 10-11052

DEBT \$62,509.82

ALL THAT CERTAIN lot or piece of ground, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Site Plan of 914-918 Merchant Street, made by Barry Isett & Associates, Inc., Consulting Engineers & Surveyors, Norristown, PA dated August 6, 2003 last revised March 8, 2004, as follows, to wit:

BEGINNING at a point on the southerly side of Merchant Street said Plan also being a corner of #920; thence extending from said beginning point and along the southerly side of Merchant Street north 80 degrees, 44 minutes, 00 seconds east, 42.00 feet to a point a corner of #912; thence extending along same south 9 degrees, 00 minutes 00 seconds east, 86.50 feet to a point on the northerly side of a 10 feet wide alley; thence extending along same south 80 degrees, 44 minutes, 00 seconds west, 42.00 feet to a point a corner of #920; thence extending along same north 9 degrees, 00 minutes east, 86.50 feet to the first mentioned point and place of beginning.

BEING Chester County UPI #16-2-312.

BEING the same premises that Habitat for Humanity of Chester County by Deed dated July 8, 2004 and recorded July 9, 2004 in Chester County Record Book 6213 Page 2302 granted unto Habitat for Humanity of Chester County.

RESIDENTIAL dwelling.

PLAINTIFF: Habitat For Humanity of
Chester County, Inc.

VS

DEFENDANT: **LANSANA
FOFANAH**

SALE ADDRESS: 916 Merchant
Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BASEL
WILLIAM FRENS, 610-696-8225**

SALE NO. 12-5-351

Writ of Execution No. 11-08709

DEBT \$234,711.86

BY virtue of a Writ of Execution No.
11-08709.

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 103 Toby Road, Coatesville,
PA 19320-5544.

UPI No. 28-5-272.

IMPROVEMENTS thereon: residential
dwelling.

JUDGMENT amount: \$234,711.86.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LAURA CRANSTON**

SALE ADDRESS: 103 Toby Road,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAUREN
R. TABAS, 215-563-7000**

SALE NO. 12-5-352

Writ of Execution No. 10-00352

DEBT \$349,188.21

BY virtue of a Writ of Execution No.
10-00352.

OWNER(S) of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 686 Leeward Street,
Coatesville, PA 19320-5817.

UPI No. 38-2-129.89.

IMPROVEMENTS thereon: residential
dwelling.

JUDGMENT amount: \$349,188.21.

PLAINTIFF: BAC Home Loans
Servicing, LP

VS

DEFENDANT: **DONALD SYDNOR**

SALE ADDRESS: 686 Leeward St.,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHELE
M. BRADFORD, 215-563-7000**

SALE NO. 12-5-353

Writ of Execution No. 09-07558

DEBT \$547,699.66

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in the Township of Penn,
County of Chester, and Commonwealth of
Pennsylvania, described according to a Final Plan
of "Elk Creek Farms", prepared by Kelly &
Associates, Consulting Engineers & Surveyors,
Glen Mills, PA, dated 10/9/98, last revised 11/3/99
and recorded in the Office of the Recorder of
Deeds, West Chester, PA, as of Plan No. 15972, as
follows, to wit:

BEGINNING at a point of curve on the
southwesterly side of Perpetual Court (formerly
Road "K") cul-de-sac, said point being a corner of
Open Space 2S, as shown on said Plan; thence
extending from said beginning point along south-
westerly changing to the southeasterly side of per-
petual court cul-de-sac on the arc of a circle
curving to the left having a radius of 60.00 feet the
arc distance of 60.00 feet to a point, a corner of Lot
No. 151; thence extending along Lot No. 151 south
08 degrees 46 minutes 24 seconds east 125.00 feet
to a point in line with the aforesaid Open Space 2S;
thence extending along said Open Space 2S the 3
following courses and distances: (1) north 84
degrees 26 minutes 58 seconds west 91.54 feet to
a point, (2) north 55 degrees 48 minutes 05 second
west 91.54 feet to a point, and (3) north 48 degrees
31 minutes 21 seconds east 125.00 feet to a point
on the aforementioned southwesterly side of
Perpetual Court cul-de-sac, said point being the
first mentioned point and place of beginning.

BEING Lot No. 150, as shown on said
Plan.

BEING UPI #58-3-358.

TAX Parcel #: 58-3-358.

BEING known as: 413 Perpetual Court,
West Grove, PA 19390.

PLAINTIFF: BAC Home Loans
Servicing, LP

VS

DEFENDANT: **DELLA QUINONES**

SALE ADDRESS: 413 Perpetual
Court, West Grove, PA 19390

PLAINTIFF ATTORNEY: **LISA A.
LEE, 215-627-1322**

SALE NO. 12-5-354
Writ of Execution No. 11-03633
DEBT \$396,500.66

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Wyndham Hill Section II" prepared by Daniel R. Lutz & Associates, Inc., Consulting Engineers, dated 2/18/1994, last revised 06/22/1994, and recorded in Chester County as Plan No. 12639, as follows to wit:

BEGINNING at a point on the south side of Morningmist Lane, a corner of Lot No. 42 as shown on side plan; thence from said point of beginning, along the said side of Morningmist Lane north 82 degrees 52 minutes 49 seconds east 150 feet to a corner of Lot No. 40; thence along Lot No. 40 south 7 degrees 7 minutes 11 seconds east 321.78 feet to a point in line of other lands of James M. and Charlotte V. Davis; thence along said lands of James M. and Charlotte V. Davis, south 89 degrees 28 minutes 22 seconds west 151 feet to a corner of Lot No. 42; thence along Lot No. 42 north 7 degrees 7 minutes 11 seconds west 304.44 feet to the first mentioned point and place of beginning.

BEING Lot 41 as shown on said Plan.

PARCEL ID: 69-3-109.

BEING the same premises in which James M. Davis and Charlotte V. Davis, his wife by Deed dated 7/24/1996 and recorded 10/23/1996 in Book 4098, Page 1909 in the Office of the Recorder of Deeds Chester County conveyed unto Thomas F. Horne and Sherry Horne, his wife and Ronald G. Horne, tenants by the entirety as to husband & wife and joint tenants with the right of survivorship and not as tenants in common as to the whole.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **SHERRY, THOMAS F. & RONALD G. HORNE**

SALE ADDRESS: 43 Morningmist Lane, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 12-5-356
Writ of Execution No. 10-13593
DEBT \$316,373.12

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nantmeal,

County of Chester and Commonwealth of Pennsylvania and described according to a Plan of Survey thereof made for T. Kenneth and Lois R. Emery by Beideman Associates, Professional Land Surveyors of Exton, PA dated 12/3/91 and last revised 11/22/91 and recorded as Plan No. 11466, as follows, to wit:

BEGINNING at a point on the proposed widened northerly right of way line of Conestoga Road as shown on the said Plan which said point of beginning is in line of land now or late of Charles W. and Mabel J. Roulston; thence extending along said lands north 18 degrees 05 minutes 20 seconds west 473.53 feet to an iron pipe; thence extending along Lot No. 2 on said Plan north 62 degrees 33 minutes 52 seconds east 99.40 feet to a point; thence extending still along Lot No. 2 along a 60 feet wide common drive and basin easement, as shown on said Plan the following 4 courses and distances, viz: (1) south 85 degrees 20 minutes 08 seconds east 151.49 feet to a point; (2) south 24 degrees 06 minutes 15 seconds east 45.20 feet to a point (3) south 24 degrees 10 minutes 44 seconds west 94.20 feet to a point (4) south 01 degree 50 minutes 00 seconds west 358.64 feet to a point on the said proposed widened northerly right of way line of Conestoga Road; thence extending along the same north 88 degrees 04 minutes 00 seconds west 60.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING Parcel No. 24-8-6.2A.

BEING the same premises which Kimberly A. Petaccio and Jill A. Davidock, by Deed dated 06/30/2006 and recorded 08/21/2006 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 6931 Page 313, granted and conveyed unto Jill A. Davidock, her heirs and assigns, in fee.

PREMISES being known as: 3520 Conestoga Road, Glenmoore, Pennsylvania 19343.

TAX I.D. #: 24-8-6.2A.

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **JILL DAVIDOCK and SUSAN LANG**

SALE ADDRESS: 3520 Conestoga Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 12-5-357**Writ of Execution No. 11-12445****DEBT \$243,923.43**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan of Beacon Hill made by Robert O. Drake & Associates, Inc., Kennett Square, PA, dated March 6, 1992 and recorded September 28, 1995 as follows, to wit:

BEGINNING at a point on the northerly side of Pinckney Drive (50 feet wide) said point also marking a corner of Lot No. 117 on said Plan; thence from said beginning point along the northerly side of Pinckney Drive the two following courses and distances: (1) south 85 degrees 23 minutes 57 seconds west 34.47 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 15.54 feet to a point, a corner of Lot No. 129 "Open Space" on said Plan; thence leaving said side of Pinckney Drive and extending along said Lot No. 129 "Open Space" north 04 degrees 36 minutes 03 seconds west 130.32 feet to a point in line of lands now or late of Frank J. Zaleski; thence extending along said lands north 85 degrees 23 minutes 57 seconds east 50.00 feet to a point, a corner of Lot No. 117; thence extending along said Lot No. 117 south 04 degrees 36 minutes 03 seconds east 130.00 feet to the first mentioned point and place of beginning. Containing 6,500 square feet of land more or less.

BEING Lot No. 118 on said Plan.

BEING UPI No. 38-2G-16.

BEING the same premises which Jason Collins as Trustee for the Pemberton Family Land Trust, by Deed dated November 25, 2006 and recorded December 5, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7025 Page 911, granted and conveyed unto Mia Forman and Kevin Forman, wife and husband as tenants by entirety.

PARCEL No. 38-2G-16.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) CLK Registered Holders of Soundview Home Loan Trust

VS

DEFENDANT: **MIA & KEVIN FORMAN**

SALE ADDRESS: 41 Pinckney Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 12-5-358**Writ of Execution No. 11-13437****DEBT \$259,004.38**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon situate in the Township of Westtown, County of Chester, State of Pennsylvania, and described according to a Plan known as "Wedgewood Park", said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated April 27, 1956, as follows, to wit:

BEGINNING at a point on the northeasterly side of Larchwood Road (fifty feet wide) said point being measured by the two following courses and distances from a point of curve on the northwesterly side of Oakbourne Road (forty feet wide) (1) leaving Oakbourne Road on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven hundredths feet to a point of tangent on the northeasterly side of Larchwood Road, and (2) north sixteen degrees, one minute twenty seconds west measured along the said side of Larchwood Road, one hundred sixty feet to the point of beginning; thence extending from said point of beginning north sixteen degrees one minute twenty seconds west measured along the said side of Larchwood Road one hundred thirty feet to a point; thence extending south twelve degrees one minute east one hundred thirty and thirty-two hundredths feet to a point; thence extending south seventy-three degrees fifty-eight minutes forty seconds west one hundred seventy-nine and twenty hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 21 on the above-mentioned Plan.

CONTAINING in area twenty-three thousand, eight hundred eighty-eight (23,888) square feet more or less.

TITLE to said premises is vested in John R. Eyler and Cynthia B. Eyler, husband and wife, by Deed from Audrey L. Sheehan, dated July 15, 2004 and recorded July 30, 2004 in Deed Book 6235, Page 2089, Instrument No.: 10441877.

PREMISES being known as: 106 Larchwood Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 67-4C-48.

PLAINTIFF: Bank of America NA (S/B/M) FKA BAC Home Loans Servicing, LP (F/K/A) FKA Countrywide Home Loans, LP

VS

DEFENDANT: **JOHN R. & CYNTHIA B. ELYER**

SALE ADDRESS: 106 Larchwood Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CHRISTINE L. GRAHAM, 215-790-1010**

SALE NO. 12-5-359
Writ of Execution No. 11-12973
DEBT \$237,146.00

ALL THAT CERTAIN lot of land situate in Valley Township, Chester County, Pennsylvania:

BEING known as 1033 Manor Road, Coatesville, PA 19320.

PARCEL Number: 38-3-38, 38-3-38.1, 38-3J-9.1 and 38-3J-15.

IMPROVEMENTS: Residential property.

PLAINTIFF: Deutsche Bank International Trust Company (Trust) AKA Registered Holders of Soundview Home Loan Trust

VS

DEFENDANT: **HEATHER L., KATHRYN M. & VICTORIA A. HAGGERTY**

SALE ADDRESS: 1033 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KASSIA FIALKOFF, 856-669-5400**

SALE NO. 12-5-360
Writ of Execution No. 09-14725
DEBT \$424,815.72

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Goshen, County of Chester, Commonwealth of PA., bounded and described according to a Title Plan of Bow Tree made by Chester Valley Engineers Inc., dated 9/10/1985 and last revised 11/18/1985 as follows, to wit:

BEGINNING at a point on the east side of Eldridge Drive 50 feet wide, said point being the southwest corner of Lot No. 283 on said Plan and the northwest corner of this about to be described lot thence from said beginning point and along said Lot 283, south 86 degrees 42 minutes 00 seconds east 200.00 feet to a point a corner of Open Space, thence along the said south 07 degrees 30 minutes 06 seconds west 141.83 feet to a point a corner of Lot 285 on said Plan; thence along the same, north 81 degrees 00 minutes 00 seconds west 200.00 feet to a point on the south-east side of said Eldridge Drive; thence along the same, the two following courses and distances; (1)

north 09 degrees 00 minutes 00 seconds east 67.299 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 550.00 feet to arc distance of 54.72 feet to the first mentioned point and place of beginning.

BEING lot No. 284 as shown on the above mentioned Plan.

TITLE to said premises is vested in Kevin Brogan and Tammy Brogan, husband and wife, by Deed from Mark F. Rodney and Beth M. Rodney, husband and wife, dated November 22, 2004 and recorded December 27, 2004 in Deed Book 6371, Page 2390.

PREMISES being known as: 1626 Eldridge Drive, West Chester, Pennsylvania 19380.

TAX I.D. #: 53-04L-0160.

PLAINTIFF: One West Bank FSB
VS

DEFENDANT: **KEVIN & TAMMY BROGAN**

SALE ADDRESS: 1626 Eldridge Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 12-5-361
Writ of Execution No. 11-08913
DEBT \$49,499.52

ALL THOSE FOUR CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Whiteland Crest, in the Township of West Whiteland, County of Chester, State of Pennsylvania, on a certain Plan of Lots of Whiteland Crest recorded in Chester County in Plan Book 1 Page 246, bounded and described as follows, to wit:

BEGINNING on the westerly side of Hendricks Avenue at a distance of 250 feet southwardly from the southerly side of Walch Road.

CONTAINING in front or breadth on the said Hendricks Avenue, 100 feet and extending of that width in length or depth westwardly between lines at right angles to the said Hendricks Avenue, 125 feet.

BEING Lot No. 51, 52, 53, and 54, Section D.

TITLE to said premises is vested in Anthony Aquilante Jr. by Deed from David M. Snyder, dated February 28, 1992 and recorded March 27, 1992 in Deed Book 2870, Page 205.

PREMISES being known as: 208 Hendricks Avenue, Exton, Pennsylvania 19341.

TAX I.D. #: 41-05G-0047.

PLAINTIFF: First Niagara Bank NA
VS
DEFENDANT: **ANTHONY
AQUILANTE, JR.**
SALE ADDRESS: 208 South
Hendricks Ave., Exton, PA 19341
PLAINTIFF ATTORNEY: **MAR-
GARET GAIRO, 215-790-1010**

SALE NO. 12-5-363
Writ of Execution No. 09-01713
DEBT \$149,175.89

BY virtue of a Writ of Execution No.
09-01713

OWNER(S) of property situate in the
Township of North Coventry, Chester County,
Pennsylvania, being 1124 Miller Road, Pottstown,
PA 19465-7659

UPI No. 17-4-91.3.
IMPROVEMENTS thereon: residential
dwelling.

JUDGMENT amount: \$149,175.89.
PLAINTIFF: Liberty Savings Bank,
FSB

VS
DEFENDANT: **PAUL & TRACY
McGLAUGHLIN**
SALE ADDRESS: 1124 Miller Rd.,
Pottstown, PA 19465
PLAINTIFF ATTORNEY: **COURTE-
NAY R. DUNN, 215-563-7000**

SALE NO. 12-5-364
Writ of Execution No. 11-03030
DEBT \$197,846.50

ALL THAT CERTAIN lot or parcel of
land with the buildings and improvements thereon
erected, situate in the Township of Valley, County
of Chester and State of Pennsylvania:

BOUNDED and described according to
a Subdivision Plan for Country Club Valley, by
Drake and Waddington, Inc., Surveyors, Engineers
and Planners, Kennett Square, Pennsylvania, dated
9/22/1987, last revised 4/29/1988 and recorded
6/9/1988 Numbers 8284, 8285, 8286 and 8287, as
follows, to wit:

BEGINNING at a point on the north-
easterly side of Turnberry Court (33 feet wide),
said point being a corner of Unit No. 26 (as shown
on said Plan); thence from said point of beginning
extending along Turnberry Court aforesaid north
38 degrees, 59 minutes, 28 seconds west 30.00 feet
to a point, said point being a corner of Unit No. 24;
thence leaving Turnberry Court and extending

along Unit No. 24, north 51 degrees, 00 minutes,
32 seconds east 106.00 feet to a point in line of
lands of Open space, said point being another cor-
ner of Unit No. 24; thence extending along lands
of open space south 38 degrees, 59 minutes, 28
seconds east, 30.00 feet to a point thence extend-
ing partially along lands or Open Space aforesaid
and also along Unit No. 26 south 51 degrees, 00
minutes, 32 seconds west 106.00 feet to the first
mentioned point and place of beginning.

CONTAINING 3,130 square feet of
land more or less.

BEING Unit No. 25 on the above men-
tioned Plan.

TAX Parcel #: 38-2K-21.

BEING known as: 25 Turnberry Court,
Coatesville, PA 19320.

PLAINTIFF: Deutsche Bank National
Trust Company (Trustee) DBA Ameriquist
Mortgage Securities, Inc.

VS
DEFENDANT: **DAVID MAY**
SALE ADDRESS: 25 Turnberry Court,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **THOMAS
I. PULEO, 215-627-1322**

SALE NO. 12-5-365
Writ of Execution No. 10-04828
DEBT \$351,634.59

BY virtue of a Writ of Execution No.
10-04828.

OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 2405 Northridge Court,
Phoenixville, PA 19460-3076.

UPI No. 15-4-750.
IMPROVEMENTS thereon: residential
dwelling.

JUDGMENT amount: \$351,634.59.
PLAINTIFF: BAC Home Loans
Servicing, LP

VS
DEFENDANT: **CASEY W. RUS-
SELL and MELISSA A. BLOUNT**
SALE ADDRESS: 2405 Northridge
Court, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **WILLIAM
EDWARD MILLER, 215-563-7000**

SALE NO. 12-5-366
Writ of Execution No. 07-06141
DEBT \$368,300.90

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, as shown on Plan of Westgate – A Robert Bruce Subdivision made by Yerkes Engineering Co., Surveyors, dated August 27, 1969 and last revised April 9, 1974, as more fully described as follows, to wit: -

BEGINNING at a point on the south-westerly side of Westgate Circle (50 feet wide) said point being measured the two following courses and distances along the southwesterly side of Westgate Circle from a point of curve on the northwesterly side of Stuart Drive (50 feet wide): (10 on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 47.97 feet to a point; thence (2) north 28 degrees 58 minutes 19 seconds west 220.52 feet to the point of beginning: thence from said point of beginning along the northwesterly side of Lot #16 on said Plan, south 61 degrees 01 minute 41 seconds west 203.63 feet to a point; thence along lands now or late of N. John Senn, Jr. north 29 degrees west 108.10 feet to a point; thence along the southeasterly side of Lot #18 on said plan; north 61 degrees 01 minutes 41 seconds east 203.69 feet to a point on the south-westerly side of Westgate Circle; thence along the same south 28 degrees 58 minutes 19 seconds east 108.10 feet to the first mentioned point and place of beginning.

BEING known as Lot #17 on said Plan.

BEING Chester County Tax Parcel #42-4J-25.

TITLE to said premises is vested in Robert J. Dorais a/k/a Robert Dorais and Madeleine F. Dorais by Deed from John M. Jutlia and Elizabeth B. Jutlia dated November 25, 1996 and recorded December 16, 1996 in Deed Book 4188, Page 1931.

PREMISES being known as: 10 Westgate Circle, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-4J-25.

PLAINTIFF: Unknown Requestor

VS

DEFENDANT: **ROBERT J. & MADELEINE F. DORIAS**

SALE ADDRESS: 10 Westgate Circle, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 12-5-367
Writ of Execution No. 09-00164
DEBT \$105,545.64

ALL THAT CERTAIN lot or piece of ground having erected a 2 1/2 story dwelling and frame barn situated in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a marble stone in the cross road in the village of Compassville and extending thence along the middle of the Old Lancaster Road, north 50 degrees and 28' west 175 feet to an iron pin; thence along land now or late of William Martin, north 56 degrees and 30' east, a distance of 150 feet to a marble stone; thence by same land south 50 degrees and 28' east a distance of 175 feet to a stake on a wall on the east side of the Beaver Dam; thence along the east side of said road, south 56 degrees and 30' west, a distance of 150 feet to the place of beginning.

TITLE to said premises is vested in Claire M. McLennan and Hugh McLennan, husband and wife, by Deed from Lillian B. Amos dated May 30, 2003 and recorded August 23, 2003 in Deed Book 5752, Page 2348.

PREMISES being known as: 1501 West Kings Highway, Gap, Pennsylvania 17527.

TAX I.D. #: 28-4-1.

PLAINTIFF: Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **CLAIRE M. & HUGH McLENNAN**

SALE ADDRESS: 1501 West Kings Highway, Gap, PA 17527

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 12-5-368
Writ of Execution No. 11-02012
DEBT \$347,863.10

BY virtue of a Writ of Execution No. 2011-02012-RC.

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 303 South 5 Points Road, West Chester, PA 19382-5227.

UPI No. 52-5H-32.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$347,863.10.

PLAINTIFF: GMAC Mortgage, LLC
VS

DEFENDANT: **ADELE M. & CHRISTOPHER T. HARDIE**

SALE ADDRESS: 303 South 5 Points Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 12-5-369

Writ of Execution No. 12-01164

DEBT \$2,068,137.31

ALL THAT CERTAIN property situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania described according to a Amended Final Subdivision Plan Property of Shadeland Development Corp. prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated June 12, 2001, last revised April 12, 2004 and recorded as Plan #17164 as follows:

BEGINNING at a point, the intersection of the Title Line of Boot Road-S.R. 2020 and the Title Line of Phoenixville Pike – S.R. 2011; thence from said point of beginning along the Title Line of Phoenixville Pike – S.R. 2011 (60' wide R/W) south 25 degrees 48 minutes 50 seconds west 455.37 feet to an angle point; thence continuing along said Title Line south 22 degrees 46 minutes 00 seconds west 481.51 feet to a point a corner dividing Shadeland Woods and Lands of James A. Waller (T.P. 52-1-1.18); thence leaving the Title Line of Phoenixville Pike – S.R. 2020 and along Lands of James A. Waller (T.P. 52-1-1.18), Lands of James C. Phillips (T.P. 52-1-1.19), Lands of Kevin D. Maggs (T.P. 52-1-1.20) and partially along Lands of Edmund J. Osterman (T.P. 52-1-1.21, north 49 degrees 45 minutes 00 seconds west 546.82 feet to a point; thence continuing along Lands of Osterman and along Lands of Kirby (T.P. 52-1-1.41) and partially along Lands of Armstrong (T.P. 52-1-1.39) north 12 degrees 28 minutes 45 seconds west 231.00 feet to a point; thence continuing along Lands of Armstrong and along Lands of McBride (T.P. 52-1-1.38) north 09 degrees 02 minutes 56 seconds east 297.00 feet to a point in line of Lands of Anthony Jaenic (T.P. 41-6-96), said point also being on the division line between West Goshen Township and West Whiteland Township; thence along said Township Division Line and along Lands of Jaenic north 65 degrees 21 minutes 48 seconds east 202.37 feet to a point, a corner of Lands of DeAntonio Group of Delaware (T.P. 41-6-97); thence continuing along the Division Line between West Whiteland Township and West Goshen Township and along Lands of DeAntonio Group of Delaware north 65 degrees 07 minutes 25

seconds east 245.28 feet to a point within the right-of-way limits of Boot Road S.R. 2020; thence north 51 degrees 49 minutes 00 seconds east 7.78 feet to a point on the Title Line of Boot Road – S.R. 2020; thence along said Title Line of Boot Road – S.R. 2020 (existing 40' wide R/W to be widened 45 feet in a southerly direction from the Title Line) south 59 degrees 12 minutes 30 seconds east 267.05 feet to an angle point, thence continuing along said Title Line south 65 degrees 38 minutes 50 seconds east 179.14 feet to a point, said point being the intersection of the Title Line of Boot Road – S.R. 2020 and the Title Line of Phoenixville – S.R. 2011 and the first mentioned point and place of beginning.

CONTAINING within said property 12.391 acres, more or less.

TOGETHER with such Special Declarant rights and together with the benefits and covenants contained in that certain Declaration of Covenants, Easements and Restrictions for Village of Shannon as set forth in Record Book 1437, Page 383, and an Amendment thereto recorded in Record Book 2701, Page 510; and that certain Declaration of Covenants, Easements and Restrictions for Shadeland Woods as set forth in Deed Book 7522, Page 510.

EXCEPTING therefrom and thereout the following Lots as depicted on aforesaid Plan; Lot 2 UPI #52-1-12; Lot 3 UPI #52-1-13; Lot 4 UPI #52-1-14; Lot 5 UPI #52-1-15; Lot 6 UPI #52-1-16; Lot 7 UPI #52-1-17; Lot 8 UPI #52-1-18; Lot 9 UPI #52-1-19; Lot 10 UPI #52-1-20; Lot 11 UPI #52-1-21; Lot 12 UPI #52-1-22; Lot 36 UPI #52-1-46; Lot 37 UPI #52-1-47; Lot 38 UPI #52-1-48; Lot 39 UPI #52-1-49; Lot 40 UPI #52-1-50; Lot 41 UPI #52-1-51; Lot 42 UPI #52-1-52; Lot 43 UPI #52-1-53; Lot 44 UPI #52-1-54; Lot 45 UPI #52-1-55;

FURTHER excepting therefrom and thereout the following:

ALL THAT CERTAIN property situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania described according to a Amended Final Subdivision Plan Property of Shadeland Development Corp. prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated June 12, 2001, last revised April 12, 2004 and recorded as Plan #17164 as follows:

BEGINNING at a point on the westerly side of Phoenixville Pike – S.R. 2011 (60' wide R/W) at the southerly end of a 40.00 foot radius curve joining said westerly side of Phoenixville Pike – S.R. 2011 (60' wide R/W) and the southerly side of Boot Road – S.R. 2020 (existing 40'

wide R/W to be widened 45 feet in a southerly direction from the Title Line); thence from said point of beginning along said westerly side of Phoenixville Pike and crossing through a 20' wide Sanitary Sewer Easement and a 20' Wide Drainage Easement south 25 degrees 48 minutes 50 seconds west 369.35 feet to an angle point; thence continuing along the westerly right-of-way line of Phoenixville Pike south 22 degrees 46 minutes 00 seconds west 21.58 feet to a point of curve joining the westerly right-of-way line of Phoenixville Pike and the northerly right-of-way line of Derry Lane (50' wide R/W); thence along said curve to the right, radius 25.00 feet an arc distance of 39.27 feet to a point of tangency on the northerly right-of-way line of Derry Lane a corner of Lot #45; thence leaving the right-of-way line of Derry Lane and along Lot #45 north 22 degrees 46 minutes 00 seconds east 153.21 feet to a point; thence continuing along Lot #45 north 67 degrees 14 minutes 00 seconds west 42.93 feet to a point; thence along Lots #42-45 north 85 degrees 50 minutes 00 seconds west 110.99 feet to a point; thence along Lots #36-42 and through 1 20' wide sanitary sewer easement south 86 degrees 20 minutes 00 seconds west 165.16 feet to a point, a corner of Lot #46 and an "Open Space" area; thence along said Open Space area and through the 20' wide sanitary sewer easement and through the East Branch Chester Creek & Drainage Easement north 62 degrees 00 minutes 00 seconds east 129.94 feet to a point; thence through the drainage easement associated with the East Branch Chester Creek north 25 degrees 48 minutes 50 seconds east 329.15 feet to a point on the southerly right-of-way line of Boot Road – S.R. 2020 (existing 40' wide R/W to be widened 45 feet in a southerly direction from the Title Line); thence along said right-of-way line and crossing the East Branch Chester Creek & drainage easement south 59 degrees 12 minutes 30 seconds east 93.60 feet to a point; thence continuing along said right-of-way line south 65 degrees 38 minutes 50 seconds east 109.48 feet to a point of curve joining the southerly side of Boot Road – S.R. 2020 (existing 40' wide R/W to be widened in a southerly direction from the Title Line) and the westerly side of Phoenixville Pike – S.R. 2011 (60' wide R/W); thence passing through a 20' wide drainage easement along said curve to the right, radius 40.00 feet an arc distance of 63.85 feet to a point of tangency on the westerly right-of-way line of Phoenixville Pike – S.R. 2011 the first mentioned point and place of beginning.

CONTAINING within said property 86,656 S.F. (1.989 Ac.), more or less.

BEING Lot 46 on said Plan.

PURSUANT to Sections 5304 (c) and 5304 (e)(4) of the Pennsylvania Uniform Planned Community Act, Firsttrust Bank hereby reserves all special declarant rights contained in that certain Declaration of Covenants, Easements and Restrictions for Village of Shannon as set forth in Record Book 1437, Page 383, and an Amendment thereto recorded in Record Book 2701, Page 510; and that certain Declaration of Covenants, Easements and Restrictions for Shadeland Woods as set forth in Deed Book 7522, Page 510, and declares its intention to hold those rights solely for transfer to another person.

BEING the same premises which Chester County Mall, Inc. a Pennsylvania Corporation, by Deed dated 12/29/2005 and recorded 01/05/2006 in Chester County at Record Book 6730, Page 1551, granted and conveyed unto DHLP – Shadeland Woods, L.P., a Delaware limited partnership, in fee.

PLAINTIFF: Firsttrust Bank
VS

DEFENDANT: **DHLP-SHADE-
LAND WOODS LP**

SALE ADDRESS: Intersection of Boot Road &, Phoenixville Pike – UPI #52-1-11, UPI #52-1-23, UPI #52-1-24, UPI #52-1-25, UPI #52-1-26, UPI #52-1-27, UPI #52-1-28, UPI #52-1-29, UPI #52-1-30, UPI #52-1-31, UPI #52-1-32, UPI #52-1-33, UPI #52-1-34, UPI #52-1-35, UPI #52-1-36, UPI #52-1-37, UPI #52-1-38, UPI #52-1-39, UPI #52-1-40, UPI #52-1-41, UPI #52-1-42, UPI #52-1-43, UPI #52-1-44, UPI #52-1-45, UPI #52-1-57, UPI #52-1-58, UPI #52-1-59 (including any open space depicted on aforesaid Plan), including but not limited to UPI #52-1-57, UPI #52-1-58, UPI #52-1-59, West Chester, PA.

PLAINTIFF ATTORNEY: **DAVID A.
DeFLECE, 215-864-7160**

**SALE NO. 12-5-370
Writ of Execution No. 11-11996
DEBT \$54,044.12**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Marlborough, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property made for Joseph Walker, Jr., by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated 11/24/1975 and recorded in the Office for the Recording of Deeds under Plan no. 674, as follows, to wit:

BEGINNING at a point in the title line in the bed of Wollaston Road (T-408) said point being the southwest corner of lands now or late of

John A. Huston, Jr.; thence from said beginning point and leaving the title line of said road and extending along lands of said Huston, and also along lands now or late of Curtis B. Buckley and Enoch Woods, north 82 degrees 34 minutes 55 seconds east 650.76 feet to a stone in line of lands now or late of Daniel M. Colyer; thence along the same south 1 degree 45 minutes 00 seconds east 158.75 feet to a point a corner of Parcel "B"; thence along the same south 84 degrees 48 minutes 23 seconds west 535.01 feet to a point in the title line of said Wollaston Road; thence along the same north 43 degrees 37 minutes 57 seconds west 170.06 feet to the point and place of beginning.

BEING Parcel "A" on said Plan.

UPI No. 61-5-12.

PLAINTIFF: The Bryn Mawr Trust
Company

VS

DEFENDANT: **DAVID P. & JANIS
ROBERTSON**

SALE ADDRESS: 740 Wollaston
Road, Unionville, PA 19375

PLAINTIFF ATTORNEY: **DONN L.
GUTHRIE, 610-565-7100**

SALE NO. 12-5-371

Writ of Execution No. 10-11294

DEBT \$1,181,538.73

PREMISES "A"

ALL THAT CERTAIN lot of land situated in the north side of the Philadelphia and Baltimore Pike, in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to the survey of George W. Regester, Jr.:

BEGINNING at a point in the middle of Philadelphia and Baltimore Pike at a corner of Lot No. 13 now or formerly of Morton D. Pratt; thence along the middle of the said Pike, south 59 degrees 22 minutes west, 85.39 feet to a point a corner of other land now or formerly of Armida and Antonio Fieni of which this was a part; thence along land now or formerly of Armida and Antonio Fieni, the next 2 courses and distances to wit: north 32 degrees 56 minutes west (passing over an iron pin set on north edge of concrete roadbed and also passing over an iron pin set in line of south face of Service Station Building and 9 feet east of corner of said building erected on land now or formerly of Armida and Antonio Fieni), 140.57 feet to an iron pin set in line of the south face of south wall of a concrete fish pond, and 3 feet west of corner of said fish pond erected on the herein described land; thence north 25 degrees 28 minutes west (passing

3 feet west of iron clothes line post erected on the herein described land), 108.89 feet to an iron pin set in line of Lot No. 40 now or formerly of Florence T. Jensen; thence along Lot No. 40 now or formerly of Jensen, north 85 degrees 35 minutes east 90.55 feet to an iron pin set at a corner of Lot No. 13 aforesaid, and now or formerly of Morton D. Pratt; thence along the last mentioned Lot No. 13 now or formerly of Morton D. Pratt, south 30 degrees 38 minutes east, 208.9 feet to the first mentioned point and place of beginning.

EXCEPTING and reserving unto Armida Fieni and Antonio Fieni, her husband, their heirs and assigns, the free and uninterrupted use, liberty and privilege of, and passageway in, over and upon the hereinafter described tract of land, together with free ingress, egress and regress into and along the same, at all times hereafter for any and all purposes connected with the use and occupation as a gasoline service station and land of Armida Fieni and Antonio Fieni, her husband, adjoining on the west, the land hereby conveyed, said right and privilege to terminate when land of Armida Fieni and Antonio Fieni, her husband, adjoining on the west shall cease to be used for the purpose of a gasoline service station.

TOGETHER with the right and privilege of Arlene Joan Schock, her heirs and assigns, to use the same in common with Armida Fieni and Antonio Fieni, her husband, their heirs and assigns, for all purposes connected with the use and occupation of the lands herein conveyed. The said right-of-way is bounded and described as follows:

BEGINNING at a point in the middle of the Philadelphia and Baltimore Pike at a corner of Lot No. 13 now or formerly of Morton D. Pratt, and being the southeast corner of the above described property to be conveyed to Clarence C. Joines by Armida and Antonio Fieni; thence along the middle of the said pike, south 59 degrees 22 minutes west, 85.39 feet to a point a corner of other land now or formerly of Armida and Antonio Fieni, of which this was a part; thence along land now or formerly of Armida and Antonio Fieni, north 32 degrees 56 minutes west (passing over an iron pin set on north edge of concrete roadbed) 57.86 feet to a point on the north edge of driveway or entrance to said service station erected on other land now or formerly of Armida and Antonio Fieni; thence along the northerly edge of said driveway; through land of the above described property, the next 2 courses and distances to wit: north 85 degrees 47 minutes east, 50.2 feet to a point; thence north 69 degrees 36 minutes east, 43.45 feet to an iron pin set in a line of said Lot No.

13 now or formerly of Morton D. Pratt, said pin being .17 feet west of the west face of brick wall and opposite to the southwest corner of said wall; thence along land of said lot No. 13 now or formerly of Morton D. Pratt, south 30 degrees 38 minutes east, 27.77 feet to the first mentioned point and place of beginning.

BEING known and designated as UPI No. 61-6Q-10.

PREMISES "B"

ALL THAT CERTAIN tract or piece of ground situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a survey made April 3, 1962 and revised June 3, 1962, by G.E. Regester, Jr. and Sons, Surveyors, as follows, to wit:

BEGINNING at a point on the title line in the bed of Baltimore Pike, which point is measured south 59 degrees 22 minutes west 85.39 feet from a point, an original corner of a larger tract of which this is a part; thence extending from said beginning point along the title line in the bed of said pike south 59 degrees 22 minutes west 214.61 feet to a point, a corner of Lot No. 9 as shown on said Plan; thence extending along Lot No. 9 north 30 degrees 38 minutes west crossing the bed of Baltimore Pike aforesaid 221.59 feet to an iron pin, a corner of lands retained by Antonio Fieni, as shown on said Plan; thence extending along same north 59 degrees 22 minutes east 100 feet to an iron pin corner; thence north 30 degrees 38 minutes west along lands of Fieni aforesaid 85.80 feet to an old iron pin corner of Lot No. 40 as shown on said Plan; thence extending along same north 85 degrees 35 minutes east 132.39 feet to an old iron pin corner of lands of Clarence Joines; thence extending along same the 2 following courses and distances, to wit: (1) south 25 degrees 28 minutes east 108.89 feet to an old iron pin; and (2) south 32 degrees 56 minutes east recrossing the bed of Baltimore Pike 140.57 feet to the first mentioned point and place of beginning.

BEING UPI No. 61-6Q-8.1.

BEING the same premises which Michelle Ann Park and Stuart S. Smith and Laura Park Smith, by Indenture bearing date 10/18/2005 and recorded 11/3/2005 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 6672 Page 1908 etc., granted and conveyed unto Kennett Funeral Home of Matthew Genereux, LLC, in fee.

PLAINTIFF: Sun National Bank

VS

DEFENDANT: **KENNETT FUNERAL HOME OF MATTHEW GENEREUX LLC**

SALE ADDRESS: 913-917 East

Baltimore Pike, Kennett Square, PA 19348

PLAINTIFF

ATTORNEY:

JONATHAN MARK PETRAKIS, 215-979-1000

SALE NO. 12-5-372

Writ of Execution No. 11-10525

DEBT \$82,283.41

ALL THAT CERTAIN message and tract of land situate in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, described according to a survey made by Earl R. Dying, Registered Surveyor on November 14, 1946, as follows:

BEGINNING at a point in the westerly side of Breckenridge Street (24 feet wide) a corner of lands now or late of Charles Bader; thence along these lands north 19 degrees west, eighty and sixty-seven hundredths feet to a point in a concrete wall; thence along other lands formerly of this tract but recently conveyed; thence north 68 degrees 38 minutes east twenty-one and eighty-one hundredths feet to a point in the fence line between #435 and #437 Breckenridge Street; thence along this fence line south 19 degrees, 59 minutes east thirty-nine feet to a point at the rear corner of a one-story addition to #435 Breckenridge Street; thence along this addition south 19 degrees east, eleven feet to a partition wall; thence through this wall north 71 degrees east seven and ninety hundredths feet to the partition wall between #435 and #437 Breckenridge Street; thence through this wall south 19 degrees east, thirty-one and forty-one hundredths feet to the side of Breckenridge Street; thence along the side of said street south 71 degrees west, thirty and thirty hundredths feet to the place of beginning.

CONTAINING two thousand and forty-six and eighty-six hundredths square feet of land, be the same more or less.

LOCATION: NS Breckenridge St – Lot & Dwg.

BEING Tax Parcel No. 15-13-25.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 437 Breckenridge Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **COLLEEN**

A. PRESTON, 610-436-4400

SALE NO. 12-5-373
Writ of Execution No. 11-10524
DEBT \$121,233.25

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made February 28, 1966 by Earl Ewing, Registered Surveyor of Phoenixville, Pennsylvania as follows, to wit:

BEGINNING at a point on the northeasterly side of Pennsylvania Avenue (60 feet wide) which point is measured north 59 degrees 30 minutes west 291.00 feet from a point marking the intersection of the said northeasterly side of Pennsylvania Avenue with the northwesterly side of Callowhill Street (50 feet wide); thence extending from said point of beginning along Pennsylvania Avenue, north 59 degrees 30 minutes west 28.00 feet to a point, a corner of this and premises known as House No. 123 Pennsylvania Avenue; thence extending along the same north 30 degrees 30 minutes east 81.65 feet to a point on the line of lands now or late of Richard G. Unger and Jean U. Smith; thence extending along the same south 58 degrees 44 minutes east 28.00 feet to a point, a corner of this and premises known as House No. 119 Pennsylvania Avenue; thence extending along the same south 30 degrees 30 minutes west 81.28 feet to the first mentioned point and place of beginning.

BEING House No. 121 Pennsylvania Avenue.

PARCEL No. 15-12-559.1.

BEING the same premises which by Deed from Joseph A. Puleo and Lena M. Puleo, husband and wife, by Indenture dated 12/29/76 and recorded 12/31/76 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book E-50 Page 32, granted and conveyed unto Francis J. Puleo and Patricia Puleo, H/W, in fee.

AND the said Patricia Puleo has since departed this life on ___, whereby vesting title solely unto Francis J. Puleo by right of survivorship.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 121 Pennsylvania Ave., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: COLLEEN A. PRESTON, 610-436-4400

SALE NO. 12-5-374
Writ of Execution No. 11-10529
DEBT \$370,944.22

ALL THAT CERTAIN lot or piece land with the buildings and improvement thereon erected, Situate on the northwest side of Cherry Street in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Lots laid out for Joseph A. Puleo as prepared by Earl R. Ewing, Inc., Registered Surveyor, Phoenixville, PA last revised 311511968 and recorded in Plan Book 29 page 7 as follows, to wit:

BEGINNING at a point on the northerly side line of Cherry Street (40 feet wide) a corner of Lot No. 4 on said Plan (said point being 8.89 feet from the existing curb line of Cherry Street and 20 feet distant from, the center line of Cherry Street); thence along Lot No. 4 north 46 degrees 06 minutes west, passing through the party wall and over a 20 feet wide private right of way, 101.19 feet to a point on the south side of a 10 feet wide alley; thence along said southwest side of said alley north 49 degrees 58 minutes east, 19.11 feet to a point a corner of Lot No. 2 on said Plan; thence along Lot No. 2, through said private right of way and through the party wall, south 46 degrees 06 minutes east, 99.17 feet to the side line of Cherry Street, aforesaid; thence along Cherry Street south 43 degrees 54 minutes west, 19.00 feet to the point of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING 1903.61 square feet of land, more or less.

BEING UPI #15-12-248.5

BEING 16 Cherry Street

BEING the same premises which Joseph A. Puleo and Lena M. Puleo, his wife, by Indenture dated 12/29/1976 and recorded 12/31/1976 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book E-50 page 41, granted and conveyed unto Francis J. Puleo and Patricia C. Puleo, his wife, Trustee for Patricia C. Puleo, a minor child, in fee.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 16 Cherry Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: COLLEEN A. PRESTON, 610-436-4400

SALE NO. 12-5-375
Writ of Execution No. 11-10527
DEBT \$370,944.22

ALL THAT CERTAIN lot or piece of ground situate in the Phoenixville Borough, City of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being bounded and described according to a Subdivision Plan made for Joseph A. Puleo and Sons prepared by Earl R. Ewing, Inc. dated March 16, 1971 and revised April 5, 1971 which Plan is recorded at West Chester, Pennsylvania in Plan Book 37 Page 46 as follows, to wit:

BEGINNING at a point on the northerly side of First Avenue (60 feet wide) which point is measured at the distance of north 80 degrees 30 minutes east 150.00 feet from a point of intersection which the northerly side of First Avenue makes with the easterly side of "B" Street (60 feet wide) thence extending from said point beginning along lands of Elizabeth A. Mas Kulak north 09 degrees 30 minutes west 140.00 feet to a point on the southerly side of Brower Street (30 feet wide); thence extending along the same north 80 degrees 30 minutes east 20.82 feet to a point a corner of the Lot adjoining to the east; thence extending along the same the three following courses and distances, to wit: (1) south 09 degrees 30 minutes east 35.00 feet to a point; (2) south 19 degrees 30 minutes east 24.07 feet to a point; and (3) extending south 09 degrees 30 minutes east through the party wall of this and the premises adjoining to the east, 81.29 feet to a point on the northerly side of First Avenue; thence extending along the same south 80 degrees 30 minutes west 25.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 3304.19 square feet of land, more or less.

TAX Parcel No. 15-10-70.

BEING the same premises which Joseph A. Puleo, Sr. and Lena M. Puleo, by Deed dated 11/22/1976 and recorded 12/3/1976, Chester County Pennsylvania in Deed Book X-49 Page 228, granted and conveyed unto Francis J. Puleo.

PLAINTIFF: Meridian Bank
VS

DEFENDANT: **FRANCIS J. PULEO**
SALE ADDRESS: 121 First Avenue,

Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **COLLEEN A. PRESTON, 610-436-4400**

SALE NO. 12-5-376
Writ of Execution No. 11-10526
DEBT \$533,958.76

ALL THOSE CERTAIN lots or pieces of ground, situate in the Township of East Pikeland, County of Chester and Commonwealth of PA bounded and described according to a Subdivision Plan of Kimberton Valley Home, Phase III, prepared by Plum and Associates, Inc., dated 9/6/1999, last revised 5/22/2000 and recorded in Chester County as Plan #15420 as follows, to wit:

LOT 69

BEGINNING at a point on the southeasterly side of Hares Hill Road, a corner of Lot #70 as shown on said Plan; thence from said point of beginning, along the said side of Hares Hill Road north 37 degrees 53 minutes east 138.00 feet to a point; thence south 52 degrees 07 minutes east 186.13 feet to a point in line of Lot #68; thence along Lot #68 and also Lot #70 the following two courses and distances: (1) south 38 degrees 00 minutes west 138.00 feet (2) north 52 degrees 07 minutes west 185.85 feet to the first mentioned point and place of beginning.

BEING Lot #69 as shown on said Plan.
BEING UPI #26-3-28.5.

LOT 70

BEGINNING at a point on the southeasterly side of Hares Hill Road (S.R. 1045), a corner of Lot #71 as shown on said Plan; thence from said point of beginning, along the said side of Hares Hill Road north 37 degrees 53 minutes east 261.17 feet to a corner of Lot #69; thence along Lot #69 the following two courses and distances: (1) south 52 degrees 07 minutes east 185.85 feet (2) north 38 degrees 00 minutes east 88.00 feet to a corner of Lot #68; thence along Lot #68 the following two courses and distances: (1) south 52 degrees 07 minutes east 140.00 feet (2) south 17 degrees 42 minutes 53 seconds east 142.44 feet to a corner of Lot #72; thence along Lot #72 the following two courses and distances: (1) south 78 degrees 42 minutes 08 seconds west 213.47 feet (2) south 37 degrees 53 minutes west crossing a storm drainage easement 247.29 feet to a point; thence north 51 degrees 42 minutes 53 seconds west 91.62 feet to a corner of Lot #71; thence along Lot #71 the following two courses and distances: (1) north 37 degrees 53 minutes east re-crossing said storm drainage easement 138.00 feet (2) north 51 degrees 42 minutes 53 seconds west 212.39 feet to the first mentioned point and place of beginning.

BEING Lot #70 as shown on said Plan.

BEING UPI #26-3-28.6.

LOT 72

BEGINNING at a point on the westerly side of Thoroughbred Drive cul-de-sac, a corner of Lot #68 as shown on said Plan; thence from said point of beginning, along the said side of Thoroughbred Drive cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 52.36 feet to a corner of Lot #73; thence along Lot #73 the following two courses and distances: (1) south 67 degrees 39 minutes 30 seconds west 50.00 feet (2) south 37 degrees 39 minutes 30 seconds west 319.36 feet to a point; thence north 51 degrees 42 minutes 53 seconds west 192.37 feet to a corner of Lot #70; thence along Lot #70 the following two courses and distances: (1) north 37 degrees 53 minutes east, crossing a storm drainage easement, 247.29 feet (2) north 78 degrees 42 minutes 08 seconds east 213.47 feet to a point in line of Lot #68; thence along Lot #68 south 17 degrees 42 minutes 53 seconds east 40.00 feet to the first mentioned point and place of beginning.

BEING Lot #72 as shown on said Plan.

BEING UPI #26-3-28.8.

BEING part of the same premises which Joseph A. Puleo, Jr. and Francis J. Puleo, by Deed dated 3/3/1987 and recorded 4/27/1987 in Chester County Pennsylvania, in Record Book 839 Page 558, granted and conveyed unto Francis J. Puleo, in fee.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: Hares Hill Road,
Lot 69 – UPI #27-3-28.5, Phoenixville, PA 19460
Hares Hill Road, Lot ____ - UPI #26-3-28.6, Phoenixville, PA 19460

Hares Hill Road, Lot 72 – UPI #26-3-28.8

PLAINTIFF ATTORNEY: COLLEEN
A. PRESTEON, 610-436-4400

SALE NO. 12-5-377

Writ of Execution No. 11-10531

DEBT \$370,944.22

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, Sixth Ward, County of Chester and State of Pennsylvania, bounded and described according to Subdivision of Maple Hills according to a survey made by Earl R. Ewing, Inc., R.S. last revised 3/15/1968 and recorded in Plan Book 29, Page 7, as follows, to wit:

BEGINNING at a point on the proper-

ty line of the northerly side of Cherry Street a corner of Lot No. 8 as shown on said Plan; thence along Lot No. 8 north 46 degrees 06 minutes west, 110.11 feet to a point on the southerly side of 10 feet wide alley; thence along the said alley, north 49 degrees 58 minutes east, 19.11 feet to a point a corner of Lot No. 6; thence along Lot No. 6 south 46 degrees 07 minutes east, 108.09 feet to a point on the said northerly side of Cherry Street; thence along the said Cherry Street south 43 degrees 54 minutes west, 19.00 feet to the point and place of beginning.

BEING Lot No. 7 on said Plan.

BEING UPI #15-12-248.2.

BEING 24 Cherry Street.

UNDER and subject to a 15 feet wide right of way granted to the owners and occupiers of Nos. 12, 14, 16, 18, 20, 22, 26, and 28 Cherry Street and extending parallel to and 15.00 southerly from the northerly line of the herein described Lot.

TOGETHER with the right of ingress, egress and regress over a certain 15 feet wide right of way over Nos. 12, 14, 16, 18, 20, 22, 26 and 28 Cherry Street and extending parallel to and 15 feet southerly from the northerly line of the said Nos. 12, 14, 16, 18, 20, 22, 26 and 28 Cherry Street.

BEING the same premises which Francis J. Puleo and Patricia C. Puleo, his wife, in trust for Francis J. Puleo, Patricia A. Puleo and Joanna I. Puleo, their children, by Indenture dated 12/21/1987 and recorded 12/22/1987 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 1066 Page 151, granted and conveyed unto Francis J. Puleo, in fee.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 24 Cherry Street,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: COLLEEN
A. PRESTON, 610-436-4400

SALE NO. 12-5-378

Writ of Execution No. 11-09216

DEBT \$273,449.31

ALL THAT CERTAIN lot or piece of ground situate in Lower Oxford Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Vander-Built Estates, 49 Lot Subdivision, drawn by Concord Land Planners & Surveyors, Inc., dated 7/6/98 and last revised 11/23/98, said Plan recorded in Chester County as Plan No. 14803, as follows, to wit:

BEGINNING at a point on the title line

in the bed of Elkview Road (T-323) (33 feet wide) said point being a corner of Lot No. 22 on said Plan; thence extending from said point of beginning along Lot No. 22 south 12 degrees 41 minutes 00 seconds east and crossing the southeasterly side of Elkview Road, 707.94 feet to a point in line of Lot No. 34-Phase III on said Plan; thence extending along same, north 66 degrees 48 minutes 24 seconds west 352.52 feet to a point, a corner of Lot No. 33-Phase III; thence extending partly along same and partly along Lot No. 32, north 80 degrees 10 minutes 23 seconds west and crossing and recrossing a 20 feet wide storm sewer easement 237.08 feet to a point, a corner of Lot No. 17 on said Plan; thence extending along same, north 22 degrees 20 minutes 16 seconds west and recrossing said storm sewer easement, 102.87 feet to a point, a corner of Lot No. 19 on said Plan; thence extending along the rear or Lots 19, 20 and 21, north 77 degrees 19 minutes 00 seconds east 450.00 feet to a point, a corner of Lot No. 21 on said Plan; thence extending along same, north 12 degrees 41 minutes 00 seconds west and recrossing the southeasterly side of Elkview Road, 325.00 feet to a point on the title line in the bed of same; thence extending along same, north 77 degrees 19 minutes 00 seconds east 50.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on the abovementioned Plan.

BEING UPI #56-10-12.4B.

BEING known as: 216 Elkview Road, Lower Oxford Township, PA 19352.

PROPERTY ID No.: 56-10-12.4B.

TITLE to said premises is vested in Patrick Mahan and Kari Mahan as Tenants by Entirety by Deed from Harry M. Denice dated 08/31/2005 recorded 09/08/2005 in Deed Book 6611 Page 1149.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA Registered Holders of New Century Home Equity

VS

DEFENDANT: **KARI a/k/a KARI COLFLESH & PATRICK MAHAN**

SALE ADDRESS: 216 Elkview Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **AMY GLASS, 856-669-5400**

SALE NO. 12-5-379

Writ of Execution No. 11-10207

DEBT \$77,564.98

ALL THAT CERTAIN lot of land situate in Valley Township, Chester County,

Pennsylvania:

BEING known as 909 Madison Street, Coatesville, PA 19320.

PARCEL Number: 38-5C-84.

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America NA (SUCC) FKA BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **CRUZ C. PLUCK**

SALE ADDRESS: 909 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STUART PAUL WINNEG, 856-669-5400**

SALE NO. 12-5-380

Writ of Execution No. 11-10557

DEBT \$193,940.25

BY virtue of a Writ of Execution No. 11-10557.

OWNER(S) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 245 West Union Street, West Chester, PA 19382-3326.

UPI No. 1-9-643.

IMPROVEMENTS thereon: residential dwelling – Lot & Apts.

JUDGMENT amount: \$193,940.25.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES F. & DIANNE E. HORVATH**

SALE ADDRESS: 245 West Union Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-519-5040**

SALE NO. 12-5-381

Writ of Execution No. 09-04644

DEBT \$387,411.89

BY virtue of a Writ of Execution No. 2009-04644-CO.

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 53 Croton Road, Wayne, PA 19087-2620.

UPI No. 43-11G-13.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$387,411.89.

PLAINTIFF: US Bank National Association et al

VS

DEFENDANT: **MARIA & ABDE DAHROUCH**

SALE ADDRESS: 53 Croton Road, Wayne, PA 19087

PLAINTIFF ATTORNEY: **LAUREN R. TABAS, 215-563-7000**

SALE NO. 12-5-382
Writ of Execution No. 11-14017
DEBT \$1,407,545.42

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situate on the easterly side of U.S. Route #1 in East Nottingham Township, Chester County, Pennsylvania, being Parcel "A" on the Plan of Edgar Laub, Registered Surveyor, dated October 18, 1968 and bounded and described in accordance therewith as follows, to wit:

BEGINNING at an iron pin, the south-east corner of land of Lincoln L. Jones and in line of land of Oxford Cabinet Company; thence by land of said Lincoln L. Jones, passing through a Bell Telephone pole, north 38 degrees, 44 minutes 40 seconds west 223.36 feet to a point in U.S. Route #1 (Baltimore Pike); thence along the title line in said U.S. Route #1, north 55 degrees 31 minutes 20 seconds east 121.50 feet to a point, a corner of Parcel "B" of said survey, now owned by Donald Savitch and Saul Savitch; thence leaving said U.S. Route #1 and by parcel "B" now owned by Donald Savitch and Saul Savitch; south 33 degrees 22 minutes east, 202.65 feet to an iron pin in line of land of Oxford Cabinet Company; thence by land of said Oxford Cabinet Company, south 44 degrees 16 minutes 30 seconds west 103 feet to the first mentioned point and place of beginning.

CONTAINING 0.5446 acre of land, be the same more or less.

BEING the same property acquired by Wash Concepts, Inc., by Deed recorded 04/27/2005, of Record in Deed Book 6474, Page 803, in the Office of the Recorder of Chester County, Pennsylvania.

IMPROVEMENTS: Commercial Building.

TAX Parcel: 69-02Q-0012.

KNOWN as 2140 Baltimore Pike a/k/a 1045 Baltimore Pike, Oxford, Pennsylvania, 19363.

TO be sold as the property of Wash Concepts, Inc.

PLAINTIFF: Manufacturers and Traders Trust Company (SUCC) DBA Wilmington Trust of Pennsylvania DBA Wilmington Trust FSB

VS

DEFENDANT: **WASH CONCEPTS INC**

SALE ADDRESS: 545 North Lincoln Street, Oxford, PA 19363 and 2140 Baltimore Pike aka 1045 Baltimore Pike, Oxford, PA 19363

PLAINTIFF ATTORNEY: **GEORGE T. FARIS, IV, 610-779-0772**

SALE NO. 12-5-383
Writ of Execution No. 10-15335
DEBT \$1,090,616.79

ALL THAT CERTAIN lot or piece of ground situate in Pocopson Township, County of Chester and Commonwealth of Pennsylvania, as shown on a Final Plan of Brandywine Commons, dated July 9, 1993 and last revised September 22, 1995, prepared by Howard W. Doran, Inc., Registered Land Surveyor, Newtown Square, PA, and recorded as Plan #13131, being bounded and described as follows:

BEGINNING at a point on the westerly proposed right of way line of Pocopson Road (41.5 feet wide) SR 3023, LR 15083, said point being measured along the said right of way line from its intersection with the centerline of Kennett Square-Lenape State Road, SR 0052, LR 134, 1413.09 feet; thence from said point of beginning along the said right of way line of Pocopson Road south 12 degrees 21 minutes east 39.50 feet to a point in line of lands now or late of Sheeder T.P., #63-4-144; thence leaving said right of way and along last mentioned lands south 71 degrees 16 minutes 40 seconds west 618.00 feet to a point a corner dividing Lots 1 and 2; thence leaving lands of Sheeder and along line dividing Lots 1 and 2, north 28 degrees west 229.51 feet to a point; thence north 17 degrees east 33.94 feet to a point; thence north 62 degrees east 261.45 feet to a point in the southerly side of a proposed 50 foot wide driveway easement; thence by the same south 74 degrees 45 minutes 47 seconds east 460.00 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING Chester County UPI #63-4-143.1.

SUBJECT to Shared Driveway Maintenance Agreement as recorded in Record Book 3948, Page 1931 et seq.

UNDER and subject to notes on recorded Plan #13131, including but not limited to the following:

"Joint Maintenance Agreement for Lots 1, 2 and 3 for the Common Driveway to be incorporated within the individual deeds. This

Agreement to include regular maintenance of said drive along with snow removal, mowing and replacing of topcoat. All property owners agree to indemnify and hold harmless the Township of Pocopson in any way related to the common drive. This Agreement to be placed in the Deed and to run with the land, its division, and this Agreement.

This Agreement also to include Tax Parcel 63-4-141.1A."

AND ALSO ALL THAT CERTAIN lot or piece of ground situate in Pocopson Township, County of Chester and Commonwealth of Pennsylvania, as shown on a Final Plan prepared for Brandywine Commons, prepared by Howard W. Doran, Inc., Newtown Square, PA, dated June 26, 1996 and revised June 3, 1997 being bounded and described as follows:

BEGINNING at a point on the westerly side of Pocopson Road, LR 15083, SR 3023, said point being measured along the said side of Pocopson Road in a southerly direction from its intersection with the title line of Kennett Square-Lenape Road, LR 134, SR 0052; thence from said point of beginning along the said side of Pocopson Road, south 12 degrees 21 minutes east 56.42 feet to a point in line of lands of Lot 1; thence leaving said side of Pocopson Road and along line of Lot 1, north 74 degrees 45 minutes 47 seconds west 460.00 feet to a point, said last mentioned line being the southern side of a common driveway easement (50 feet wide) for use of Lots 1, 2 and 3; thence by same and leaving said easement south 62 degrees 00 minutes 00 seconds west 261.45 feet to a point; thence south 17 degrees 00 minutes west 33.94 feet to a point; thence south 28 degrees 00 minutes 00 seconds east 229.51 feet to a point in line of lands now or late of Sheeder, T.P., #63-4-144; thence by same south 71 degrees 16 minutes 40 seconds west 123.35 feet to a point; thence south 83 degrees 11 minutes 30 seconds west 215.04 feet to a point a corner of lands now or late of Marino, T.P. #63-4-138; thence by same north 37 degrees 04 minutes 30 seconds west 156.53 feet to a point a corner dividing Lots 2 and 3; thence by same and leaving line of lands of said Marino, north 15 degrees 19 minutes 06 seconds east 484.25 feet to a point in line of lands now or late of PECO, T.P. 63-4-427; thence along line of lands of PECO and along the northerly side of said 50 foot wide common driveway easement, south 74 degrees 40 minutes 54 seconds east 26.50 feet to a point; thence south 74 degrees 45 minutes 47 seconds east 866.41 feet to a point and place of beginning.

BEING Lot #2 of said Plan.

BEING Chester County UPI #63-4-

143.

BEING the same premises which B.L. Marra & Son, Inc., by Indenture bearing the date of the 1st day of July, A.D., 1997 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 2nd day of July, A.D., 1997 in Record Book 4197, Page 1, granted and conveyed unto B.L. Marra & Son, Inc. (A PA Corp.), in fee.

PLAINTIFF: Public School Employees Retirement Board

VS

DEFENDANT: **B.L. MARRA & SON, INC.**

SALE ADDRESS: Lot #1 and Lot 2, Pocopson Road, Pocopson, PA 19366

PLAINTIFF ATTORNEY: **RACHEL M. COLANCECCO, 215-363-4494**

SALE NO. 12-5-384

Writ of Execution No. 11-06328

DEBT \$425,720.50

BY virtue of a Writ of Execution No. 11-06328.

OWNER(S) of property situate in the Township of New London, Chester County, Pennsylvania, being 283 Mill House Drive, Lincoln University, PA 19352-1329.

UPI No. 71-4-332.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$425,720.50.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MATTHEW & THERESA HOFFMAN**

SALE ADDRESS: 283 Mill House Drive, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **MELISSA JUSTINE CANTWELL, 215-563-7000**

SALE NO. 12-5-385

Writ of Execution No. 11-10954

DEBT \$152,420.56

ALL THAT CERTAIN lot of land situate in Township of Valley, Chester County, Pennsylvania:

BEING known as 14 Spruce Street, (Valley Township), Coatesville, PA 19320.

PARCEL Number: 38-5F-92.

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America NA (SUCC) AKA BAC Home Loans Servicing, LP

FKA Countrywide Home Loans Servicing, LP
VS
DEFENDANT: **ROBERT DEVLIN**
SALE ADDRESS: 14 Spruce Street,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **ALAN M.
MINATO, 856-482-6900**

SALE NO. 12-5-386
Writ of Execution No. 10-03948
DEBT \$197,502.79

ALL THAT unimproved building lot marked and numbered 99 in a general plot of lots made of the lands of the said John R. Johnson.

SITUATE in the said Borough of Downingtown, County of Chester, Pennsylvania, bounded and described as follows:

BEGINNING on the north line of Prospect Avenue, and a corner of Lot Number 88 belonging to Andrew Cox; thence by said Lot north 11 1/2 degrees west 122 feet to a 20 feet wide alley; thence along south side of said alley north 74 1/2 degrees east, 50 feet to a corner of Lot Number 90 belonging to James Mullen; thence along said Lot south 11 1/2 degrees east, 121.09 feet to the north line of said avenue, south 75 1/2 degrees west 50 feet to the place of beginning.

CONTAINING 6,097 1/2 feet to land more or less.

BEING UPI #11-11-94.

BEING known as: 261 Prospect Avenue, Downingtown, PA 19335.

PROPERTY ID No.: 11-11-0094.

UPI No.: 11-11-94.

TITLE to said premises is vested in Martin Feliciano and Sonia Feliciano, husband and wife, as tenants by the entirety by Deed from Phillip D. McKalips and Carol-Anne McKalpos, husband and wife dated 07/27/2001 recorded 08/02/2001 in Deed Book 5028 Page 516.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **MARTIN & SONIA
FELICIANO**

SALE ADDRESS: 261 Prospect Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHAN-
DRA M. ARKEMA, 856-810-5815**

SALE NO. 12-5-389
Writ of Execution No. 11-05275
DEBT \$67,087.29

ground, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, being more fully shown and described according to an As-Built Plan for Twin Hills of Chester Springs Units 80 through 85 dated 4/30/92 by Bursich Associates, Inc. Pottstown, PA 19464 as follows, to wit:

BEGINNING at an interior point, said point being located the 4 following courses and distances from a point marking the intersection of the title lines of Char Sam Boulevard and Samantha Circle: 1) south 21 degrees 59 minutes 55 seconds west 74.00 feet to a point of curve, thence 2) on a line curving to the left having a radius of 294.51 feet an arc distance of 118.38 feet to a point, thence 3) south 01 degrees 01 minutes 42 seconds east 188.28 feet to a point, thence 4) south 58 degrees 58 minutes 08 seconds east 63.80 feet to the point of beginning, being a corner of Unit #81 (as shown on said plan); thence from said point of beginning extending along open space the 3 following courses and distances: 1) north 00 degrees 39 minutes 55 seconds west 12.16 feet to a point, thence 2) north 89 degrees 20 minutes 05 seconds east 20.00 feet to a point, thence 3) north 00 degrees 39 minutes 55 seconds west 11.84 feet to a point, being a corner of Unit #83; thence leaving open space extending along Unit #83 north 89 degrees 20 minutes 05 seconds east 30.35 feet to a point in line of open space, being a corner of Unit #83; thence extending along open space south 00 degrees 39 minutes 55 seconds east 24.00 feet to a point, being a corner of Unit #81; thence leaving open space extending along Unit #81 south 90 degrees 20 minutes 05 seconds west 50.35 feet to the first mentioned point and place of beginning.

BEING Unit 382 – Samantha Circle – South Village on the above mentioned Plan.

UPI No. 34-3H-192.

BEING the same premises which Twin Hills Associates, Inc. a Pennsylvania corporation, by Deed dated 07-30-92 and recorded 08-13-92 in the Office of the Recorder of Deeds in and for the County of Chester in Records Book 3140 Page 377, granted and conveyed unto Michael P. Gunn.

To be sold as the property of Michael P. Gunn.

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **MICHAEL P. GUNN**

SALE ADDRESS: 921 Samantha Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ALEXA S.
ANTANAVAGE, 610-372-7700**

ALL THAT CERTAIN lot or piece of

SALE NO. 12-5-392
Writ of Execution No. 10-05914
DEBT \$129,668.69

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a map made for Wedgewood Estates, made by Yerkes Associates, Inc., dated 12/1/1975 and last revised 7/12/1977 as follows, to wit:

BEGINNING at a point in line of other lands of Wedgewood Estates a corner of Unit No. 96; thence from the beginning and extending along said lands of Wedgewood Estates; north 03 degrees, 21 minutes, 59 seconds west, 20 feet to a point, a corner of Unit No. 98; thence extending along the same, north 86 degrees, 38 minutes, 01 seconds east, 100 feet to a point in line of other lands of Wedgewood Estates; thence extending along said lands, south 03 degrees, 21 minutes, 50 seconds east, 20 feet to a point, a corner of Unit No. 96; thence extending along the same, south 86 degrees, 38 minutes, 01 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING Unit No. 97, Building B5, on said Plan.

TITLE to said premises is vested in Sheila A. Lymberis and John G. Lymberis by deed from John G. Lymberis, dated April 7, 2005 and recorded June 1, 2005 in Deed Book 6507, Page 890 Instrument #10538680.

PREMISES being known as: 317 Astor Court, Downingtown, Pennsylvania 19335.

TAX I.D. #: 39-5A-9.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JOHN G. LYMBERIS**

SALE ADDRESS: 317 Astor Ct.,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 12-5-393
Writ of Execution No. 11-13023
DEBT \$137,605.93

PREMISES A

ALL THAT CERTAIN lot or tract of land situate in the Township of East Coventry, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a 33 feet wide public road leading from Bethel Church to the Ridge Road, a corner of other lands

of Robert Painter, a/k/a W. Robert Painter and Marie Painter, his wife; thence along the middle of the said road south 50 1/4 degrees west 100 feet to a corner of other lands of the Painter's; thence along the middle of the said lands of Lloyd Graham and wife, the three following courses and distances, to wit: (1) north 60 1/4 degrees west 200 feet; (2) north 29 3/4 degrees east 93 feet 8 inches; (3) south 60 1/4 degrees east 235 feet to the place of beginning.

CONTAINING 40.43 perches of land, more or less.

PREMISES B

ALL THAT CERTAIN tract of land, situate in East Coventry Township, County of Chester, State of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Company, dated 11/18/1966, as follows, to wit:

BEGINNING at the southwest corner of lands of the grantees herein, with the said point of beginning being north 60 1/4 degrees west, 200 feet along the lands of grantees herein, from a point in the center of public road known as Bethel Road and being the southeast corner of lands of the grantee; thence from said point of beginning, north 60 degrees 15 minutes west 171.14 feet to a point in line of land now or formerly of Robert Painter, a/k/a W. Robert Painter and Marie Painter, his wife; thence along same north 18 degrees 12 minutes east, 54.95 feet to a point in line of land of Ross Spera; thence along land of Spera, south 62 degrees 30 minutes east, 182.28 feet to a point in line of land of the grantees herein; thence along lands of grantees herein, south 29 degrees 45 minutes west, 60.96 feet to the point and place of beginning.

CONTAINING 0.223 acres, more or less.

BEING known as 1200 Bethel Church Road, Spring City, PA 19457.

BEING the same premises which Nicholas Lewiski by Deed dated 4/27/2001 and recorded 5/10/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4953, Page 1497, granted and conveyed unto Brian S. Seybert and Susan J. Seybert.

PARCEL No.: 18-006-0037.

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **BRIAN & SUSAN SEYBERT**

SALE ADDRESS: 1200 Bethel Church

Road, Spring City, PA 19457

PLAINTIFF ATTORNEY: **GREGO-
RY JAVARDIAN, 215-942-9690**

SALE NO. 12-5-395

Writ of Execution No. 11-13550

DEBT \$240,041.50

ALL THAT CERTAIN lot of land situate in Township of Penn, Chester County, Pennsylvania:

BEING known as 602 Strawbridge Lane, (Penn Township), West Grove, PA 19390.

PARCEL Number: 5-3-339-E.

IMPROVEMENTS: Residential property.

PLAINTIFF: PNC Bank NA

VS

DEFENDANT: **THOMAS N.
THOMPSON**

SALE ADDRESS: 602 Strawbridge Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **AMY
GLASS, 856-669-5400**

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May 7th	PBI: Valuing the Small Business in Divorce: Practice Pointers & Pitfalls (g)	8:30 AM – 12:45 PM	3 SUB & 1 ETH
May 9th	PBI: 16th Annual Institute (g)	9 AM – 4:15 PM	5 SUB & 1 ETH
May 10th	PBI: The Challenges of Representing a Client w Diminished Capacity (g)	12 PM – 4:15 PM	3 SUB & 1 ETH
May 11th	PBI: Electronic Discovery (g)	9 AM – 4:30 PM	6.5 SUB
May 16th	PBI: Gas Leases & Estate Planning (g)	9 AM – 1:15 PM	4 SUB
May 18th	PBI: Workers' Comp Practice & Procedure (g)	8:30 AM – 12:45 PM	4 SUB
May 22nd	PBA: Attorney Malpractice Seminar (live presenters)	9 AM – 10:30 AM	1.5 ETH
May 23rd	PBI: 10th Annual Nonprofit Institute (g)	9 AM – 5 PM	5 SUB & 1 ETH
May 24th	PBI: Divided We Fall—How Will the Presidential Election Impact Law, Policy & Politics? (g)	12 PM – 2 PM	2 SUB
June 6th	PBI: Changing Law Firms: Ethical Guidance for PA Law Firms & Attorneys (v)	9 AM – 12:30 PM	3 ETH
June 12th	PBI: Fiduciary Duties of Officers & Directors (g)	12:30 PM – 3:45 PM	3 SUB
June 14th	PBI: Art, Entertainment & Literary Presentation (g)	8:30 AM – 4:15 PM	5 SUB & 1 ETH
June 19th	PBI: Trying a Case in State Court (g)	9 AM – 4:15 PM	6 SUB
June 25th	PBI: The Technology You Need to Start a Law Practice (g)	9 AM – 4:15 PM	6 SUB
June 26th	PBI: Representing Residential Landlords & Tenants (g)	9 AM – 4:15 PM	6 SUB
June 27th	PBI: General Practitioners' Update (g)	8:30 AM – 4:30 PM	5 SUB & 1 ETH

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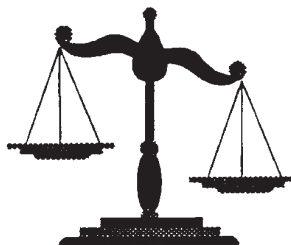
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