

**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

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Vol. 59

WEST CHESTER, PENNSYLVANIA, FEBRUARY 24, 2011

No. 08

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# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,  
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the  
Publication of Legal Notices*

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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCDA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

**The CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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**Snyder v. Kerin**

## Doctrine of consentable boundary lines – Tacking

1. The “Doctrine of Consentable Boundary Lines” allows for the establishment of a boundary line by acquiescence for the statutory period of twenty-one years and has two prerequisites: a) each party must have claimed and occupied the land on his side of the line as his own; and b) such occupation must have continued for the statutory period of twenty-one years.
2. Pursuant to the doctrine of consentable line, the existence of a boundary may be proved either by dispute and compromise between the parties or recognition and acquiescence by one party of the right and title of the other.
3. For a claim brought under a theory of acquiescence in a boundary, “tacking” is permitted upon sufficient and credible proof of delivery of possession of land not within, but contiguous to, property described by deed of conveyance, which was previously claimed and occupied by the grantor and is taken by the grantee as successor in such interest.
4. After a non-jury trial, the Court Held Plaintiffs failed to prove the requisite facts, particularly, plaintiffs have not proven that their predecessors in interest claimed the disputed land as their own.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action 09-10928; Philip G. Snyder, et al vs. Andrew C. Kerin

Richard B. Pressman for Plaintiffs  
Edward J. Greene for Defendants  
Shenkin, J., August 27, 2010:

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[59 Ches. Co. Rep. **Snyder v. Kerin**]

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PHILIP G. SNYDER, et al., : IN THE COURT OF COMMON PLEAS  
Plaintiffs : CHESTER COUNTY, PENNSYLVANIA

VS. : NUMBER 09-10928

ANDREW C. KERIN, et al., :  
Defendants : CIVIL ACTION

Richard B. Pressman, Esquire, Attorney for Plaintiffs

Edward J. Greene, Esquire, Attorney for Defendants

### DECISION

AND NOW, this 27<sup>th</sup> day of August, 2010, following trial of the above captioned matter by the undersigned, sitting without a jury, we hereby find in favor of the defendants, Andrew C. Kerin and Annabel Kerin, and against the plaintiffs, Philip G. Snyder and Carol A. Snyder, on plaintiffs' claim and in favor of the defendant, Andrew C. Kerin, and against the plaintiffs, Philip G. Snyder and Carol A. Snyder, on defendants' counterclaim.<sup>1</sup> Judgment for possession of premises known as 460 Woodcrest Road, Wayne, PA, and as tax parcel 43-11B-0075, and as described by metes and bounds and otherwise in the deed (Exhibit J-6) dated May 23, 1996, from John M. Ring, Jr. and Mary R. Ring, as grantors, to Andrew C. Kerin, as grantee, is hereby entered in favor of defendant Andrew C. Kerin.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

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<sup>1</sup> Plaintiffs claim to have acquired title to a portion of the premises set forth in exhibit J-6 pursuant to the "Doctrine of Consentable Boundary Lines." "The establishment of a boundary line by acquiescence for the statutory period of twenty-one years has long been recognized in Pennsylvania. Two elements are prerequisites: 1) each party must have claimed and occupied the land on his side of the line as his own; and 2) such occupation must have continued for the statutory period of twenty-one years." *Zeglin v. Gahagen*, 571 Pa. 321, 325-326, 812 A.2d 558, 561 (2002). Pursuant to the doctrine of consentable line, the existence of a boundary may be proved either by dispute and compromise between the parties or recognition and acquiescence by one party of the right and title of the other. In

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this case, as plaintiffs admit, there is no evidence of a compromise so that their claim is based upon the theory of recognition and acquiescence. As reiterated more recently by the Superior Court, relying on *Zeglin, supra*, “A determination of consentable line by acquiescence requires a finding 1) that **each party** has claimed the land on his side of the line as his own and 2) that he or she has occupied the land on his side of the line for a continuous period of 21 years.” *Moore v. Moore*, 921 A.2d 1, 5 (Pa.Super. 2007) (emphasis added). Plaintiffs have failed to prove these facts. Particularly, plaintiffs have not proven that their predecessors in interest claimed the disputed land as their own. Also, defendants’ predecessor in interest — the person who originally erected a fence that plaintiffs claim now marks the boundary line between these properties — did not intend to erect the fence on the property line. Although he significantly misjudged the distance between the property line and the fence, he clearly knew that the fence was not on the property line. Although plaintiffs’ counsel referred to the fence as a “property line fence”, that was a statement by counsel and not by the witness. Another fact that militates against plaintiffs’ claim is that the fence does not run the entire length of the property line at issue. Plaintiffs have acknowledged that they cannot sustain their burden of proof with respect to the portion of the properties where no fence exists. But this evidentiary problem runs deeper. As there is no direct evidence to support the required findings (that **each party** has occupied **and claimed** the disputed land as his or her own) with respect to many of the relevant property owners, the plaintiffs’ case is necessarily based upon circumstantial evidence. Plaintiffs ask us to infer that their predecessors in interest occupied and claimed as their own the land on “their” side of the fence while acknowledging that after the fence ends, the property line is as described in the deeds. Without any evidence that the predecessors in interest occupied the land where no fence exists as if the property line were the fence line extended, the inference that these predecessors in interest believed that the fence line established the property line does not appeal to our reason and judgment. For the purposes of the foregoing discussion, we have assumed, *arguendo*, that plaintiffs proved that all of their necessary predecessors in interest did, in fact, occupy the land up to the fence line. In fact, evidence of that fact, particularly with respect to Mary Hooley, is lacking. At most, plaintiffs proved that while Mary Hooley was the owner of the premises now owned by plaintiffs, the owner of the property now owned by defendants did not care what Mary Hooley did with respect to the property up to the fence line. That evidence, however, is not sufficient for us to conclude that she did in fact not only occupy the land up to the fence line but also claimed ownership thereof. The same problem of lack of proof would also bear on the so-called “tacking” issue. Plaintiffs do not claim to have been in possession of the disputed property for the period of time necessary to establish a boundary line but claim that they are entitled to tack onto their time of possession the time their predecessors in title were in such possession. Tacking such prior possession is permitted by a less rigorous standard for establishing a boundary line by acquiescence than in a claim by adverse possession. Nevertheless, there are still requirements to be met before such tacking is permitted. For a

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claim brought under a theory of acquiescence in a boundary, “tacking is permitted ... upon sufficient and credible proof of delivery of possession of land not within (but contiguous to) property described by deed of conveyance, **which was previously claimed and occupied** by the grantor and is taken by the grantee as successor in such interest.” *Zeglin v. Gahagen*, *supra*, at 333, 812 A.2d at 566. Proof that plaintiffs’ predecessors, including particularly Mary Hooley and Dennis C. Wolfe and David A. Gallup, occupied the land in question is less than clear and proof that they claimed ownership of that land is entirely lacking.

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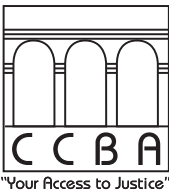
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**1st Publication**

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**CLERK OF THE ORPHANS' COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING ACCOUNTS  
ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, MARCH 2, 2011**

**Courtroom 15 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE JOHN L. HALL**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

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**ESTATE OF ROMAYNE J. FISHER, DECEASED** **1508-1342**

FIRST AND PARTIAL ACCOUNT

OF: ALAN J. JARVIS, EXECUTOR

FAY LEE MONTE, EXECUTOR

PATTI S. SPENCER, EXECUTOR

ATTORNEY(S):

PATTI S. SPENCER, ESQUIRE

---

**IN RE: JOHN T. JACKSON JR, TRUST** **1511-0083**

FIRST ACCOUNT OF THE IRREVOCABLE TRUST

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

ATTORNEY(S):

JAMES FRANCIS MANNION, ESQUIRE

---

**ESTATE OF ANITA R. DEVEREAUX, DECEASED** **1509-0397**

A/K/A ANITA M. DEVEREAUX

FIRST AND FINAL ACCOUNT

OF: RYAN J. GREGAN, EXECUTOR

ATTORNEY(S):

PAUL C. HEINTZ, ESQUIRE

ERIN E. MCQUIGGAN, ESQUIRE

---

**ESTATE OF ROBERT H. HALL, DECEASED** **1507-1258**

FIRST AND FINAL ACCOUNTING

OF: MARK R. HALL, EXECUTOR

ATTORNEY(S):

J. STODDARD HAYES, JR., ESQUIRE

JOSEPH A. RYAN, ESQUIRE

---

**ESTATE OF CLYDE A. MAUGER III, DECEASED****1510-0988**

INTERIM AND PARTIAL ACCOUNT

OF: S. STANTON MILLER JR, EXECUTOR

ATTORNEY(S):

ELIZABETH CATHLEEN CORDER, ESQUIRE

FRANK G. COOPER, ESQUIRE

---

**ESTATE OF RITA R. ASHDALE, DECEASED****1509-1660**

FIRST AND FINAL ACCOUNT

OF: AMELIA ASHDALE HOPE, EXECUTOR

ATTORNEY(S):

J. STODDARD HAYES, JR., ESQUIRE

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**ESTATE OF FLAVIO FRANCIS FALCONE, DECEASED****1504-1458**

FIRST AND FINAL ACCOUNT

OF: STACEY WILLITS MCCONNELL, ADMINISTRATOR PENDENTE LITE

ATTORNEY(S):

STACEY W. MCCONNELL, ESQUIRE

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION- LAW  
NO. 10-15360**

NOTICE IS HEREBY GIVEN that the name change petition of Paul Andrew Eberts was filed in the above-named court and will be heard on March 7, 2011, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: December 22, 2010

Name to be changed from: Paul Andrew Eberts to: Andrew Paul Eberts

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 11-01202**

NOTICE IS HEREBY GIVEN that the name change petition of Abigail Marie Couture was filed in the above-named court and will be heard on March 14, 2011, at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 2, 2011

Name to be changed from: Abigail Marie Couture to: Abigail Marie LoPrinzi

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

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**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 J.E. FUSCO ENTERPRISES, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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**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 January 14, 2011 for UPPER CERVICAL CHIROPRACTIC NEUROLOGY CENTER, P.C., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Chiropractic services

FRANCIS J. MURPHY, Solicitor

801 Old Lancaster Road

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**1st Publication**

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Sportsmen's Beagle Club, Inc., a Pennsylvania Non-Profit Corporation with its registered office at Spring Lane, West Goshen Township, Rd. 3, West Chester, Chester County, Pennsylvania that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Non-Profit Corporation Law, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

JAMES B. GRIFFIN, Solicitor

James B. Griffin, P.C.

623 North Pottstown Pike

Exton, PA 19341

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**ESTATE NOTICES**

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

**1st Publication**

**CIPOLINNI**, Joseph F., late of Downingtown Borough. Monica A. Green, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**COAKLEY**, Joseph Preston, late of Borough of Phoenixville. Linda Coakley, 312 Nutt Road, Phoenixville, PA 19460, Administratrix. ADAM L. FERNANDEZ, Esquire, 484 Norristown Road, Suite 100, Blue Bell, PA 19422, atty.

**COHEN**, Lawrence Richard, late of East Goshen Township. Barbara Reeves-Cohen, 1711 Yardley Drive, West Chester, PA 19380, Executrix. THOMAS J. BIRD, Esquire, 290 King of Prussia Road, I-204, Radnor, PA 19087, atty.

**DOLHANCZYK**, Vera E., a/k/a V. Elizabeth Dolhanczyk, late of North Coventry Township. Michael J. Dolhanczyk, 1431 Valley View Road, Pottstown, PA 19465, Executor. HENRY M. KOCH, JR., Esquire, Koch & Koch, 217 North Sixth Street, P.O. Box 8514, Reading, PA 19063, atty.

**ERSKINE**, Donald W., late of Coatesville. Harry J. Murvine, Sr., care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

**FAUST**, Michael J., late of Uwchlan. James J. Faust and Rose M. Faust, 488 Porters Mill Road, Pottstown, PA 19465, Administrators. RONALD F. BRIEN, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

**GERHARD**, Lily H., late of Borough of West Chester. Dale P. Mahle, 9745 Shore Drive, Milford, DE 19963, Executor. WARREN H. PRINCE, Esquire, 646 Lenape Road, Bechtelsville, PA 19505, atty.

**HAGEE**, H. Raymond, Jr., a/k/a Horace Raymond Hagee, Jr., late of West Goshen Township. Linda J. Hagee, care of ANTHONY MORRIS, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**HONNOLD**, John O., Jr., late of Pennsbury Township. Annamaria K. Honnold, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**KUKODA**, Louis J., late of Borough of West Chester. Charles E. Kukoda, 1955 Meadows Road, Bethlehem, PA 18015-5031 and Robert W. Stein, 115 Brinton Drive, East Fallowfield, PA 19320-4673, Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**KURTZ**, Virginia F., late of Paoli. Caroline V. Kurtz, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrix. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

**LUPTON**, Ruth H., late of Westtown Township. Judith L. Rarig and Susan L. Nagy, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executors. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**MAYNE**, Jean V., a/k/a Jean Mayne, late of Borough of West Chester. , care of FRANCIS C. MILLER, Esquire, 21 W. Washington Street, Suite D, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, 21 W. Washington Street, Suite D, West Chester, PA 19380, atty.

**PARKER**, John F., a/k/a John Parker, late of Tredyffrin Township. Gloria L. Parker, 67 Crestline Road, Wayne, PA 19087, Executrix. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia Road, Suite 100, Radnor, PA 19087, atty.

**RAVIS**, Mary M., late of North Coventry Township. James T. Ravis, 108 Howe Drive, Dover, DE 19901 and Daniel R. Ravis, 2461 St. Peters Road, Pottstown, PA 19465, Executors. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464-5426, atty.

**SIEVER**, Cynthia Lea, late of City of Coatesville. Evelyn Regener, 1270 Crestview Drive, Denver, PA 17517, Administratrix. PATRICIA L. RIZZO, Esquire, Feldman & Pinto, 1604 Locust Street, Suite 2R, Philadelphia, PA 19103, atty.

**SMITH**, Robert, a/k/a Robert D. Smith, late of Borough of Phoenixville. Paul Baker Bartle, care of STEPHANIE E. MURPHY, Esquire, 40 East Airy Street, P.O. Box 671, Norristown, PA 19404, Executor. STEPHANIE E. MURPHY, Esquire, High Swartz LLP, 40 East Airy Street, P.O. Box 671, Norristown, PA 19404, atty.

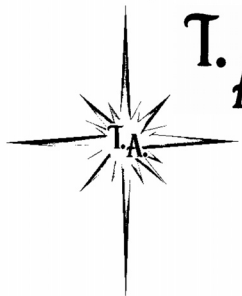
**WHITAKER**, Barbara E., late of Berwyn. John R. Twombly, Jr. and Ross W. Whitaker, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

## 2nd Publication

**BARENBERG, M.D.**, Paul A., late of Willistown Township. Nancy D. Barenberg, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD, 460 E. King Road, Malvern, PA 19355-3049, atty.

**BENEDETTO**, Nicholas D., a/k/a Nicholas Donnic Benedetto, late of Lower Oxford Township. Mario D. Benedetto, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

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**BURGER**, Stephanie K., late of Penn Township. John Kuc, Sr., care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

**CABRAL**, Ronald Thomas, late of East Marlborough Township. Lana Lee Cabral, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DAWSON**, Ann Fox, late of Pennsbury Township. Joanna Reiver, care of P. KRISTEN BENNETT, Esquire, 1313 N. Market Street, 6th Fl., P.O. Box 951, Wilmington, DE 19899-0951, Executrix. P. KRISTEN BENNETT, Esquire, 1313 N. Market Street, 6th Fl., P.O. Box 951, Wilmington, DE 19899-0951, atty.

**DRAPER**, Irvin W., late of Borough of Oxford. Herman F. Hardy, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

**GRUNWALD**, Bryan D., late of Kennett Township. Elizabeth Aiken, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**HALLMAN**, Marsha Lynn, a/k/a Marsha Hallman Lewis, late of West Chester. Edward A. Lewis, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Administrator. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

**HUMMEL**, Marie, late of Downingtown. John Schroeder, care of MATTHEW L. CONLEY, Esquire, 300 N. Pottstown Pike, Suite 220, Exton, PA 19341, Administrator. MATTHEW L. CONLEY, Esquire, Conley Law Practic, LLC, 300 N. Pottstown Pike, Suite 220, Exton, PA 19341, atty.

## CHARLES T. DeTULLIO

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

Let me serve your needs. Your firm may not practice in all areas of the law. Refer your clients to me for the below problems. Your clients remain your clients.

### Criminal Law

All Crimes  
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Firearm permits

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Penndot Appeals  
Occupational Licenses  
Probationary Licenses  
Medical Recall of Licenses  
Nunc Pro Tunc Appeals

\*Referral fees paid when permitted by the Rules of Professional Conduct. Fax and email available to referring attorneys.

**MCANULLA**, Louise K., a/k/a Louise Karr McAnulla, late of Phoenixville. Graystone Wealth Management, 17 East Market Street, P.O. Box 3105, West Chester, PA 19381-3105, Executor. **DAVID C. PATTEN**, Esquire, 306 N. Church Street, P.O. Box 489, West Chester, PA 19381-0489, atty.

**MYERS**, Doris B., late of North Coventry Township. Robert B. Sproul, 5744 Glen Oaks Drive, Narvon, PA 17555, Executor. **PETER J. DOLAN**, Esquire, 1800 E. High Street, Suite 150, Pottstown, PA 19464, atty.

**POOLEY**, John A., late of Pennsbury Township. Mary G. Pooley, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PURDY**, Richard H., a/k/a Richard Hamilton Purdy, Richard Purdy, late of Warwick Township. **JOHN H. POTTS**, Esquire, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, Executor. **JOHN H. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, atty.

**ROTH**, Linda, late of Tredyffrin Township. Alan Roth, 2428 Whitby Avenue, Havertown, PA 19083, Executor.

**SIBERSKI**, Albertina M., late of Borough of Malvern. Jeanmarie Leopold, care of **PAUL J. RUBINO**, Esquire, 50 Darby Road, Paoli, PA 19301, Executrix. **PAUL J. RUBINO**, Esquire, Rubino & Hoey, LLC, 50 Darby Road, Paoli, PA 19301, atty.

**SILVER**, Jane G., late of Caln Township. Jane G.E. Hoff and David R. Silver, care of **REARDON & ASSOCIATES, LLC**, Esquire, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executors. **REARDON & ASSOCIATES, LLC**, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

**STOLTZFUS**, Gideon S., late of Honey Brook Township. Mark S. Stoltzfus, 413 September Road, Honey Brook, PA 19344, Executor. **RICHARD K. DIETERLE, JR.**, Esquire, 1755 Oregon Pike, Suite 110, Lancaster, PA 17601, atty.

### 3rd Publication

**BARKMAN**, Joan M., late of Schuylkill Township. Marshall Barkman, Jr., care of **ELLIOTT GOLDBERG**, Esquire, 1800 E. Lancaster Avenue, 2nd Floor, Paoli, PA 19301, Executor. **ELLIOTT GOLDBERG**, Esquire, DiGiacomo, Goldberg & Levin, 1800 E. Lancaster Avenue, 2nd Floor, Paoli, PA 19301, atty.

**BEARDSLEY**, Mitchell W., a/k/a Mitchell Beardsley, late of Willistown Township. Pamela B. Merriman, care of **IRWIN S. LOVE**, Esquire, Five Radnor Corporate Center, Suite 450, Radnor, PA 19087, Executrix. **IRWIN S. LOVE**, Esquire, Five Radnor Corporate Center, Suite 450, Radnor, PA 19087, atty.

**BURKE**, Bernard S., late of Upper Uwchlan Township. Ottavia Burke, 2418 Copper Creek, Chester Springs, PA 19425, Administrator. **RICHARD H. MORTON**, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**CARNEVALINO**, Ernest L., Sr., late of Willistown Township. Ernest L. Carnevalino, Jr. and Frank Carnevalino, care of **CHARLES S. FRAZIER**, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, Executors. **CHARLES S. FRAZIER**, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, atty.

**DEL NEGRO**, Albert E., late of Tredyffrin Township. Bernard J. D'Avella, Jr., care of **DAVID B. PUDLIN**, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103, Executor. **DAVID B. PUDLIN**, Esquire, Hangley, Aronchick, Segal & Pudlin, P.C., One Logan Square, 27th Fl., Philadelphia, PA 19103, atty.

**DETLEFSEN**, Julia C., late of East Coventry Township. Martha D. Murphy, 1683 E. Cedarville Road, Pottstown, PA 19465, Executrix. **KATHLEEN M. MARTIN**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, PA 19464-5426, atty.

**FRIEDMAN**, Steven, late of West Chester. Roberta E. Friedman, 912 Roundlay Lane, West Chester, PA 19382, Executrix. **DANIEL P. MANNIX**, V, Esquire, Butler, Griffen & Mannix, 18 W. Market Street, West Chester, PA 19382, atty.

**GEORGE**, John, late of West Chester. Theodore Saddic, care of TOM MOHR, Esquire, 301 West Market Street, West Chester, PA 19382, Executrix. TOM MOHR, Esquire, TOM MOHR LAW OFFICE, P.C., 301 West Market Street, West Chester, PA 19382, atty.

**GIAMPIETRO**, Helen C., a/k/a Helen Giampietro, late of Borough of Phoenixville. Joanne B. Giampietro, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

**LOGAN**, Alice R., late of Honey Brook Township. William T. Logan, 44 Whitebark Lane, Bluffton, SC 29909, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MCDERMOTT**, Lorraine A., late of West Goshen Township. Christa McDermott, care of JOHN A. GAGLIARDI, Esquire, One South Church Street, Suite 400, West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Swartz Campbell LLC, One South Church Street, Suite 400, West Chester, PA 19382, atty.

**PETERS**, John, late of West Goshen Township. Peter Y. Peters, 1082 Forest Road, West Chester, PA 19382 and Victoria P. McAvoy, 1822 Little Conestoga Road, Elverson, PA 19520, Executors. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**PHELPS**, Timothy Ralph, late of Willistown Township. Stephany Phelps Fahey, care of ROBERT C. HOUPPT, Esquire, P.O. Box 1780, West Chester, PA 19380, Executrix. ROBERT C. HOUPPT, Esquire, P.O. Box 1780, West Chester, PA 19380, atty.

**PHILLIPS**, Freda Schindler, a/k/a Freda S. Phillips, late of Spring City. Lewis Phillips, 321 Broad Street, Spring City, PA 19475, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

**RANZAU**, Margaret J., late of Willistown Township. Margaret L. Callaghan, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**SMITH**, Ruby, a/k/a Ruby Pearl Smith, late of Malvern. James J. Smith, Sr., 13 Hillbrook Circle, Malvern, PA 19432, Executor.

**WRIGHT**, Robert W., a/k/a Bob Wright, late of West Goshen Township. Deborah K. McGorry, 1379 Kirkland Avenue, West Chester, PA 19380, Executrix.

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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*

Young At Heart Antiques, with its principal place of business at 960 Kulp Road, Pottstown, PA 19465.

The application has been (or will be) filed on: February 1, 2011 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Isaac Brown, 960 Kulp Road, Pottstown, PA 19465.

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CHEER EXCEL, with its principal place of business at 255 E. Mattson Hollow Road, Coatesville, PA.

The application has been (or will be) filed on: February 2, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Excel Training, LLC, 255 E. Mattson Hollow Road, Coatesville, PA.

JAMES B. GRIFFIN, Solicitor

James B. Griffin, P.C.

623 N. Pottstown Pike

Exton, PA 19341

CROSSFIT ROCK SOLID, with its principal place of business at 255 E. Mattson Hollow Road, Coatesville, PA.

The application has been (or will be) filed on: February 2, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Excel Training, LLC, 255 E. Mattson Hollow Road, Coatesville, PA.

JAMES B. GRIFFIN, Solicitor

James B. Griffin, P.C.

623 N. Pottstown Pike

Exton, PA 19341

Pizza Pete's Kitchen, with its principal place of business at 2460 Baltimore Pike, Oxford, PA 19363.

The application has been (or will be) filed on: August 13, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Camille Rodriguez, 317 Winchester Lane, West Grove, PA 19390.

BF Breakthrough Design, with its principal place of business at 1230 Spring Valley Lane, West Chester, PA 19380.

The application has been (or will be) filed on: September 8, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brendan Fanning.

This was filed in accordance with 54 Pa.C.S. 311.

## NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on January 28, 2011 for PIPELINE SAFETY COALITION pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The purpose or purposes for which it was organized are as follows: for charitable, literary, scientific, religious and educational purposes provided for under Section 501(C) (3) of the Internal Revenue Code of 1986.

BRUTSCHER, FOLEY, MILLINER & LAND, LLP, Solicitors

213 East State Street

Kennett Square, PA 19348

## NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Downingtown Rugby Football Club, Inc. was incorporated under the provisions of the Pennsylvania Business Nonprofit Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

## CLASSIFIED ADS SECTION

### MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at [www.chescobar.org](http://www.chescobar.org). To reserve your room, please call 610-692-1889.

### SAMPLE AD

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

**NOTICE****Paoli Pointe Condo. Assoc.****v. Therese B. Leavitt**

**Ct. C. Pl. of Chester County, PA,  
No. 10-13829-MJ**

**PUBLIC NOTICE**

To: Interested parties

NOTICE IS HEREBY GIVEN THAT a Petition for Involuntary Transfer of Vehicle Ownership by Court Order was filed by Paoli Pointe Condo. Assoc. to obtain title/ownership of a 2002 Honda Civic LX, VIN# 2HGES16642H605365 owned by the late Therese B. Leavitt. Hearing is re-scheduled for March 10, 2011 at 10 A.M. in CR 14, Chester County Justice Center, 201 West Chester, PA, before Judge P. R. Streitel. You have the right to appear & contest the Petition.

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**NOTICE OF WITHDRAWAL**

RE: NUCLEONICS, INC.

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, by NUCLEONICS, INC., a Delaware business corporation, authorized to do business in Pennsylvania and having a registered office in the Commonwealth at 64 E. Uwchlan Avenue, #236, Exton, Chester County, Pennsylvania 19341, of its intention to withdraw the said corporation from doing business in the Commonwealth of Pennsylvania, and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation, so that its authority to do business in this commonwealth shall be terminated by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1988.  
DUANE MORRIS LLP, Solicitors  
30 South 17<sup>th</sup> Street  
Philadelphia, PA 19103-4196

**CHANGE OF NAME NOTICE**

**FROM METZLERS GYMNASTICS  
DEVELOPMENT CENTER, LLC TO  
EXCEL TRAINING, LLC**

With its principal place of business located at 255 E. Mattson Hollow Road, Coatesville, Chester County, Pennsylvania.

The Articles of Amendment for the change of corporate name was filed on January 10, 2011.

Attorney for the Applicant:

JAMES B. GRIFFIN, P.C.

JAMES B. GRIFFIN, Esquire, CPA

623 N. Pottstown Pike

Exton, PA 19341

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**NOTICE OF FILING OF ARTICLES OF  
AMENDMENT**

Notice is hereby given that on February 16, 2011, NEW CENTURY BANK, with its principal place of business located at 99 Bridge Street, Phoenixville, Chester County, PA 19460, filed Articles of Amendment with the Pennsylvania Department of Banking pursuant to Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is (i) to change the name of the institution to "Customers Bank", (ii) increase the number of authorized shares of the bank's common stock, and (iii) designate the terms of Class B Non-Voting Common Stock.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

**NOTICE**

Notice of Filing of Civil Complaint – Breach of Contract  
Court of Common Pleas of Delaware County, Pennsylvania

Senior Health Ventures, LLC, dba Senior Helpers, Plaintiff

v.

Rachel Gagliardi and Dennis Gagliardi, Defendants

No.: 10-52594

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Delaware County Lawyer Reference Service  
Front & Lemon Streets  
Media, PA 19063  
610-566-6625

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**NOTICE**

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Tax Claim Bureau of Chester County with respect to continued upset tax sales of real estate held on December 13, 2010 has been presented to the Court of Common Pleas of Chester County, Pennsylvania, which on February 14, 2011, confirmed said continued tax sales nisi. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi; otherwise said return will be confirmed absolutely.

**TAX CLAIM BUREAU OF CHESTER COUNTY**

**Jeffrey A. Laudenslager, Director**

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**NOTICE**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

Vs.

CIVIL DIVISION

APRIL MELSON, IN HER CAPACITY AS HEIR  
OF DAVID C. MELSON, DECEASED

CHESTER COUNTY

MICHELLE MELSON, IN HER CAPACITY AS HEIR  
OF DAVID C. MELSON, DECEASED

NO. 10-11046

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER DAVID C. MELSON, DECEASED**NOTICE**

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID C.  
MELSON, DECEASED:

You are hereby notified that on SEPTEMBER 8, 2010, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 10-11046. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1115 SOUTH CALN ROAD, COATESVILLE, PA 19320-4619 whereupon your property would be sold by the Sheriff of CHESTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CHESTER COUNTY  
LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W. GAY STREET  
WEST CHESTER, PA 19380  
(610) 429-1500

---

**NOTICE  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

WELLS FARGO BANK, N.A.  
Vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

LARRY MICKIEWICZ, IN HIS CAPACITY  
AS ADMINISTRATOR AND HEIR OF THE  
ESTATE OF RICHARD E. MICKIEWICZ  
BRIAN MICKIEWICZ, IN HIS CAPACITY  
AS HEIR OF THE ESTATE OF  
RICHARD E. MICKIEWICZ  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER RICHARD E. MICKIEWICZ, DECEASED

CHESTER COUNTY

NO. 10-12650

**NOTICE**

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD E.  
MICKIEWICZ, DECEASED:

You are hereby notified that on OCTOBER 15, 2010, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 10-12650. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 526 RINGOLD STREET, PHOENIXVILLE, PA 19460-4350 whereupon your property would be sold by the Sheriff of CHESTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CHESTER COUNTY  
LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W. GAY STREET  
WEST CHESTER, PA 19380  
(610) 429-1500

(SEE ATTACHED ESPANOL AVISO)

**AVISO IMPORTANTE**

USTED ESTA EN REBELDIA PORQUE A FALLADO COMPARECER Y ASENTAR EN PERSONA O POR ABOGADO, CON LA CORTE, EN FORMA ESCRITA, LAS DEFENSAS O OBJECIONES A LAS DEMANDAS CONTRA USTED. SI USTED NO TOMA ACCIÓN DENTRO DE DIEZ DIAS DE LA FECHA DE ESTE AVISO, SE PUEDE REGISTRAR UNA SENTENCIA CONTRA USTED SIN UNA AUDIENCIA Y USTED PUEDER PERDER SU PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ESTE PAPEL A SU ABOGADO CUANTO ANTES. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELEFONO A LA OFICINA QUE ESTA SIGUIENTE. ESTA OFICINA PUEDE PROVEERLE INFORMACIÓN SOBRE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ESTA OFICINA PODRIA PROVEERLE INFORMACIÓN SOBRE AGENCIAS QUE OFRECEN SERVICIOS LEGALES GRATIS O BAJO COSTO PARA PERSONAS ELEGIBLE.

**OFICINA DEL ADMINISTRATOR DE LA CORT**

Corte Del Condado De Chester

High and Market Streets

West Chester, PA 19380

(215) 431-6170

PHELAN, HALLINAN & SCHMIEG LLP

By:

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

DANIEL G. SCHMIEG, ESQUIRE

**ATTORNEY DISCIPLINARY/ETHICS MATTERS**

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues and the Rules of Professional Conduct

**James C. Schwartzman, Esq.**

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania  
Former Federal Prosecutor • Pennsylvania Interest on Lawyers Trust Account Board  
Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania

**Dana Pirone Carosella, Esq.**

Representing attorneys in disciplinary and ethics matters for 15 years  
Author and Speaker on ethics matters

1818 Market Street, 29th Floor • Philadelphia, PA 19103

(215) 751-2863

## NOTICE

**McCABE, WEISBERG AND CONWAY, P.C.****BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496****Attorneys for Plaintiff****MARC S. WEISBERG, ESQUIRE - ID # 17616****EDWARD D. CONWAY, ESQUIRE - ID # 34687****MARGARET GAIRO, ESQUIRE - ID # 34419****123 South Broad Street, Suite 2080****Philadelphia, Pennsylvania 19109****(215) 790-1010****CIVIL ACTION LAW**

Household Finance Consumer Discount Company

COURT OF COMMON PLEAS

v.

CHESTER COUNTY

David E Goldschmidt

Number 10-03783

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: David E Goldschmidt

161 Crawford Road

Downingtown, Pennsylvania 19335

Your house (real estate) at **161 Crawford Road, Downingtown, Pennsylvania 19335** is scheduled to be sold at Sheriff's Sale on **April 21, 2011 at 11:00 a.m.** in the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380 to enforce the court judgment of \$628,015.45 obtained by Household Finance Consumer Discount Company against you.

**NOTICE OF OWNER'S RIGHTS****YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Household Finance Consumer Discount Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY****AND YOU HAVE OTHER RIGHTS****EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**

**Lawyer Referral Service  
Chester County Bar Association  
15 W. Gay Street  
P.O. Box 3191  
West Chester, Pennsylvania 19381  
(610) 429-1500**

**ASSOCIATION DE LICENCIADOS**

**Lawyer Referral Service  
Chester County Bar Association  
15 W. Gay Street  
P.O. Box 3191  
West Chester, Pennsylvania 19381  
(610) 429-1500**

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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, THURSDAY, MARCH 17, 2011 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 CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, APRIL 18, 2011. 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**

**1st Publication**

**SALE NO. 11-3-169**  
**Writ of Execution No. 08-11797**  
**DEBT \$413,260.15**

ALL THAT CERTAIN lot or piece of ground situate in New London Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan, Elk Ridge Farms, made by Hill Crest Associates, Inc, Civil Engineers, dated 4/9/2001, and recorded in Chester County as Plan No. 9015878 as follows, to wit:

BEGINNING at a point on the southeasterly side of McCormick Way, a corner of Lot #26 as shown on said Plan, thence extending along said side of McCormick Way the following (2)

courses and distances, (1) along the arc of a circle curving to the left having a radius of 307.39 feet the arc distance of 135.4a7 feet to a point of tangent, (2) north 25 degrees 02 minutes 17 seconds east 59.68 feet crossing a 20 feet wide Storm Drainage easement to a point and corner of Lot #27, thence extending along said side of Lot #27 south 64 degrees 57 minutes 43 seconds east 204.35 feet to a point and corner of Lot #18, thence extending along said side of Lot #18, 19, and 20, south 32 degrees 50 minutes, 01 seconds west 285.41 feet to a point and corner of Lot #26 on said Plan, thence extending along said side of Lot #26 north 39 degrees 42 minutes 43 seconds west 215.61 feet to the first mentioned point and place of beginning

BEING Lot #51 on said Plan

BEING known as 35 McCormick Way,  
 Lincoln University, PA 19352

New London Township

Parcel No. 71-3-208

BEING the same premises which Wilkinson Heritage, LLC by Deed date February 6, 2004 and recorded February 17, 2004, in Book 6067, Page 1081, granted and conveyed unto James J. Beck and Rebecca A. Wassler, husband and wife, in fee

PLAINTIFF: Deutsch Bank National Trust Company, as Trustee for WaMu Mortgage Pass-Through Certificates Series 2005-AR13 Trust  
 VS

DEFENDANT: **JAMES J. BECK & REBECCA A. WASSLER & UNITED STATES OF AMERICA**

SALE ADDRESS: 35 McCormick Way, Lincoln University PA 19352

PLAINTIFF ATTORNEY:  
**DANIELLE BOYLE-EBERSOL, ESQUIRE,**  
**610-278-6800**

**SALE NO. 11-3-170**  
**Writ of Execution No. 10-05383**  
**DEBT \$219,641.11**

BY virtue of a Writ of Execution No. 10-05383

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1659 Hemlock Drive, Downingtown, PA 19335-3542

UPI No. 50-5A-95

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$219,641.11  
 PLAINTIFF: GMAC Mortgage LLC  
 VS

DEFENDANT: **THOMAS McHUGH**

SALE ADDRESS: 1659 Hemlock Dr.,  
Downingtown, PA, 19335

PLAINTIFF ATTORNEY: **JOSHUA I.  
GOLDMAN, ESQ., 215-563-7000**

**SALE NO. 11-3-171**

**Writ of Execution No. 09-09158**

**DEBT \$284,853.49**

09-09158 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the  
Township of East Brandywine, Chester County,  
Pennsylvania, being 430 Corner Ketch Road,  
Downingtown, PA 19335-1229

UPI No. 30-2-79.3

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$284,853.49

PLAINTIFF: US Bank National  
Assoc., as Trustee for the C-Bass Mortgage Loan  
Asset-Backed Certificates Series 2006-CB6

VS

DEFENDANT: **JAMES H ZYNN &  
VIDA ZYNN**

SALE ADDRESS: 430 Corner Ketch  
Rd., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHAH-  
JANI SHEETAL, ESQ., 215-563-7000**

**SALE NO. 11-3-172**

**Writ of Execution No. 10-07141**

**DEBT \$268,647.17**

10-07141 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the  
Borough of Malvern, Chester County,  
Pennsylvania, being 101 Carters Grove Lane,  
Malvern, PA 19355-2648

UPI No. 2-6-328

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$268,647.17

PLAINTIFF: BAC Home Loans  
Servicing

VS

DEFENDANT: **LARS SPICER**  
SALE ADDRESS: 101 Carters Grove  
Ln., Malvern, PA 19355

PLAINTIFF ATTORNEY: **JOSHUA I.  
GOLDMAN, 215-563-7000**

**SALE NO. 11-3-173**

**Writ of Execution No. 10-07952**

**DEBT \$136,486.21**

10-07952 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the  
Village of Pomeroy, Township of Sadsbury,  
Chester County, Pennsylvania, being 1938 Valley  
Road, Pomeroy, PA 19367

UPI No. 37-04M-0010

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$136,486.21

PLAINTIFF: BAC Home Loans  
Servicing

VS

DEFENDANT: **REBECCA STARK**  
SALE ADDRESS: 1938 Valley Rd.,  
Pomeroy, PA 19367

PLAINTIFF ATTORNEY: **JOSHUA I.  
GOLDMAN, 215-563-7000**

**SALE NO. 11-3-175**

**Writ of Execution No. 10-03875**

**DEBT \$226,802.61**

10-03875 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the  
Township of West Goshen, Chester County,  
Pennsylvania, being 1108 Paoli Pike, West  
Chester, PA 19380-4668

UPI No. 52-5C-45

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$226,802.61

PLAINTIFF: BAC Home Loans  
Servicing

VS

DEFENDANT: **WILLIAM  
ATZROTT**

SALE ADDRESS: 1108 Paoli Pike,  
West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOSHUA I.  
GOLDMAN, 215-563-7000**

**SALE NO. 11-3-176**

**Writ of Execution No. 09-05941**

**DEBT \$188,159.76**

2009-05941 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the  
Township of London Grove, Chester County,  
Pennsylvania, being 229 Garden Station Road,

Avondale, PA 19311-9365  
 UPI No. 59-11-12.7  
 IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$188,159.76  
 PLAINTIFF: Citimortgage Inc.  
 VS

DEFENDANT: **GEORGE & PATRICIA BUSH**

SALE ADDRESS: 229 Garden Station  
 Rd., Avondale, PA 19311

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

**SALE NO. 11-3-177**

**Writ of Execution No. 10-02482**

**DEBT \$183,311.20**

ALL THAT CERTAIN lot or piece of land with the frame dwelling house thereon situate, known as No. 12 Vanderslice Street, situate on the northerly side of Vanderslice Street west of Fairview Street, in the Fifth Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the south by Vanderslice Street on the west by No. 13; on the north by Needle Street and on the east by Lot No. 11 Vanderslice Street, being 17.96 feet in front on said Vanderslice Street and extending of that width between parallel lines, a distance of 125.019 feet to the south side of Needle Street being Lot No. 12 on a plot or plan of properties of Frank B Welland, surveyed by William Magarity, Jr., C.E. June 11<sup>th</sup>, 1928, said Plan being recorded in the Recorder of Deeds Office at West Chester PA in Plan Book No. 1 Page 274

COUNTY Parcel No. 15-9-39

BEING known as: 543 Vanderslice Street, Phoenixville, PA 19460

PROPERTY ID No.: 15-09-0039

TITLE to said premises is vested in Eric P. Schlachta, as sole owner by deed from Christine P. Pumarada and Paul F. Pumarada, wife and husband dated 08/22/2006 recorded 09/11/2006 in Deed Book 6948 Page 2226.

PLAINTIFF: Liquidation Properties Inc.

VS

DEFENDANT: **SUSAN SCHLACHTA aka SUZAN NORRIS as ADMINISTRATOR of the ESTATE of ERIC SCHLACHTA**

SALE ADDRESS: 543 Vanderslice St., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ALLEN**

**MINATO, 856-669-5400**

**SALE NO. 11-3-178**

**Writ of Execution No. 08-04786**

**DEBT \$104,379.67**

BY virtue of a Writ of Execution No. 08-04786

OWNER(S) of property situate in the Downingtown Borough, Chester County, Pennsylvania, being 212 Prospect Avenue, Downingtown, PA 19335-2831

UPI No. 11-11-113.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$104,379.67

PLAINTIFF: US Bank National Assoc.  
 VS

DEFENDANT: **GLORIA MEEKS & SYBIL MILLER**

SALE ADDRESS: 212 Prospect Ave., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL SHAH-JANI, 215-563-7000**

**SALE NO. 11-3-179**

**Writ of Execution No. 10-09465**

**DEBT \$132,519.74**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the south side of the Philadelphia-Lancaster Turnpike in East Whiteland Township, Chester County, PA, bounded and described as follows, to wit:

BEGINNING at a stake, 418.16 feet west of the western line of the Lancaster Turnpike and Morehall Road in the middle of the road; thence south 17 degrees 28 minutes west 214.76 feet to a point; thence north 85 degrees 46 minutes west 174.88 feet to a stake; thence north 29 degrees 59 minutes west 113.63 feet to a spike in the center of Sugartown Road; thence along the said Sugartown Road north 60 degrees 1 minutes east 241.39 feet to an iron pin in the center of the first mentioned road; thence along the center of the first mentioned road, south 72 degrees 32 minutes east 90.74 feet to the place of beginning.

CONTAINING 1 acre of land more or less.

TITLE to said premises is vested in William H. Pfitzenmeyer by Deed from Robert H. Griffith and Elizabeth K. Griffith, his wife, dated September 18, 1963 and recorded September 18, 1963 in Deed Book K35, Page 657.

AND the said William H. Pfitzenmeyer

being so seized thereof, in fee, departed this life on 7/27/2009 having first made his Last Will and Testament in writing bearing the date of 3/17/2009, duly proven and registered at Chester County, PA, being Will #15091242, wherein and whereby the said Testator did nominate, constitute and appoint Robert Pfitzenmeyer and Frank Pfitzenmeyer, Co-Executors of his Estate to whom letters Testamentary were duly granted by the Register of Wills of Chester, PA on 8/18/2009.

PREMISES being known as: 14 Village Way, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-04M-0001

PLAINTIFF: Financial Freedom Acquisition

VS

DEFENDANT: **ROBERT & FRANK PFITZENMEYER**

SALE ADDRESS: 14 Village Way, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MARC WEISENBERG, 215-790-1010**

**SALE NO. 11-3-180**

**Writ of Execution No. 10-06342**

**DEBT \$152,495.20**

ALL THAT CERTAIN lot or dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and State of Pennsylvania, described according to a Site Layout Plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989 and recorded at Chester County as Plan File No. 9462, being more particularly shown and described on a certain Plan entitled "As Built Building Location", Tidewater, prepared by NTH Consultants, dated 10/30/1993; being shown on said Plan as Unit No. A-1.

TOGETHER with and subject to Declaration in Record Book 2079 Page 236, amended in Record Book 3285 Page 563.

BEING the same property which Carter's Grove Associates, L.P. a Pennsylvania Limited Partnership, by Buttonwood Construction Corporation by Deed dated July 15, 1993 and recorded with the Chester County Recorder of Deeds Office on July 20, 1993 in Book 3591, Page 1506, granted and conveyed unto Lars J.B. Spicer, Jr.

PROPERTY known as: 101 Carters Grove Lane, Malvern, PA 19335

BEING UPI #2-6-328

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of

Pennsylvania

VS

DEFENDANT: **LARS SPICER and LARS J.B. SPICER JR.**

SALE ADDRESS: 101 Carters Grove Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAUREN B. KARL, 412-232-0808**

**SALE NO. 11-3-182**

**Writ of Execution No. 10-09095**

**DEBT \$482,481.06**

BY virtue of a Writ of Execution No. 10-09095

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 503 Windsor Way, Chester Springs, PA 19425-3845

UPI No. 32-3-702

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$482,841.06

PLAINTIFF: Bank of America

VS

DEFENDANT: **GWEN KRILOVA**

SALE ADDRESS: 503 Windsor Way, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **VIVEK SRIVASTAVA, 215-563-7000**

**SALE NO. 11-3-183**

**Writ of Execution No. 10-07479**

**DEBT \$409,777.84**

BY virtue of a Writ of Execution No. 10-07479

OWNER(S) of property situate in Lower Oxford Township, Chester County, Pennsylvania, being 288 Hawksworth Drive, Oxford, PA 19363-2524

UPI No. 56-3-69.30

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$409,777.84

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **SAMUEL WATSON**

SALE ADDRESS: 288 Hawksworth Dr., Oxford, PA 19363

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

**SALE NO. 11-3-184**  
**Writ of Execution No. 05-01900**  
**DEBT \$206,194.33**

ALL THAT CERTAIN "Spring House" Parcel situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, as shown on plan "1622 sq. ft. Spring House Parcel, Willistown Woods II", prepared for Mac Elree Harvey, LTD., dated February 15, 2008, by Howell Kline Surveying, LLC, West Chester, PA, being more particularly described as follows:

BEGINNING at a point, being a common corner of "Spring House" Parcel and lands now or late of Willistown Woods II, L.P. (UPI #54-8-22) as shown on said Plan, said point of beginning being located the following courses and distances from a remote point of beginning, being the intersection of the centerline of Dartmouth Road and the title line in the bed of Street Road (Route 926), thence from said remote point of beginning, along the centerline of Dartmouth Road the following five (5) courses and distances: 1) N 28° 08' 46" W a distance of 32.30' to a point of curvature; 2) along said curve to the right having an arc length of 132.21', a radius of 150.00' a chord bearing of N 02°53'46" W, a chord length of 127.97' a central angle of 50°30'00", to a point of tangency; 3) N 22°21'14" E a distance of 120.77' to a point of curvature; 4) along said curve to the left having an arc length of 198.53', a radius of 175.00', a chord bearing of N 10°08'46" W, a chord length of 188.05', a central angle of 65°00'00", to a point of tangency; and 5) N 42°38'46" W a distance of 198.70' to a spike found; thence leaving said centerline through lands now or late of Willistown Woods II, L.P., N 33°53'12" W a distance of 149.20' to the true point of beginning; thence from true point of beginning along lands now or late of Willistown Woods II, L.P. the following sixteen (16) courses and distances: 1) N 89°22'00" W a distance of 17.46'; 2) N 00°38'00" E a distance of 24.00'; 3) N 89°22'00" W a distance of 10.45'; 4) N 00°38'00" E a distance of 20.24'; 5) S 89°22'00" E a distance of 14.67'; 6) N 00°38'00" E a distance of 10.75'; 7) N 89°22'00" W a distance of 6.36'; 8) N 00°38'00" E a distance of 16.30'; 9) S 89°22'00" E a distance of 20.83'; 10) S 00°38'00" W a distance of 16.30'; 11) N 89°22'00" W a distance of 6.35'; 12) S 00°38'00" W a distance of 10.75'; 13) S 89°22'00" E a distance of 15.56'; 14) S 00°38'00" W a distance of 20.24'; 15) N 89°22'00" W a distance of 10.45'; and 16) S 00°38'00" W a distance of 24.00' to the Point and Place of Beginning.

CONTAINING: 1,622 Square Feet (0.037 Acres) of land, being the same more or less.

BEING "Spring House" Parcel of Willistown Woods II as shown on said Plan, formerly a portion of the land commonly known as "The Fruh Parcel."

BEING commonly known as 68-70 Dartmouth Road, West Chester, PA and

TAX Parcel No. 54-8-22.00

PLAINTIFF: TCS Grantor Trust, Successor by Assignment from Hudson United Bank s/b/m to Jefferson Bank by Touchstone Asset Management, Servicing Agent

VS

DEFENDANT: **WILLISTOWN WOODS II, LIMITED PARTNERSHIP**

SALE ADDRESS: 68-70 Dartmouth Rd., West Chester, PA 19380

PLAINTIFF ATTORNEY: **STEVEN SUGARMEN, 610-889-0700**

**SALE NO. 11-3-185**  
**Writ of Execution No. 10-08090**  
**DEBT \$336,455.73**

BY virtue of a Writ of Execution No. 10-8090

OWNER(S) of property situate in the Township of West Pikeland, Chester County, Pennsylvania, being 724 Hunt Club Lane, Chester Springs, PA 19425-2311

UPI No. 34-4P-16

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$336,455.73

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KIMBERLYNN CASTLE & JEFFREY COX**

SALE ADDRESS: 724 Hunt Club Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JOSHUA GOLDMAN, 215-563-7000**

**SALE NO. 11-3-186**  
**Writ of Execution No. 09-14511**  
**DEBT \$925,982.53**

ALL THAT CERTAIN lot or piece of ground situate in East Marlborough Township, Chester County, Pennsylvania bounded and described according to a land development plan for Joe Wallace, made by Chester Valley Engineers, Inc., dated 3-29-2002 last revised 6-14-2002 and recorded in Chester County as Plan #16284 as follows to wit

BEGINNING at a point on the easterly side of Public Road (r. 422) known as North Walnut Road a corner of a 25 feet wide access easement for access over Lot 3 benefiting Lots 1 and 2 on said Plan, thence extending along same, north 85 degrees 17 minutes 45 seconds east 137.02 feet to a point; a corner of Lot 2, thence extending along same, south 03 degrees 37 minutes 55 seconds east 533.89 feet to a point in line of Lot 4, thence extending along same, south 50 degrees 45 minutes 15 seconds west 166.34 feet to a point on the easterly side of North Walnut Road, thence extending along same the two following courses and distances, (1) on the arc of a circle curving to the right having a radius of 484.29 feet the arc distance of 41.42 feet to a point of tangent, and (2) north 03 degrees 37 minutes 55 seconds west, 586.81 feet to the first mentioned point and place of beginning.

CONTAINING 79,633 square feet or 1.829 acres more or less.

BEING Lot 1 on said Plan.

BLR # 61-5-496

PLAINTIFF: ING Bank, fsb

VS

DEFENDANT: **WILLIAM DOLAN,**

**JR.**

SALE ADDRESS: 100 Lynn Lane, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **STUART WINEGRAD, 215-735-5599**

**SALE NO. 11-3-187**

**Writ of Execution No. 10-04882**

**DEBT \$224,472.29**

BY virtue of a Writ of Execution No. 10-04882

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 553 East Avondale Road, West Grove, PA 19390-9704

UPI No. 59-11-40.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$224,472.29

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DANA TINNIN**

SALE ADDRESS: 553 East Avondale Rd., West Grove, PA 19390

PLAINTIFF ATTORNEY: **DANIELS SCHMIEG, 215-563-7000**

**SALE NO. 11-3-188**

**Writ of Execution No. 10-11190**

**DEBT \$149,597.51**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, Chester County, described according to a Subdivision Plan for Heritage Square by William L. Conner, Professional Land Surveyor, Spring City, PA dated 7/11/1989 last revised 1/9/1990 and recorded as Plan No. 10328 as follows, to wit:

BEGINNING at a point on the westerly side of Heritage Square Drive, a corner of Lot #8 thence extending along same, south 71 degrees 28 minutes west, 100.00 feet to a point on the easterly side of South Street; thence extending along the same, north 18 degrees 32 minutes 0 seconds west 35.00 feet to a point in the line of Lot #9; thence extending along same, north 71 degrees 28 minutes east, 100.00 feet to a point on the westerly side of Heritage Square Drive; thence extending along the same, south 18 degrees 32 minutes east, 35 feet to the point of beginning.

TAX ID Number: 15-05-0633

UPI Number: 15-5-633

IMPROVEMENTS: residential dwelling

BEING the same premises: Doris L. Taylor, Sole Owner by Deed from Elizabeth A. Fifer, Executrix of the Estate of James K. Overstreet, deceased dated 5/2/2007 and recorded 7/31/2007 in Record Book 7226 Page 302

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DORIS TAYLOR**

SALE ADDRESS: 439 South Street Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MARTHA VON ROSENSTIEL, 610-528-2887**

**SALE NO. 11-3-189**

**Writ of Execution No. 10-08274**

**DEBT \$338,986.56**

ALL THAT CERTAIN unit in the property known, named and identified as Charlestown Woods Condominium, located in Charlestown Township, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq. by the recording in the County of Chester, Department of Records of a Declaration recorded on 12/20/2007 in Record Book 7331 Page 1520 being and designated as Unit No. 2 together with a proportionate undivided interest in the Common Elements (as defined in

such Declaration)

TOGETHER with the perpetual right, liberty, privilege and use over through and across a fifty (50) wide common driveway easement extending from Charlestown Road as more particularly described on the Subdivision Plan recorded in Chester County as 17652 aforesaid as for a vehicular and pedestrian ingress and egress and for installation of utilities including gas, electric and water service and telephone and cable television service for Lot No. 1 and Lot No. 2 as more particularly described on the said Subdivision Plan. Subject to the duty in common with the owners of the aforesaid lots, their successors and assigns to maintain and repair the said common driveway and to keep it free from ice, snow and debris.

TAX Parcel #35-4-11.1C

BEING part of the same premises John G. Berg by Deed dated 2/21/2009 and recorded 2/23/2009 in the County of Chester in Record Book 7595 Page 2025 conveyed unto Maureen R. Berg, in fee.

PLAINTIFF: Prudential Savings Bank  
VS

DEFENDANT: **MAUREEN BERG**

SALE ADDRESS: Charlestown Woods Condominium, 138 Charlestown Rd., aka Unit 2,14 Alexis Ln, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JEROME R. BALK**, 215-564-5640

**SALE NO. 11-3-190**

**Writ of Execution No. 10-11913**

**DEBT \$216,447.65**

ALL THAT CERTAIN lot or tract of ground with the dwelling house and improvements thereon erected, hereditaments and appurtenances, situate on the northeasterly side of the public road (33 feet wide) known as The Eagle Farms Road, leading from Anselma to Eagle, in West Pikeland Township, Chester County, Penna., bounded and described according to a survey made by George F. Shaner, Registered Engineers on September 20, 1950 as follows, to wit:

BEGINNING at a point in the middle of the aforesaid Public Road leading from Anselma to Eagle, a corner of land now or late of Daniels; thence along said latter lands, north 45 degrees, 30 minutes east, 22.68 perches to a planted stone, a corner of lands now or late of Harry Nessner; thence by said latter lands, north 51 degrees, 30 minutes west, 21.72 perches to a planted stone and thence south 44 degrees west, 24.7 perches to a corner in the middle of the aforesaid Eagle Road; thence along the center line of said Road, south 45

degrees, 45 minutes east, 21.28 perches to the first mentioned point and place of beginning.

CONTAINING 3.12 acres of land, be the same more or less.

CHESTER County Tax Parcel #34-3-10

BEING the same premises which Daniel Joseph Richard by Deed dated October 29, 1991 and recorded November 7, 1991 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2658 Page 286, granted and conveyed unto Roy Hall and Aileen Hall, in fee.

PLAINTIFF: Beneficial Consumer Discount Company

VS

DEFENDANT: **ROY and AILEEN HALL**

SALE ADDRESS: 1821 Eagle Farms Rd., Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **STEVEN EISENBERG**, 215-572-8111

**SALE NO. 11-3-191**

**Writ of Execution No. 10-07838**

**DEBT \$348,301.59**

BY virtue of a Writ of Execution No. 2010-07838

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 233 Hidden Creek Dr, Downingtown, PA 19335-4227

UPI No. 39-4-392

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$348,301.59

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **MICHELLE and THOMAS WOLF**

SALE ADDRESS: 233 Hidden Creek Dr., Downingtown, PA 19335

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

**SALE NO. 11-3-192**

**Writ of Execution No. 08-04306**

**DEBT \$707,280.01**

BY virtue of a Writ of Execution No. 08-04306

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 339 Croton Road, Wayne, PA 19087

UPI No. 43-11C-65.10  
IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$707,280.01  
PLAINTIFF: The Bank of New York as

Trustee

VS

DEFENDANT: **BRIAN and  
FRANCINE LINCICOME**

SALE ADDRESS: 339 Croton Rd.,  
Wayne, PA 19087

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

**SALE NO. 11-3-194**

**Writ of Execution No. 08-04238**

**DEBT \$587,391.55**

BY virtue of a Writ of Execution No.  
08-04238

OWNER(S) of property situate in the  
Township of West Pikeland, Chester County,  
Pennsylvania, being 1625 Spring House Road,  
Chester Springs, PA 19425

UPI No. 34-1-111

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$587,391.55

PLAINTIFF: The Bank of New York  
Trust Company, NA

VS

DEFENDANT: **KEITH and  
YVETTE FRANKLIN**

SALE ADDRESS: 1625 Spring House  
Rd., Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **COURTE-  
NAY DUNN, 215-563-7000**

**SALE NO. 11-3-195**

**Writ of Execution No. 09-05132**

**DEBT \$299,114.59**

BY virtue of a Writ of Execution No.  
09-05132

OWNER(S) of property situate in  
Honey Brook Township, Chester County,  
Pennsylvania, being 955 Birdell Road, Honey  
Brook, PA 19344

UPI No. 22-11-8.2

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$299,114.59

PLAINTIFF: Kondaur Capital  
Corporation

VS

DEFENDANT: **JAMES & CHAR-**

**LOTTE FERRELL**

SALE ADDRESS: 955 Birdell Rd.,  
Honey Brook, PA 19344

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

**SALE NO. 11-3-196**

**Writ of Execution No. 10-10024**

**DEBT \$300,259.91**

BY virtue of a Writ of Execution No.  
10-10024

OWNER(S) of property situate in East  
Goshen Township, Chester County, Pennsylvania,  
being 1010 Taylor Avenue, West Chester, PA  
19380-6036

UPI No. 53-2-86.1

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$300,259.91

PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **ANDREW J.  
MacDOWELL aka ANDREW MacDOWELL**

SALE ADDRESS: 1010 Taylor Ave.,  
West Chester, PA 19380

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

**SALE NO. 11-3-197**

**Writ of Execution No. 10-10830**

**DEBT \$268,667.25**

BY virtue of a Writ of Execution No.  
10-10830

OWNER(S) of property situate in the  
Township of East Fallowfield, Chester County,  
Pennsylvania, being 193 Milbury Road,  
Coatesville, PA 19320-5604

UPI No. 47-4-305

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$268,667.25

PLAINTIFF: Deutsche Bank National  
Trust Company

VS

DEFENDANT: **LENORA  
WOOLARY and YVONNE THOMAS**

SALE ADDRESS: 193 Milbury Rd.,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAIME  
McGUINNESS, 215-563-7000**

**SALE NO. 11-3-198**  
**Writ of Execution No. 10-05487**  
**DEBT \$74,445.96**

BY virtue of a Writ of Execution No.  
 10-05487

OWNER(S) of property situate in the  
 Borough of Parkesburg, Chester County,  
 Pennsylvania, being 503 West 1<sup>st</sup> Avenue,  
 Parkesburg, PA 19365-1205

UPI No. 8-5-40

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$74,445.96

PLAINTIFF: Deutsche Bank National  
 Trust Company  
 VS

DEFENDANT: **PAMELA and**  
**WILLIAM TATUM**

SALE ADDRESS: 503 West 1<sup>st</sup> Ave.,  
 Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JAIME**  
**McGUINNESS, 215-563-7000**

**SALE NO. 11-3-199**  
**Writ of Execution No. 07-11977**  
**DEBT \$196,114.62**

ALL THAT CERTAIN lot or piece of  
 ground situate in the Township of East Coventry,  
 County of Chester and Commonwealth of  
 Pennsylvania, bounded and described according to  
 a final plan of "Coventry Glen", prepared by  
 Gilmore & Associates, Inc., Consulting Engineers  
 and Land Surveyors, dated 8/30/2000, last revised  
 7/2/2004 and recorded in Chester County as Plan  
 No. 17236 as follows, to wit:

BEGINNING at a point on the souther-  
 ly side of Dare Lane, a corner of Lot #56 as shown  
 on said Plan; thence from said point of beginning,  
 along the said side of Dare Lane south 37 degrees,  
 18 minutes, 45 seconds east 20.00 feet to a corner  
 of Lot #54; thence along Lot #54 south 52 degrees,  
 41 minutes, 15 seconds west 105.90 feet to a point  
 in line of open space; thence along said open space  
 north 37 degrees, 18 minutes, 45 seconds west  
 20.00 feet to a corner of Lot #56; thence along Lot  
 #56 north 52 degrees, 41 minutes, 15 seconds east  
 105.90 feet to the first mentioned point and place  
 of beginning.

BEING Lot #55

PARCEL No.: 18-1-250

BEING known as: 55 Dare Lane,  
 Pottstown, PA 19465.

BEING the same premises which NVR,  
 Inc. trading as Ryan Homes, by Deed dated

October 31, 2005 and recorded December 15,  
 2005 in and for Chester County, Pennsylvania, in  
 Deed Book Volume 6713, Page 1922, granted and  
 conveyed unto Felicia Lewis and James Lewis,  
 husband and wife.

PLAINTIFF: Aurora Loan Services,  
 LLC

VS

DEFENDANT: **FELICIA and**  
**JAMES LEWIS**

SALE ADDRESS: 55 Dare Ln.,  
 Pottstown, PA 19465

PLAINTIFF ATTORNEY: **KIMBER-**  
**LY BONNER, 908-233-8500**

**SALE NO. 11-3-200**  
**Writ of Execution No. 10-05348**  
**DEBT \$218,588.42**

BY virtue of a Writ of Execution No.  
 10-05348

OWNER(S) of property situate in the  
 East Caln Township, Chester County,  
 Pennsylvania, being 32 May Apple Drive,  
 Downingtown, PA 19335-3442

UPI No. 40-4-199

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$218,588.42

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **THOMAS McHUGH**

SALE ADDRESS: 32 May Apple Dr.,  
 Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL**  
**SHA-JANI, 215-563-7000**

**SALE NO. 11-3-201**  
**Writ of Execution No. 10-04756**  
**DEBT \$215,927.57**

ALL THAT CERTAIN lot of piece of  
 ground, with the buildings and improvements  
 thereon erected, hereditaments and appurtenances,  
 situate in the Township of Caln, County of Chester  
 and State of Pennsylvania, bounded and described  
 according to a Subdivision Plan of Summit Woods,  
 made by Yerkes Associates, Inc., West Chester,  
 Pa., dated 6/18/1990 revised 5/14/1991 and  
 recorded in Chester County Plan File No. 11213,  
 as follows, to wit:

BEGINNING at a point on the norther-  
 ly side of Summit street (40 feet wide) at a corner  
 of Lot #2-A (as shows on said plan); thence  
 extending from said beginning point, along the  
 northerly side of Summit Street, south 85 degrees,

39 minutes west, 60 feet to a point; thence extending north 4 degrees, 21 minutes west, 120 feet to a point on the southerly side of a 12 feet wide unimproved alley; thence extending along same north 85 degrees, 39 minutes east, 60 feet to a point a corner of Lot #2-A; thence extending along same south 4 degrees, 21 minutes east, 120 feet to the first mentioned point and place of beginning.

BEING Lot #1-A as shown on said Plan.

TITLE to said premises is vested in Patricia Bogart Bramley a/k/a Patricia B. Bramley and William Bramley a/k/a William Francis Bramley, husband and wife, by deed from Patricia Bogart Bramley dated July 16, 2004 and recorded August 16, 2004 in Deed Book 6252, Page 1650.

PREMISES being known as: 3107 West Summit Avenue, Downingtown, Pennsylvania 19335.

TAX I.D.#: 39-04L-0037.010

PLAINTIFF: Household Finance  
Consumer Discount Company  
VS

DEFENDANT: **WILLIAM BRAME-  
LY aka WILLIAM FRANCIS BRAMELY and  
PATRICIA BOGART BRAMELY aka PATRI-  
CIA B. BRAMELY**

SALE ADDRESS: 3107 West Summit  
Ave., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **TER-  
RENCE McCABE, 215-790-1010**

**SALE NO. 11-3-202**  
**Writ of Execution No. 10-09665**  
**DEBT \$704,008.36**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Plan of Smithridge at Kennett, made by Brandywine Valley Engineers, Inc. dated 08/25/1997, last revised 06/12/1998 and recorded as Plan #14705, as follows, to wit:

BEGINNING at an iron pin to be set on the northerly right of way line of Woodridge Road (50 feet wide), said point being a common corner of Lot #11 on said Plan and the southeasterly most corner of the herein described Lot #10; thence from said point of beginning along said northerly right of way line of Woodridge Road, the following 3 courses and distances: (1) south 87 degrees 06 minutes 05 seconds west, 133.26 feet to an iron pin to be set; (2) along a curve to the left having a radius of 325.00 feet, the arc distance of 56.66 feet, a chord bearing of south 82 degrees 06 minutes 24

seconds west and a chord distance of 56.59 feet to a concrete monument to be set and (3) south 77 degrees 06 minutes 42 seconds west, 52.24 feet to an iron pin to be set; thence along a private road right of way area for Lots #8, #9, and #10, north 12 degrees 53 minutes 18 seconds west, 50.00 feet; thence along Lot #9 of said Plan, north 25 degrees 42 minutes 02 seconds east, 238.90 feet to an iron pin to be set; thence along lands now or late of Southridge, Inc., north 87 degrees 06 minutes 05 seconds east, 135.41 feet; thence along Lot #11 as shown on said Plan, south 02 degrees 53 minutes 55 seconds east, 245.00 feet to the first mentioned point and place of beginning.

BEING Lot #10 as shown on said Plan.

CONTAINING 49,686 square feet of land, be the same more or less.

PARCEL No. 62-7-98.10

BEING the same premises which Thompson Smithbridge Inc., A Pennsylvania Corporation (aka Thompson Smithridge, Inc.), by Deed dated March 4, 2004 and recorded in the Chester County Recorder of Deeds Office on March 10, 2004 in Deed Book 6087, Page 2157, granted and conveyed unto Nicholas N. Pournader.

PLAINTIFF: Merrill Lynch Credit Corporation

VS

DEFENDANT: **NICHOLAS POUR-  
NADER**

SALE ADDRESS: 119 Woodridge Dr.,  
Kennett Square, PA 19348

PLAINTIFF ATTORNEY:  
**DANIELLE BOYLE-EBERSON, 610-278-  
6800**

**SALE NO. 11-2-203**  
**Writ of Execution No. 10-09901**  
**DEBT \$163,956.38**

ALL THAT CE RTAIN lot or piece of ground, Situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan of Watch Hill made by Yerkes Associates, Inc., 101 Charles Drive, Box 1080, Bryn Mawr, PA 19010 dated 9/16/1987 last revised 11/2/1988 and recorded as Plans #7874 through #7897 as follows, to wit:

BEGINNING at a point on the northerly side of Watch Hill Road (50 feet wide), a corner of Lot #15 on said Plan; thence extending along said Lot, north 12 degrees 32 minutes east 331.36 feet to a point in line of Open Space. (East); thence extending south 77 degrees 2 minutes east 130.00 feet to a point, a corner of Lot #13; thence extend-

ing along said Lot, south 12 degrees 32 minutes crossing a 30 feet wide storm drainage easement, 331.36 feet to a point on the northerly side of Watch Hill Easement, 331.36 feet to a point on the northerly side of Watch Hill Road; thence extending along same, north 77 degrees 28 minutes west 130.00 feet to the first mentioned point and place of beginning.

PROPERTY ADDRESS: 267 Watch Hill Road, Exton, PA 19341.

PARCEL NO. 41-02-0120

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **STANLEY and DONNA EDWARDS**

SALE ADDRESS: 267 Watch Hill Rd., Exton, PA 19341

PLAINTIFF ATTORNEY: **McCABE WEISENBERG and CONWAY, 215-790-1010**

**SALE NO. 11-3-204**

**Writ of Execution No. 09-07399**

**DEBT \$63,890.91**

ALL THAT CERTAIN lot or tract of ground, situate in Kennett Township, Chester County, Pennsylvania, described according to Plan of Property of Kenroc Corp. known as 'Greenwood Hills, Phases I, II and III made by George E. Regester, Jr. & Sons, Inc. Surveyor dated August 10, 1970, revised April 6, 1972, and by a more recent survey dated, 1974, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern side of William Lane at 50 feet wide, a corner of Lot 21, on said Plan, said point is measured along said road the two following courses and distances from a point on the southern side of McComb Lane: (1) on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 37.50 feet to a point; (2) thence on the arc of a circle curving to the right having a radius 499.92 feet, the arc distance of 365.07 feet to the point of beginning; thence extending from said beginning point and along Williams Lane the three following courses and distances: (1) on the arc circle curving to the right having a radius of 261.47 feet, the arc distance of 134.85 feet to a point; (2) thence north 75 degrees 2 minutes west, 150.43 feet to a point; (3) thence on the arc of a circle curving to the left having a radius of 289.28 feet, the arc distance of 65.47 feet to a point in line of other lands of Kenroc Corporation to be open space for Parkland thence along said lands north 2 degrees east, 166.80 feet to a point, a corner of Lot 20, on said

Plan; thence along said Lot, south 5 degrees 39 minutes east 296.69 feet to a point, a corner of Lot 21, on said Plan; thence along said Lot, south 19 degrees 24 minutes 21 seconds east, 150.63 feet to the first mentioned point and place of beginning. Containing within said metes and bounds 1.163 acres, be the same, more or less.

SUBJECT, however, to the following:

1. Right of Way Agreement between Craig M. Snader et al. and the Bell Telephone Company of Pennsylvania and Philadelphia Electric Company, dated February 10, 1955, and recorded in the Office of the Recorder of Deeds, in and for Chester County, Commonwealth of Pennsylvania, in Miscellaneous Deed Book 101, Page 319.

2. Revised Declaration of Restrictions recorded in the Office aforesaid in Plan Book 4, Page 7.

3. Second Revised Declaration of Restrictions recorded in the Office aforesaid in Miscellaneous Deed Book 111, Page 415.

4. Agreement among Kenroc Corporation et al., dated March 8, 1971, and recorded in Miscellaneous Deed Book 191, Page 833.

5. Agreement between Kenroc Corporation and the Township of Kennett, dated September 25, 1972, and recorded in Miscellaneous Deed Book 200, Page 436.

6. Right of Way Agreement between Kenroc Corporation and Philadelphia Electric Company, dated May 3, 1971, and recorded in Miscellaneous Deed Book 192, Page 695.

7. Right of Way Agreement of The Bell Telephone Company of Pennsylvania, dated May 3, 1971 and recorded in Miscellaneous Deed Book 192, Page 730.

8. Sixty-foot building set back line as shown on survey made by George E. Regester, Jr. & Sons Inc., Surveyor, dated August 10, 1970, and revised April 6, 1972.

9. Right to use McComb lane in common with other owners of lots shown on Plan of Greenwood Hills, recorded in Plan Book 6, Page 26.

UPI #62-4-327

TITLE to said premises is vested in Colin S. Munday and Normita V. Munday, h/w, by Deed from Colin S. Munday, dated 03/20/2006, recorded 03/24/2006 in Book 6797, Page 1105.

BEING known as the premises of 822 Williams Lane, Chadds Ford, PA 19317-8227

RESIDENTIAL property

SEIZED in execution as the property of Colin S. Munday and Normita V. Munday on

Judgment No. 09-07399

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **COLIN S. MUNDAY  
& NORMITA V. MUNDAY aka NORMITA L. MUNDAY**

SALE ADDRESS: 822 Williams Lane,  
Chadds Ford, PA 19317

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

**SALE NO. 11-3-205****Writ of Execution No. 10-00294****DEBT \$441,886.42**

BY virtue of a Writ of Execution No.  
10-00294

OWNER(S) of property situate in the  
Township of London Britain, Chester County,  
Pennsylvania, being 215 Mercer Mill Road,  
Landenberg, PA 19350-9113

UPI No. 73-2-2.3 and 73-2-2

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$441,886.42

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RENEE & MARK  
WILLIAMS**

SALE ADDRESS: 215 Mercer Mill  
Rd., Landenberg, PA 19350

PLAINTIFF ATTORNEY: **VIVEK  
SRIVASTAVA, 215-563-7000**

**SALE NO. 11-3-206****Writ of Execution No. 10-07431****DEBT \$112,982.71**

BY virtue of a Writ of Execution No.  
10-07431

OWNER(S) of property situate in  
Highland Township, Chester County,  
Pennsylvania, being 46 BoroLine Road a/k/a 46  
Borough Line Road, Parkesburg, PA 19365-9201

UPI No. 45-01-0011.030

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$112,982.71

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **VENCENT BELLI-  
NO**

SALE ADDRESS: 46 BoroLine Rd.,  
aka 46 Borough Line, Parkesburg, PA 19365

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

**SALE NO. 11-3-207****Writ of Execution No. 10-11220****DEBT \$585,246.19**

ALL THAT CERTAIN lot or piece of  
ground, hereditaments and appurtenances, situate  
in the Township of Upper Uwchlan, County of  
Chester and State of Pennsylvania, bounded and  
described according to a Plan of "Fetters Grove  
Phase II and III" made by EIK Surveyors and  
Engineers, Uwchlan Pennsylvania, dated  
4/17/1996 and recorded in Plan File No. 13522 as  
follows, to wit:

BEGINNING at a point on the southerly  
side of Peggy's Drive, said point being a corner  
of Lot No. 19 as shown on said Plan; thence  
extending from said beginning point along Peggy's  
Drive north 68°, 38 minutes, 0 seconds east 150  
feet to a point a corner of Lot 17, thence extending  
along same, south 23°, 22 minutes, 0 seconds east  
322.77 feet to a point in line of land now or formerly  
of Joanne McDonald; thence extending  
along the same, south 62°, 17 minutes, 30 seconds  
west 150.43 feet to a point a corner of Lot 19;  
thence extending along the same, north 23°, 22  
minutes, 0 seconds west 334.16 feet to the first  
mentioned point and place of beginning.

TAX Parcel #32-03-0014.02E

PROPERTY address: 105 Somers  
Drive, Downingtown, PA 19335

IMPROVEMENTS: a residential  
dwelling.

SOLD as the property of: Eric  
Vonberge and Jodi Vonberge

BY Deed from: Michael McKay and  
Laura McKay

DATED: 05/11/2005 and recorded:  
05/20/2005

BOOK: 6497 Page: 2030

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ERIC and JODI  
VONBERGE**

SALE ADDRESS: 105 Somers Dr.,  
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MICHAEL  
McKEEVER, 215-627-1322**

**SALE NO. 11-3-209****Writ of Execution No. 10-10721****DEBT \$239,637.70**

ALL THAT CERTAIN message and  
lots of land, hereditaments and appurtenances, situate  
in West Goshen Township, Chester County,  
Pennsylvania, being Lots Nos. 72 and 73 on the

Plan of Chatwood, laid out for Johnston T. Wilson, recorded in the Office of Recording of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 56, bounded on the East by Lot No. 74, on the west by Birch Alley and fronting on the south on Orchard Avenue.

BEING known as 847 Orchard Avenue, West Chester, PA 19382

BEING the same premises which Lance T. Simmons and Ernest H. Simmons, Jr., by Indenture dated June 16, 1999 and recorded June 25, 1999 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 4587 Page 2167 granted and conveyed unto Lance T. Simmons. On January 9, 2009 Lance T. Simmons departed this life. On June 21, 2010 Charles A.J. Halpin, III, was appointed Administrator of the Estate of Lance Thorgny Simmons, also known as Lance T. Simmons, deceased.

PARCEL No.: 52-5G-74

IMPROVEMENTS: residential dwelling.

PLAINTIFF: Wells Fargo Bank N.A. aka Wachovia Mortgage, a division of Wells Fargo Bank N.A. et. al.

VS

DEFENDANT: **CHARLES A.J. HALPIN, III as ADMINISTRATOR of the ESTATE of LANCE T. SIMMONS, deceased**

SALE ADDRESS: 847 Orchard Ave., West Chester, PA 19382

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-9690**

**SALE NO. 11-3-210**

**Writ of Execution No. 10-00319**

**DEBT \$163,708.87**

BY virtue of a Writ of Execution No. 10-00319

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 315 Mount Pleasant Street, Coatesville, PA 19320-3003

UPI No. 16-4-19.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$163,708.87

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **BRANDI O'BRIAN-AHERN & WILLIAM AHERN**

SALE ADDRESS: 315 Mount Pleasant St., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHELE**

**BRADFORD, 215-563-7000**

**SALE NO. 11-3-211**

**Writ of Execution No. 10-06889**

**DEBT \$163,906.92**

ALL THAT IS CERTAIN lot or piece of ground, hereitaments and apourtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Knoll, Phase I. originally called Wedswood Estates Phase III, dated 2/5/1984, last revised 10/11/1984 and recorded as Plan S4865, as follows, to wit:

BEGINNING at an interior point, a corner of Lot 432; thence extending along the line of same, north; 1 degrees 23 minutes 53.8 seconds east 100 feet to a point; thence extending south 65 degrees 20 minutes 6 seconds east 30 feet to a point thence extending south 21 degrees 39 minutes 53.8 seconds west 100 feet to a point thence extending north 68 degrees 30 minutes – seconds west 30 feet to the point of beginning.

BEING Lot 431

CONTAINING 3000 square feet.

BEING the same premises which Jeffrey L. Dietz, Executor of the Estate of Thomas R. Dietz, deceased by Deed dated 1/18/2000 in Chester County in Book 4705 on Page 1387, granted and conveyed unto Susan Troupe Nelson, in fee,

BEING known as: 218 Carlyn Court, Downingtown, PA 19335

PROPERTY ID No.: 39-5A-230

TITLE to said premises is vested in Susan Troupe Nelson by Deed from Jeffrey L. Dietz, Executor of the Estate of Thomas R. Dietz, deceased dated 1/18/2000 recorded 1/28/2000 in Deed Book 4705 Page 1387.

PLAINTIFF: US Bank, NA

VS

DEFENDANT: **SUSAN TROUPE NELSON**

SALE ADDRESS: 218 Carlyn Court, Downingtown, PA 19335

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

**SALE NO. 11-3-212**

**Writ of Execution No. 10-05202**

**DEBT \$116,424.13**

BY virtue of a Writ of Execution No. 10-05202

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 43 Chester Avenue, Coatesville, PA 19320-

3667

UPI No. 16-06-0565.0000

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$116,424.13

PLAINTIFF: US Bank National Assoc.

as Trustee

VS

DEFENDANT: **ABU TALAWALLY  
and GWENDOLYN YATES**

SALE ADDRESS: 43 Chester Ave.,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAIME  
McGUINNESS, 215-563-7000**

**SALE NO. 11-3-213****Writ of Execution No. 09-10854****DEBT \$102,844.32**

BY virtue of a Writ of Execution No.  
09-10854

OWNER(S) of property situate in the  
Township of West Bradford, Chester County,  
Pennsylvania, being 1118 Yankee Drive,  
Downingtown, PA 19335-3817

UPI No. 50-5-117.50

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$102,844.32

PLAINTIFF: Ocwen Loan Servicing

LLC

VS

DEFENDANT: **KEITH ENNIS and  
DEBORAH ENNIS**

SALE ADDRESS: 1118 Yankee Dr.,  
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAIME  
McGUINNESS, 215-563-7000**

**SALE NO. 11-3-215****Writ of Execution No. 10-07266****DEBT \$675,000.00**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of Upper  
Uwchlan, Chester County, Commonwealth of  
Pennsylvania, bounded and described according to  
a Plan of Lakeridge (formerly Waterford West),  
prepared by Bursich Associates, Inc., dated 9/5/91  
and last revised 1/4/94 and recorded in Chester  
County Plan #12381, as follows, to wit:

BEGINNING at a point on the south-  
westerly side of Liberty Bell Circle as shown on  
said Plan a corner of Lot 68 on said Plan; thence  
extending along the southwesterly changing to the  
southeasterly side of Liberty Bell Circle on the arc

of a circle curving to the left having a radius of  
60.00 feet the arc distance of 52.00 feet to a point;  
thence extending along Lot 70 on said Plan south  
40 degrees 46 minutes 31 seconds east 306.70 feet  
to a point; thence extending along Lot 46 on said  
Plan south 20 degrees 36 minutes 42 seconds west  
75.00 feet to a point; thence extending along Lot  
47 on said Plan south 72 degrees 58 minutes 09  
seconds west 135.01 feet to a point; thence extend-  
ing along Lot 53 on said Plan north 84 degrees 18  
minutes 14 seconds west 87.83 feet to a point;  
thence extending along Lot 54 on said Plan north  
54 degrees 25 minutes 31 seconds west 61.69 feet  
to a point; thence extending along Lot 68 afore-  
mentioned north 08 degrees 52 seconds 52 minutes  
east 286.99 feet to the point and place of begin-  
ning.

BEING Lot #69 on said Plan, also  
known as 211 Liberty Bell Circle, Downingtown,  
PA 19335.

BEING the same premises which  
David C. Bloom, by his agent, Michael G. Louis,  
by Deed dated March 10, 2006 and recorded in the  
Office of the Recorder of Deeds, in and for Chester  
County, Pennsylvania, in Record Book 6789, page  
2294, granted and conveyed unto Buckingham  
Partners, LLC, in fee.

BEING UPI #32-6-25.24

UNDER and subject to matters of  
record, including certain restrictions dated 8/13/93  
and recorded in Deed Book 3653 Page 2392.

UNDER and subject to Homeowners  
Association Documents recorded 2/23/93 in Deed  
Book 3516 Page 1950.

PLAINTIFF: G. Kenneth Macrae

VS

DEFENDANT: **BUCKINGHAM  
PARTNERS, LLC**

SALE ADDRESS: 211 Liberty Bell  
Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CARMEN  
FINEGAN, 610-668-5454**

**SALE NO. 11-3-216****Writ of Execution No. 10-03889****DEBT \$451,607.08**

PREMISES "A"

PROPERTY address: Borough of  
Phoenixville, Chester County, PA, known as 306  
Buchanan Street (Tax Parcel 15-13-135)

ALL THAT CERTAIN frame dwelling,  
bakery stables and lot of land, situate in the Sixth  
Ward of the said Borough of Phoenixville, County  
of Chester and State of PA. Also a lot or piece of  
land situate in the Sixth Ward of the Borough of

Phoenixville, State of PA.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Triple T Farms  
PREMISES "B"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 435 Breckenridge Street (Tax Parcel 15-13-24)

ALL THAT CERTAIN message and tract of land situate in the Sixth Ward of the Borough of Phoenixville, Chester County, PA, more particularly described according to a survey of Earl R. Ewing, R.S., dated August 1, 1946.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Triple T Farms  
PREMISES "C"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 512 Reeves Drive (Tax Parcel 15-14-240)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, PA, bounded and described according to a Plan of Bavis and Wray, Civil Engineers and Surveyors, known and designated as Lot #95 on the Plan of Overlook Park, Section "A" Sub-division Plan #4 dated March 8, 1949 and revised on March 24, 1949 and May 6, 1949 said plan being recorded in the Office for the Recording of Deeds in West Chester, Chester County, PA on October 3, 1949, in Plan Book #2 Page 94.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Triple T Farms  
PREMISES "D"

PROPERTY address: Township of East Coventry, Chester County, PA, known as 1286 Schuylkill Road (Tax Parcel 18-5-89)

ALL THAT CERTAIN message and lot of parcel of land, situate in the Township of East Coventry, and State of PA. Excepting and reserving thereout and therefrom a tract of land conveyed by Frederick Wolfgang and Virginia Wolfgang, his wife, by Barton J. Fox and Frances A. Fox, his wife, by Deed dated 2-18-1957 and recorded in West Chester in Deed Book A-29 Page 628, described as follows, to wit:

ALL THAT CERTAIN lot or tract of land, situate on the northwesterly side of Zieber Road in East Coventry Township, Chester County, PA, bounded and described in accordance with survey thereof made 12-8-1956 by Earl R. Ewing, Registered Surveyor.

IMPROVEMENTS: residential

dwelling;

SOLD as the property of: Triple T Farms

PREMISES "E"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 119 Pennsylvania Avenue (Tax Parcel 15-12-559.2)

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 PA, bounded and described according to a Survey and Plan thereof made February 28, 1966 by Earl Ewing, Registered Surveyor of Phoenixville, PA.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Francis J. Puleo  
PLAINTIFF: Century Bank  
VS

DEFENDANT: **FRANCIS PULEO, individually and trading as TRIPLE T FARMS**

SALE ADDRESS: 435 Breckenridge St., Phoenixville, PA 19460, 119 Pennsylvania, Phoenixville, PA 19460, 306 Buchanan St., Phoenixville, PA 19460, 512 Reeves Dr., Phoenixville, PA 19460, 1286 Schuylkill Road, Parkerford, PA 19457

PLAINTIFF ATTORNEY: **WILLIAM LEVANT, 610-260-6000**

**SALE NO. 11-3-217**

**Writ of Execution No. 10-12742**

**DEBT \$110,110.96**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan prepared for Pancoast Construction, Inc. by Register Associates, Inc., dated May 22, 2006 and recorded in Chester County Recorder of Deeds Office as Plan No. 18138 as follows, to wit:

BEGINNING at a point on the northerly side of Strasburg Road (S.R. 3062), a corner of Lot 2 on said Plan; thence extending from the beginning point along Lot 2 the four (4) following courses and distances: (1) north 02 degrees 53 minutes 11 seconds east 92.25 feet; (2) north 30 degrees 04 minutes 12 seconds west, crossing an AT&T Right of Way, 582.59 feet; (3) north 00 degrees 00 minutes 00 seconds east 646.16 feet; (4) north 90 degrees 00 minutes 00 seconds west 50.14 feet to a point in line of lands now or late of Stock Granger, L.P.; thence extending along said lands north 21 degrees 14 minutes 02 seconds east 138.44 feet to a stone, a corner of lands now or late

of John C. and Joan P. Figurelli; thence extending along said lands south 23 degrees 41 minutes 07 seconds east 342.19 feet to a Terracotta Monument, a corner of lands now or late of Walter H. and Joan M. Thompson, Jr.; thence extending along said lands and also lands now or late of Donald L. and Elva Y. Freyberger south 23 degrees 54 minutes 09 seconds east 630.33 feet to a Terracotta Monument, a corner of lands now or late of Nathan C. and Cheryl A. Schlamb; thence extending along said lands south 23 degrees 44 minutes 41 seconds east, re-crossing said AT&T Right of Way, 289.19 feet to a point of curve; thence extending along same on the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 83.32 feet to a point of curve on the westerly side of Sunset Drive; thence extending along Sunset Drive the three (3) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 250.00 feet, the arc distance of 36.65 feet to a point of tangent; (2) south 10 degrees 51 minutes 38 seconds west 181.37 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.72 feet to a point of tangent on the northerly side of aforementioned Strasburg Road; thence extending along Strasburg Road north 87 degrees 06 minutes 49 seconds west 268.19 feet to the first mentioned point of beginning.

BEING Lot 1 on said Plan.

BEING Part of UPI No. 50-4-31

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan prepared for Pancoast Construction, Inc. by Regester Associates, Inc., dated May 22, 2006 and recorded in Chester County Recorder of Deeds Office as Plan No. 18138 as follows, to wit:

BEGINNING at a point on the northerly side of Strasburg Road (S.R. 3062), a corner of Lot 1 on said Plan; thence extending from the beginning point along Strasburg Road north 87 degrees 06 minutes 49 seconds west 136.54 feet; thence extending along same north 87 degrees 49 minutes 15 seconds west 202.93 feet to an iron pin in line of lands now or late of Barbara L. Albright; thence extending along same north 00 degrees 10 minutes 50 seconds west 281.36 feet to an iron pin; thence extending along same and also lands now or late of Marian H. Williams and lands of Maria and Edward Caputo north 88 degrees 34 minutes 35 seconds west 878.40 feet to an iron pin in line of lands now or late of Michael and Marlene Patrone; thence extending along said lands and also lands

now or late of John D. Pratt, IV and Anna P. Boyce north 00 degrees 44 minutes 09 seconds east, crossing an AT&T Right of Way, 339.11 feet to an iron pin in line of lands now or late of Stock Grange, L.P.; thence extending along said lands south 65 degrees 50 minutes 07 seconds east 605.59 feet to an iron pin; thence extending along same north 21 degrees 14 minutes 02 seconds east 894.25 feet to a corner of aforementioned Lot 1; thence extending along Lot 1 the four (4) following courses and distances: (1) south 90 degrees 00 minutes 00 seconds east 50.14 feet; (2) south 00 degrees 00 minutes 00 seconds west 646.16 feet; (3) south 30 degrees 04 minutes 12 seconds east, re-crossing said AT&T Right of Way, 582.59 feet; (4) south 02 degrees 53 minutes 11 seconds west 92.25 feet to the first mentioned point of beginning.

BEING Lot 2 on said Plan.

BEING Part of UPI No. 50-4-31

BEING the same premises which Lawrence M. Herschell and Steven Dovidio, by indenture bearing date 11/2/2007 and recorded 11/9/2007 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 7304 Page 890, etc., granted and conveyed unto D&T Real Estate Development, LP, a Pennsylvania Limited Partnership, in fee.

REAL property address: 1981 Strasburg Road, Coatesville, PA  
BRL#: 500400310000  
BRL#: 500400310500  
Unimproved Property  
PLAINTIFF: Univest National Bank and Trust Co.

VS

DEFENDANT: **D & T REAL ESTATE DEVELOPMENT LP**

SALE ADDRESS: 1981 Strasburg Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KATHLEEN TORBIT, 215-400-2830**

**SALE NO. 11-3-218**

**Writ of Execution No. 10-11395**

**DEBT \$130,522.90**

ALL THAT CERTAIN lot or piece of ground with the stone message and improvements thereon erected, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of a public road leading from Coatesville to Brandywine Manor, 75 feet and extending back southwardly, 150 feet to land now or late of the

Estate of Dr. Jesse Coates, being bounded on the East by lands now or late of Nicholas Kelley, on the west by lands now or late of D. Corcoran, on the south by said land now or late of he Estate of Dr. Jesse Coates and on the north by said public road.

CONTAINING 11,250 square feet of land, be the same more or less.

BEING Tax Parcel Number: 38-3J-18.

BEING known as property address:  
1005 Manor Road, Coatesville, PA 19320.

PLAINTIFF: Kondaur Capital Corporation

VS

DEFENDANT: **KELLY & TAMMY BUTLER**

SALE ADDRESS: 1005 Manor Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, 215-627-1322**

**SALE NO. 11-3-219**

**Writ of Execution No. 09-05805**

**DEBT \$368,043.11**

BY virtue of a Writ of Execution No. 09-05805

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 302 Trestle Lane, Coatesville, PA 19320-4682

UPI No. 47-2-20.73

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$368,043.11

PLAINTIFF: US Bank National Assoc. as Trustee for Mastr Asset Backed Securities Trust 2005-AB1

VS

DEFENDANT: **LOVETTE ELLERBE**

SALE ADDRESS: 302 Trestle Ln., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHELLE BRADFORD, 215-563-7000**

**SALE NO. 11-3-220**

**Writ of Execution No. 09-12830**

**DEBT \$298,225.00**

ALL THAT CERTAIN tract of land situated in the Township of Caln, Chester County, State of Pennsylvania, designated as Lot "B" as shown on Plan of Lots known as "Northwood" by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the west right-of-way of a cul-de-sac which in the termination of Sky Line Drive, a corner of Lot "A" north by degrees 36 minutes west, 188.81 feet to a point in line of land belonging to Simon Gold; thence along the same north 0 degrees 24 minutes east, and also along land remaining of the Grantor-here-in crossing a 15 feet wide drainage easement to a point on the north side thereof 225.00 feet, said point being a line of land belonging to Frederick Robinson; thence along the said line of Frederick Robinson and then William Lighcap, along the aforesaid north line of a 15 feet wide drainage easement south 89 degrees 36 minutes east 80.00 feet to a point, a corner of Lot "C"; thence along the same and along the center line of the aforesaid 15 feet wide drainage easement south 34 degrees 49 minutes east 225.42 feet to a point on the aforesaid cul-de-sac; thence along the same by a curve to the left having a radius of 50.00 feet an arc of 47.81 feet, the chord thereof being 45.99 feet on a curve of south 27 degrees 48 minutes 45 seconds west, to the first mentioned point and place of beginning

CONTAINING 34,694 square feet of land be the same more or less.

IMPROVEMENTS: Residential dwelling

UPI #39-3G-76

TITLE to said premises is vested in Michael J. Lillis, Jr. and Kristine Lillis, husband and wife by Deed from Robert L. Lash and Linda A. Lash, husband and wife dated 12/7/2004 and recorded 12/20/2004 in Record Book 6365, Page 1166.

PLAINTIFF: CPCA Trust

VS

DEFENDANT: **MICHAEL and KRISTINE LILLIS**

SALE ADDRESS: 1335 Skyline Dr., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA VON ROSENSTIEL, 610-328-2887**

**SALE NO. 11-3-221**

**Writ of Execution No. 09-11990**

**DEBT \$136,596.87**

ALL THAT CERTAIN tract of land upon which is located the south house of a block of two brick dwelling houses, designated as 121 North Second Avenue, situate in the City of Coatesville, Chester County, PA more particularly bounded and described as follows:

BEGINNING at a point on the east curb line of North Second Avenue, opposite the

center of the middle dividing partition in said block of two brick dwelling houses & 18 feet southwardly from the south line of Railroad Street; thence along the east curb line of North Second Avenue southwardly 20 feet and extending eastwardly between parallel lines of that width at right angles to said North Second Avenue 130 feet, more or less to line of land now or late of William H. Ridgway.

BOUNDED on the north by land now or late of the heirs of Isaac Braunstein, deceased, on the east by land now or late of William H. Ridgway; on the south by land now or late of the heirs of Isaac Braunstein, deceased and on the west by the east curb line of North Second Avenue.

CONTAINING 26,000 square feet of land, be the same more or less.

RESIDENTIAL property

TAX Parcel #16-5-42

BEING known as the premises of 121 N. 2<sup>nd</sup> Avenue, Coatesville, PA 19320.

BEING known as: 121 North 2<sup>nd</sup> Avenue, Coatesville, PA 19320

PROPERTY ID No.: 16-05-0042

TITLE to said premises is vested in John R. Velek and Susan Velek, husband and wife, as tenants by the entirety by Deed from John R. Velek dated 05/13/2005 recorded 05/24/2005 in Deed Book 6499 Page 2249.

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **JOHN VELEK & SUSAN VELEK**

SALE ADDRESS: 121 North 2<sup>nd</sup> Ave., Coatesville, PA 19320

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

**SALE NO. 11-3-222**

**Writ of Execution No. 09-06923**

**DEBT \$229,375.06**

BY virtue of a Writ of Execution No. 09-06923

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 202 Green Hill Road, Parkesburg, PA 19365-9174

UPI No. 37-4-40.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,375.06

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **MARY & DENNIS**

**EANONE**

SALE ADDRESS: 202 Green Hill Rd., Parkesburg, PA 19365

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

**SALE NO. 11-3-223**

**Writ of Execution No. 10-09788**

**DEBT \$326,496.98**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded 5/6/2004 as Plan No. 17023, as follows, to wit:

BEGINNING at a point on the north-easterly side of Wick Drive (50 feet wide), a corner of Lot No. 7 on said Plan; thence from said beginning point, leaving Wick Drive and extending along Lot 7 north 76 degrees 39 minutes 06 seconds east 178.16 feet to a point, a corner of Lot No. 44 on said Plan; thence extending along same south 04 degrees 16 minutes 36 seconds east 142.90 feet to a point, a corner of Lot No. 9 on said Plan; thence extending along same north 85 degrees 12 minutes 17 seconds west 178.16 feet to a point on the southeasterly side of Wick Drive aforesaid; thence extending along Wick Drive on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 87.08 feet in the first mentioned point and place of beginning.

TITLE to said Premises is vested in Timothy P. Verna, by Deed from Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-24CB Mortgage Pass Through Certificates, Series 2006-24CB, by Countrywide Home Loans, Inc., its Attorney in fact by Power of Attorney recorded 5/13/1999 BK 3076 PG 928, dated 02/21/2008, recorded 03/20/2008 in Book 7390, Page 1687.

UPI #37-4-196

BEING known as the premises of 35 Wick Drive, Parkesburg, PA 19365-9106

RESIDENTIAL property

SEIZED in execution as the property of Timothy P. Verna on No.: 10-09788

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **TIMOTHY VERNA**

SALE ADDRESS: 35 Wick Dr., Parkesburg, PA 19365

PLAINTIFF ATTORNEY:  
MICHELLE BRADFORD, 215-563-7000

**SALE NO. 11-3-224**  
**Writ of Execution No. 09-14256**  
**DEBT \$64,544.15**

ALL THAT LOT of land on which is located the north house of a block of two brick dwelling houses, designated as 50 Pennsylvania Avenue, situate in the 4<sup>th</sup> Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows.

BEGINNING at a point on the west curb line of Pennsylvania Avenue, a corner of land now or late of William C. Street; and distance 280 feet south of the south line of Cherry Street; thence along the west curb line of Pennsylvania Avenue, southwardly 18.75 feet and extending westwardly between parallel lines of that width at right angles to the said Pennsylvania Avenue, 130 feet more or less, to the east line of Pearl Alley.

TITLE to said premises is vested in Tameka Y. Meyers, by Deed from Citicorp Mortgage, Inc., dated 03/10/1997, recorded 03/31/1997 in Book 4156, Page 2171.

UPI #16-6-517

BEING known as the premises of 50 Pennsylvania Avenue, Coatesville, PA 19320-3677

RESIDENTIAL property

SEIZED in execution as the property of Tameka Myers on No.: 09-14256

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **TAMEKA MYERES**  
**a/k/a TAMEDA MYERS**

SALE ADDRESS: 50 Pennsylvania Ave., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JANINE DAVEY, 215-563-7000**

**SALE NO. 11-3-225**  
**Writ of Execution No. 10-00320**  
**DEBT \$248,748.80**

BY virtue of a Writ of Execution No. 10-00320

OWNER(S) of property situate in the Township of Elk, Chester County, Pennsylvania, being 100 Ridgewood Lane, Oxford, PA 19363-2203

UPI No. 70-4-21.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$248,748.80

PLAINTIFF: Wells Fargo Bank

VS  
DEFENDANT: **FLORA ZAN-FRISCO**

SALE ADDRESS: 100 Ridgewood Lane, Oxford, PA 19363

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

**SALE NO. 11-3-226**  
**Writ of Execution No. 10-09953**  
**DEBT \$275,604.39**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, described according to a Final Subdivision Plan of 'Wyndham Hill - Section II' made by Daniel R. Lutz and Associates, Inc., dated 2/18/1994, recorded at West Chester in the Office of the Recorder of Deeds in Plan File #12639, as follows:

BEGINNING at a point on the easterly side of Morningmist Lane (50 feet wide) said point marking a corner of this lot and a corner of other lands now or late of James M. and Charlotte Davis; thence extending along the said side of Morningmist Lane and along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 76.37 feet to a point, a corner of Lot #14; thence leaving the said side of Lot #14 and extending along line of Lot #14, the two following courses and distances: (1) north 46 degrees 54 minutes 58 seconds east, 278.05 feet to a point; and (2) north 89 degrees 48 minutes 12 seconds east, 81.72 feet to a point in line of lands now or late of William H. and Judith C. Shields; thence extending along same south 1 degree 30 minutes 0 seconds west, 216.81 feet to a point in line of lands now or late of Davis, aforesaid; thence extending along the same south 80 degrees 7 minutes 57 seconds east, 254.05 feet to the first mentioned point and place of beginning.

CONTAINING 1.084 acres of land more or less.

UPI #69-3-103

TITLE to said premises vested in Peter Samsonov and Olga Samsonov, h/w, by Deed from Peter Samsonov, a married individual, dated 11/12/2009, recorded 11/25/2009 in Book 7816, Page 777

BEING known as the premises of 24 Morningmist Lane, Oxford, PA 19363-4315

RESIDENTIAL property

SEIZED in execution as the property of Peter Samsonov and Olga Samsonov on No.: 10-

09953

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **PETER and OLGA  
SAMSONOV**SALE ADDRESS: 24 Morningmist  
Lane, Oxford, PA 19363PLAINTIFF ATTORNEY: **JOSHUA  
GOLDMAN, 215-563-7000****SALE NO. 11-3-227****Writ of Execution No. 10-09790****DEBT \$181,650.08****PREMISES 1**

ALL THAT CERTAIN messuage and two tracts of land situate in the Village of Kimberton, Township of East Pikeland County of Chester and State of Pennsylvania, bounded and described as follows:

**TRACT No. 1**

BEGINNING at an iron pin in the center of a public road leading from Kimberton to Phoenixville, thence north 81 degrees 30 minutes east along the center of said public road 28 feet to a point; thence south by and along a private driveway 6 degrees east 175.5 feet to a point in line of lands now or formerly of Howard K. Moses; thence along said lands south 83 degrees 30 minutes west 28 feet to a point; thence by lands of Glenn York, and through the middle of a partition wall of a dwelling erected on said lands, north 6 degrees west 175.5 feet to the center of said public road and place beginning.

UPI #26-2-212

**TRACT No. 2**

BEGINNING at an iron pin in the center of the public road leading from Kimberton to Phoenixville, thence north 81 degrees 30 minutes east along the said public road 140.4 tenths feet to a stake in line of land about to be conveyed by the parties of the first part to Glenn A. York and Edith M. York his wife, thence along the said lands of York south 6 degrees east 170.8 feet to a stake in the line of land of A. Clay Roberts and land now or late of Chester Pennypacker, thence along said land now or late of Chester Pennypacker, north 46 degrees west 216.6 feet to the first mentioned point and place of beginning.

**PREMISES 2**

ALL THAT CERTAIN messuage and tract of land, situate in the Village of Kimberton, Township of East Pikeland, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING in a line of land belong-

ing now or formerly to Chester Pennypacker at a corner of land belonging to George Walleigh; thence extending along land of George Walleigh, north 80 degrees 15 minutes east 3.9 feet to a corner of land belonging to Leonard Walton; thence extending along land of Leonard Walton north 83 degrees 43 minutes 30 seconds east 59.8; thence extending along land belonging now or formerly to Chester Pennypacker, thence extending along said Pennypacker land, north 46 degrees no minutes west 106.4 feet to the first mentioned point and place of beginning.

UPI# 26-2-531

TITLE to said premises is vested in Colleen R. Sgarra and Nicholas Sgarra, h/w, by Deed from Colleen R. Sgarra, h/w, dated 09/25/2007, recorded 11/15/2007 in Book 7307, Page 1316.

BEING known as the premises of 2184 Kimberton Road, Phoenixville, PA 19460-4758

**RESIDENTIAL property**

SEIZED in execution as the property of Nicholas Sgarra and Colleen R. Sgarra on No.: 10-09790

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **NICHOLAS &  
COLLEEN SGARRA**SALE ADDRESS: 2184 Kimberton  
Rd., Phoenixville, PA 19460PLAINTIFF ATTORNEY: **MICHELE  
BRADFORD, 215-563-7000****SALE NO. 11-3-228****Writ of Execution No. 10-09244****DEBT \$193,977.09**

ALL THAT CERTAIN unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania and designated and shown on title plan of 'Liongate Bridgewater Court' made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 6/7/1983 and recorded 6/15/1983 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Plan File 4416 and designated as Unit #2406.

UNDER and subject to Declaration of Covenants and Easements of Liongate as set forth in Deed Book 1/21/1981 in Misc. Deed Book 504 Page 445. Amendment to Declaration of Covenants and Easements as set forth in Deed recorded 5/12/1982 in Misc. Deed Book 515 Page 315.

TOGETHER with the free and common use, rights, liberty and privilege of all walkways, pavements, and parking area, playground areas and streets or avenues as shown on Plan of Liongate, dated 6/7/1983 and recorded 6/15/1983 in Plan File 4416 as a means of ingress, egress and regress from the property herein described to the said playground, parking areas, streets or avenues in common with the other owners, tenants and occupiers of the other lots or tracts of ground in the said plan of Liongate.

UPI #33-2-286

TITLE to said premises is vested in Deborah L. Gentilini, by Deed from Jeanne C. Adams, dated 10/26/2007, recorded 10/31/2007 in Book 7297, Page 691.

RESIDENTIAL property

SEIZED in execution as the property of Deborah L. Gentilini on No.: 10-09244

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DEBORAH GEN-**

**TILINI**

SALE ADDRESS: 2406 Bridgewater Court, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JOSHUA GOLDMAN, 215-563-7000**

**SALE NO. 11-3-239**

**Writ of Execution No. 10-02145**

**DEBT \$157,966.85**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, Chester County, Pennsylvania, bounded and described according to a Title Plan of Springdell Village of Chesterbrook, made by Yerkes Associates, Inc. dated January 23, 1978 last revised June 9, 1978 as follows, to wit:

BEGINNING at a point on the westerly side of Danor Court a corner of Lot #33 as shown on said Plan; thence extending along the westerly side of Danor Court south 19 degrees 41 minutes 42 seconds east 24 feet to a point a corner of Lot #46 thence extending along Lot #46 south 70 degrees 18 minutes 18 seconds west 98 feet to a point; thence north 19 degrees 41 minutes 42 seconds west 24 feet to a point, a corner of Lot #44; thence along Lot #44 north 70 degrees 18 minutes 18 seconds east 98 feet to the first mentioned point and place of beginning.

TOGETHER with the non-exclusive, perpetual, free right of way and easement set forth in the Deed.

ALSO together with the rights, privileges and easements set forth in that certain

Declaration of Covenants and Easements made by Parkside Corporation, a Pennsylvania Corporation under date of January 4, 1979 and recorded in the Office aforesaid in Misc. Book 430 Page 351 &c., as amended by First Amendment to Declaration of Covenants and Easements dated July 19, 1979 and recorded in Misc. Book 449 Page 96, (herein collectively called the 'Declaration').

RESERVING unto the Parkside Corporation, A Pennsylvania Corporation, and its successors in title to any lot adjoining the hereinabove described and granted Premises, the right, liberty and privilege, at its and their sole cost and expense, to use, maintain, repair and replace any line, pipe or facility which shall have been installed in the hereinabove described and granted Premises for the purpose of providing water, electrical, telephone, sanitary sewer and other utility services to said adjoining Lot.

TOGETHER with the right, liberty and privilege at the sole cost and expense of Grantees, their heirs and assigns, to use, maintain, repair and replace any line pipe or facility which shall have been installed in any Lot adjoining the hereinabove described and granted premises for the purpose of providing water, electrical, telephone, sanitary sewer and other utility services to the hereinabove described and granted premises.

UPI #43-5L-88

TITLE to said premises is vested in James L. Kuhn and Shirley A. Kuhn, by Deed from Anthony R. Jiorle, dated 09/15/2003, recorded 09/24/2003 in Book 5907, Page 520.

RESIDENTIAL property

SEIZED in execution as the property of James L. Kuhn and Shirley A. Kuhn on No.: 10-02145

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **JAMES & SHIRLEY KUHN**

SALE ADDRESS: 202 Danor Court, Chesterbrook, PA 19087

PLAINTIFF ATTORNEY: **JOSHUA GOLDMAN, 215-563-7000**

**SALE NO. 11-3-230**

**Writ of Execution No. 10-08796**

**DEBT \$214,833.86**

BY virtue of a Writ of Execution No. 10-08796

OWNER(S) of property situate in the Township of East Caln, Chester County, Pennsylvania, being 699 Whitford Hills Road,

Downingtown, PA 19335-3340  
UPI No. 40-2F-31  
IMPROVEMENTS thereon: residential  
dwelling  
JUDGMENT amount: \$214,833.86  
PLAINTIFF: Wells Fargo  
VS  
DEFENDANT: **ANTHONY A. VALENTINO**  
SALE ADDRESS: 699 Whitford Hills Rd., Downingtown, PA 19335  
PLAINTIFF ATTORNEY: **LAUREN TABAS, 215-563-7000**

**SALE NO. 11-3-231**  
**Writ of Execution No. 10-03435**  
**DEBT \$238,278.59**

ALL THAT CERTAIN lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Roman Chase made by Berger & Hayes Surveyors dated 8-14-1973 and recorded in Chester County in Plan Book 53 Page 1, as follows to wit:

BEGINNING at a point on the north side of Hunt Drive a corner of Lot 2 as shown on said Plan, thence along Hunt Drive the following courses and distances (1) on the arc of a circle curving to the right radius of 125 feet the arc distance of 130.90 feet to a point of tangent (2) south 65 degrees 05 minutes 15 seconds west 348.34 feet to a point a curve (3) on the arc of a circle curving to the right radius of 25 feet the arc distance of 26.69 feet to a point of tangent on the north side of Strasburg Road, thence along the north side of Strasburg Road, north 53 degrees 44 minutes 20 seconds west 80.62 feet to a point a corner of the lands of William Pusey, thence along said lands the following courses and distances (1) north 64 degrees 02 minutes 30 seconds east 380.27 feet (2) north 51 degrees 32 minutes west 92.57 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) north 38 degrees 28 minutes east 20 feet (2) south 84 degrees 54 minutes 45 seconds east 237.84 feet to the point and place of beginning.

BEING Lot 1 on said Plan.

TITLE to said premises is vested in Neal Grubb, by Deed from Nehemiah Real Estate Restoration, LLC., dated 03/31/2009, recorded 04/01/2009 in Book 7628, Page 2046.

UPI #50-5-124

BEING known as the premises of 1006 Hunt Drive, Coatesville, PA 19320-4830  
RESIDENTIAL property

SEIZED in execution as the property of Neal Grubb on No.: 10-03435  
PLAINTIFF: Wells Fargo  
VS  
DEFENDANT: **NEAL GRUBB**  
SALE ADDRESS: 1006 Hunt Drive, Coatesville, PA  
PLAINTIFF ATTORNEY: **MICHELE BRADFORD, 215-563-7000**

**SALE NO. 11-3-232**  
**Writ of Execution No. 10-07998**  
**DEBT \$115,750.15**

BY virtue of a Writ of Execution No. 10-07998  
OWNER(S) of property situate in the Township of Warwick, Chester County, Pennsylvania, being 2580 Saint Peters Rd, Pottstown, PA 19465-8841  
UPI No. 19-2-51  
IMPROVEMENTS thereon: residential  
dwelling  
JUDGMENT amount: \$115,750.15  
PLAINTIFF: USAA Federal Savings

Bank  
VS  
DEFENDANT: **KATHERINE MICHELLE THOMAS a/k/a K. MICHELLE THOMAS a/k/a MICHELLE THOMAS & MATTHEW M. THOMAS a/k/a MATTHEW THOMAS**

SALE ADDRESS: 2580 Saint Peters Rd., Pottstown, PA 19465  
PLAINTIFF ATTORNEY: **JENINE DAVEY, 215-563-7000**

**SALE NO. 11-3-233**  
**Writ of Execution No. 09-12291**  
**DEBT \$525,993.13**

BY virtue of Writ of Execution No. 09-12291  
OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 120 Upper Pine Creek Road, Uwchlan Township, PA 19425  
UPI No. 33-5-23.2  
IMPROVEMENTS thereon: residential  
dwelling  
JUDGMENT amount: \$525,993.13  
PLAINTIFF: Deutsche Bank National Trust Company, as Trustee under the Pooling & Servicing Agreement dated as of January 1, 2006, GSAMP Trust 2006-HE1  
VS

DEFENDANT: **FREDRICK P. HILES & HELEN HILES**  
 SALE ADDRESS: 120 Upper Pine Creek Rd., Uwchlan Twp., PA 19425  
 PLAINTIFF ATTORNEY: **LAUREN TABAS, 215-563-7000**

**SALE NO. 11-3-234**  
**Writ of Execution No. 10-01409**  
**DEBT \$189,158.90**

BY virtue of a Writ of Execution No. 2010-01409-CO  
 OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1117 Vermont Lane, Downingtown, PA 19335-3812

UPI No. 50-6A-10  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$189,158.90  
 PLAINTIFF: US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2006-RF4

VS  
 DEFENDANT: **STEVE HATHAWAY & DANA NOVINO**

SALE ADDRESS: 1117 Vermont Ln., Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **ANDREW BRAMBLETT, 215-563-7000**

**SALE NO. 11-3-235**  
**Writ of Execution No. 10-09468**  
**DEBT \$136,817.71**

BY virtue of a Writ of Execution No. 10-09468  
 OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 2 Terry Court, Downingtown, PA 19335-2606

UPI No. 11-07-0341  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$136,817.71  
 PLAINTIFF: Wells Fargo Bank, NA., s/b/m to Wells Fargo Home Mortgage, Inc

VS  
 DEFENDANT: **DARREN J. & JENIFER L. RANDELL**

SALE ADDRESS: 2 Terry Ct., Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **LAUREN TABAS, 215-563-7000**

**SALE NO. 11-3-236**  
**Writ of Execution No. 09-11131**  
**DEBT \$143,527.88**

BY virtue of a Writ of Execution No. 09-11131

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 312 Reitnour Road, Spring City, PA 19475-2704

UPI No. 21-1-17.1 and 21-1-21.1  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$143,527.88  
 PLAINTIFF: Wells Fargo Bank, NA.  
 VS

DEFENDANT: **JOSEPH V. D'ASCENZO, JR. & KATHLEEN G. D'ASCENZO**  
 SALE ADDRESS: 312 Reitnour Rd., Spring City, PA 19475

PLAINTIFF ATTORNEY: **DANIEL SCHMIEG, 215-563-7000**

**SALE NO. 11-3-237**  
**Writ of Execution No. 10-09096**  
**DEBT \$253,303.42**

BY virtue of a Writ of Execution No. 10-09096

OWNER(S) of property situate in East Nantmeal Township, Chester County, Pennsylvania, being 976 Fairview Road, Glenmoore, PA 19343-1813

UPI No. 24-8-25.1A  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$253,303.42  
 PLAINTIFF: Wells Fargo Bank, NA.  
 VS

DEFENDANT: **SANDRA L.C. DAVIS**

SALE ADDRESS: 976 Fairview Rd., Glenmoore, PA 19343

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

**SALE NO. 11-3-238**  
**Writ of Execution No. 08-10702**  
**DEBT \$495,862.74**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge, prepared by Horizon

Engineering Associates, LLC, dated 8/14/02, last revised 5/20/05 and recorded in Chester County as Plan #17585 as follows, to wit:

BEGINNING at a point on the westerly side of Emerson Circle, a corner of Lot #304 as shown on said Plan; thence from said point of beginning, along the said side of Emerson Circle south 26 degrees 48 minutes 20 seconds east 80.00 feet to a corner of Lot #302; thence along Lot #302 south 63 degrees 11 minutes 40 seconds west 90.00 feet to a point in line of Open Space; thence along said Open Space north 26 degrees 48 minutes 20 seconds west 80.00 feet to a corner of Lot #304; thence along Lot #304 north 83 degrees 11 minutes 40 seconds east 90.00 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Thomas C. Olbrich and Shari G. Olbrich, h/w, as tenants by entirety, by Deed from Plute Homes of PA, Limited Partnership, dated 12/21/2005, recorded 12/30/2005 in Book 6726, Page 529, rerecorded 04/17/2006 in Book 6816, Page 1688.

PART of UPI # 32-2-9

BEING known as the premises of 504 Emerson Circle, Chester Springs, PA 19425-3814

RESIDENTIAL property

SEIZED in execution as the property of Thomas Carl Olbrich and Shari G. Olbrich on No.: 08-10702

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **THOMAS CARL & SHARI G. OLBRICH**

SALE ADDRESS: 504 Emerson Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **DANIEL SCHMIEG, 215-563-7000**

**SALE NO. 11-3-239**

**Writ of Execution No. 10-03540**

**DEBT \$111,894.41**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, now known as 1306 (formerly 907) Hillcrest Road, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, and described according to a Plan of "Glen Ridge" made by G. D. Houtman and Sons, Civil Engineers, and Land Surveyors, Media, Pennsylvania, dated 1/20/1961, and last revised 3/19/1962, as follows, to wit:

BEGINNING at a point on the northeasterly side of Greentree Lane (50 feet wide) (for-

merly Ridge Road) at the distance of 25 feet measured north 52 degrees 40 minutes west, along same from its intersection with the northwesterly side of Hillcrest Avenue (50 feet wide) (both lines produced) thence extending from said beginning point along the said side of Greentree Lane the two following courses and distances; (1) on a line curving to the right having a radius of 300 feet, the arc distance of 32.29 feet to a point of tangent and (2) north 46 degrees 30 minutes west, 128.53 feet to a point, a corner of Lot No. 33; thence along same north 43 degrees 30 minutes east, 120 feet to a point; a corner of Lot No. 35; thence along same south 43 degrees 30 minutes east, 120 feet to a point; a corner of Lot No. 35, thence along same south 46 degrees 30 minutes east 173.12 feet to a point on the northwesterly side of Hillcrest Avenue aforesaid; thence extending along the same south 37 degrees 20 minutes west, 91.26 feet to the point of curve; thence extending on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 34, as shown on said Plan.

BEING the same premises which William J. Neubert and Ann Marie Martin, by Indenture bearing date the 31<sup>st</sup> day of October, A.D. 1986 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 513 Page 184 &c., granted and conveyed unto Frederick R. Custer and Marsha B. Custer, husband and wife, in fee.

BEING Parcel No. 41-6N-7.

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **FREDERICK R. & MARSHA B. CUSTER**

SALE ADDRESS: 1306 Hillcrest Rd., West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD HELLER, 610-565-9260**

**SALE NO. 11-3-240**

**Writ of Execution No. 09-15044**

**DEBT \$904,477.80**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements erected, situate in West Vincent Township, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Minor Sub-division for Lots #4 & 5 according to a Plan made by Beideman Associates, Inc. Uwchland, PA dated 6/18/2001

and last revised 2/22/02 and recorded 2/19/2002 as shown to wit:

BEGINNING at a point on the north-easterly ultimate right of way line of Conestoga Road (S.R. 0401 and I.R. 15139) said point being a corner of lands now or late of Joseph A. & Teresa Gallagher (Lot #1 "Oakengates") (as shown on said Plan) thence from said point of beginning leaving Conestoga Road extending along lands of Gallagher south 83 degrees 11 minutes 55 seconds east 492.81 feet to a point in line of Lot #4 being a corner of lands of Gallagher, thence extending along Lot #4 the 2 following courses and distances; (1) south 08 degrees 23 minutes 34 seconds west 85.70 feet to a point, thence (2) crossing an unknown easement and an electric and telephone easement for Lots 4 and 6 south 14 degrees 39 minutes 21 seconds east 682.57 feet to a point in line of Lot #6 being a corner of Lot #4; thence extending along Lot #6 and along lands now or late of Ronald and Kathleen Bailey (Lot #7 "Oakengates") south 36 degrees 38 minutes 04 seconds west 539.79 feet to a point on the aforesaid ultimate right of way line of Conestoga Road, being a corner of lands of Bailey; thence extending along said road the 3 following courses and distances (1) on a line curving to the right having a radius of 631.46 feet an arc distance of 38.83 feet to a point, thence (2) recrossing said electric and telephone easement north 14 degrees 39 minutes 21 seconds west 1,6043.60 feet to a point, thence (3) north 15 degrees 26 minutes 25 seconds west 197.09 feet to the first mentioned point and place of beginning.

BEING Lot #5 on the above mentioned Plan, being UPI #25-10-14.3.

BEING known as 2025 Conestoga Road, Chester Springs, PA 19425.

BEING the same premises which Walter Harvey Dunning and Betty L. G. Dunning by Deed dated 9/30/2002 recorded 11/14/2002 in Book 5456 Page 1470 granted and conveyed to Mark S. Houlette and Elizabeth L. Houlette, h/w, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **MARK S. & ELIZABETH L. HOULETTE**

SALE ADDRESS: 2025 Conestoga Rd., Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ELLIOT BERTON, 610-889-0700**

**SALE NO. 11-3-241**

**Writ of Execution No. 09-09967**

**DEBT \$1,441.21**

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the south side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said south line of Main Street north 70 degrees 7 minutes east, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward M. Young; thence by said Lot No. 61 south 19 degrees 53 minutes east, 150 feet to a stake in the north line of Mifflin Street; thence by the said north line of Mifflin Street south 70 degrees 7 minutes west, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 north 19 degrees 53 minutes west, 150 feet to the place of the beginning.

CHESTER County Tax Parcel Number:

38-5C-6

PLAINTIFF: Township of Valley

VS

DEFENDANT: **CRYSTAL G. BROWN**

SALE ADDRESS: 967 Main St., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-9466**

**SALE NO. 11-3-242**

**Writ of Execution No. 09-09251**

**DEBT \$1,761.57**

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Title Plan of Country Ridge, made by Lester R. Andes, P.E., dated February 15, 1988 and last revised July 19, 1989, as follows to wit:

BEGINNING at a point on the cul-de-sac of Arianna Lane, a corner of Lot 28 on said Plan; thence extending along the same, south 60 degrees 56 minutes 00 seconds west, 141.72 feet to a point on line of Lot 18, thence extending along the same, and along Lot 17 and 16, crossing a storm sewer easement north 11 degrees 40 minutes 55 seconds west, 236.15 feet to a point, a corner of

Lot 38 thence extending along the same, crossing a sanitary sewer easement, south 85 degrees 41 minutes 49 seconds east, 15.00 feet to a point, a corner of Lot 30, thence extending along the same, south 37 degrees 25 minutes 09 seconds east, 122.48 feet to a point on the cul-de-sac of Arianna Lane, aforesaid; thence extending along the same, on the arc of a circle curving to the left, having a radius of 50.00 feet the arc distance of 71.25 feet to a point, a corner of Lot 28 on said Plan, the first mentioned point and place of beginning.

BEING Lot 29 on said Plan

BEING Chester County Tax Parcel 38-

2-431

Chester County Tax Parcel Number:

38-2-431

PLAINTIFF: Township of Valley

VS

DEFENDANT: **WOODROW & SHARLENE WYATT**

SALE ADDRESS: 116 Arianna Ln., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-9466**

**SALE NO. 11-3-243**

**Writ of Execution No. 08-02633**

**DEBT \$1,063.00**

ALL THAT CERTAIN lot or tract of land situate in Valley Township, Chester County, Pennsylvania, designated as Lot No. 55 on a Plan of Lots known as "Coatesville Heights", said plan being of record in the Recorder's Office of Chester County in Plan Book No. 2, Page 67, bounded and described as follows:

BEGINNING at a point in the middle of Harry Road at the southwest corner of Lot No. 63 on said plan of lots, thence along the middle of Harry Road, north eighty-eight degrees and forty-eight minutes west, one hundred feet to the south-east corner of Lot No. 57 on said plan of Lots; thence along Lot No. 57, north one degree and twelve minutes east, two hundred eighty-one and eighty-three hundredths feet to the unimproved portion of Harry Road as the same extends along the northerly side of the lot herein conveyed; thence along the southerly side thereof, north seventy-two degrees and seventeen minutes east, one hundred five and seventy-one hundredths feet to the northwest corner of Lot No. 63 aforesaid; thence along the westerly line of Lot No. 63, south on degree and twelve minutes west, three hundred sixteen and two hundredths feet to the place of beginning.

CONTAINING twenty-nine thousand

eight hundred and ninety-two square feet of land, be the same more or less.

CHESTER County Tax Parcel Number:

38-2M-2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JOHN V. & LAURA WILSON**

SALE ADDRESS: 425 Harry Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADY, 866-211-9466**

**SALE NO. 11-3-244**

**Writ of Execution No. 09-10310**

**DEBT \$1,508.63**

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 corner 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 extending partially along lands of 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.

CHESTER County Tax Parcel Number:

38-2K-21

PLAINTIFF: Township of Valley

VS

DEFENDANT: **DAVID MAY**

SALE ADDRESS: 25 Turnberry Ct., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-9466**

**SALE NO. 11-3-245**  
**Writ of Execution No. 10-11191**  
**DEBT \$736,455.78**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described in accordance with a proposed subdivision made for Robert D. Narrigan by David Meixner, Registered Surveyor, Collegeville, RD #2, Pennsylvania, dated July 9, 1958 and last revised July 15, 1959 as follows, to wit:

BEGINNING at a point on the northeast side of Timber Lane (50 feet wide) at the distance of 100 feet measured north 19 degrees, along said side of Timber Lane from a point in line of land of Alex C. Shand, thence extending along the northeast side of Timer Lane, north 19 degrees, west 100 feet to a point a corner of Lot 11, thence along Lot 11, north 71 degrees east 300 feet to a point, thence extending south 19 degrees east, 100 feet to a point a corner of Lot 13, thence along Lot 13 through the middle of a 10 feet wide drainage easement, south 71 degrees west, 300 feet to the first mentioned point and place of beginning.

BEING Lot 12 on said Plan.

BEING Chester County Tax Parcel 43-11A-2.2

BEING the same premises which Ralph W. Eberly and Georgia C. Eberly by Deed dated June 12, 2000 and recorded August 2, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4794 Page 724, granted and conveyed unto James R. Smart, in fee.

PLAINTIFF: Household Finance Consumer Discount Co

VS

DEFENDANT: **JAMES R. & SUSAN SMART**

SALE ADDRESS: 655 Timber Ln., Devon, PA 19333

PLAINTIFF ATTORNEY: **STEVEN EISENBERG, 215-572-8111**

**SALE NO. 11-3-246**  
**Writ of Execution No. 09-02620**  
**DEBT \$58,262.65**

BY virtue of a Writ of Execution No.09-02620

OWNER(S) of property situate in the Borough of Downingtown, Chester County,

Pennsylvania, being 321 Mary Street, Downingtown, PA 19335-2517

UPI No. 11-7-30.38

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$58,262.65

PLAINTIFF: Beal Service Corporation VS

DEFENDANT: **RAYMOND E. WOOD a/k/a RAYMOND WOOD & JOAN K. WOOD a/k/a JOAN WOOD**

SALE ADDRESS: 321 Mary St., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **DANIEL SCHMIEG, 215-563-7000**

**SALE NO. 11-3-247**  
**Writ of Execution No. 10-11200**  
**DEBT \$72,684.84**

ALL THAT CERTAIN Unit in the Property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by Recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania, of the Declaration dated 12/7/84 and recorded 12/7/84 in Misc. Deed Book 663 Page 352 and a First Amendment thereto recorded in Misc. Deed Book 669 Page 29, and a Declaration Plan dated 12/7/84 and recorded 12/7/84 in Misc. Deed Book 663 Page 352 being and designated on such Declaration Plan as Unit No. 2607 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

BEING known as 2607 Eagle Road

TAX Parcel #53-6-641

PROPERTY address: 2607 Eagle Road, West Chester, PA 19382

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Marlon P. DiDavide

BY deed from: Joan R. Garbers, single  
 DATED: 12/28/1993 and recorded: 01/05/1994

BOOK: 3690 Page 697

PLAINTIFF: US Bank National

Association as Trustee for PA Housing Finance Agency

VS

DEFENDANT: **MARLON**

**DiDAVIDE**

SALE ADDRESS: 2607 Eagle Rd.,  
West Chester, PA 19382

PLAINTIFF ATTORNEY:

**MICHAEL McKEEVER, 215-627-1322**

**SALE NO. 11-3-248**

**Writ of Execution No. 10-02153**

**DEBT \$281,610.77**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, Chester County, PA, bounded and described according to a Plan of Cannon Woods V, made by MAF Homes, Inc., dated 4/14/1986, revised 6/11/1986 recorded in Chester County as Plan No. 6659, as follows, to wit:

BEGINNING at a point on the west side of Buck Drive, a corner of Lot 23 as shown on said Plan, thence from said point of beginning along Buck Drive south 2 degrees 54 minutes 27 seconds west 25 feet to a point a corner of lands now or late of Gerald Beaves; thence along the lands of Gerald Beaves the four following courses and distances (1) north 87 degrees 5 minutes 33 seconds west 48 feet to a point of curve (2) on the arc of a circle curving to the left a radius of 125 feet the arc distance of 56.23 feet to a point of tangent (3) south 67 degrees 8 minutes 2 seconds west 75 feet to a point (4) south 47 degrees 1 minutes 48 seconds west 221.32 feet to a corner of lands now or late of David Carlson; thence along the lands of David Carlson, south 11 degrees 32 minutes 11 seconds west, 160 feet to a point in line of lands now or late of John Brogan; thence along the lands of John Brogan and of Edmond Phillips, north 78 degrees 34 minutes 37 seconds west 344.88 feet to a point a corner of Lot 25; thence along Lot 25, north 4 degrees 19 minutes 14 seconds east 275 feet to a point a corner of Lot 23; thence along Lot 23 the four following courses and distances (1) south 81 degrees 14 minutes 9 seconds east 390.54 feet to a point (2) north 67 degrees 25 minutes 26 seconds east 200 feet to a point of curve (3) on the arc of a circle curving to the right a radius of 150 feet the arc distance of 67.48 feet to a point of tangent (4) south 87 degrees 5 minutes 33 seconds east 48 feet to the first mentioned point and place of beginning.

BEING No. 24 on said Plan.

BEING known as: 15 Buck Drive,  
Glenmoore, Pennsylvania 19343.

TITLE to said premises is vested in Robert E. Fleming and Sharon M. Fleming, husband and wife, by Deed from Robert E. Fleming and J. Kenneth McIntyre dated July 23, 1999 and recorded August 18, 1999 in Deed Book 4619, Page 2376.

TAX I.D. #: 32-1-7.86

PLAINTIFF: **HSBC Mortgage Corporation**

VS

DEFENDANT: **ROBERT E. & SHARON M. FLEMING**

SALE ADDRESS: 15 Buck Dr.,  
Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **EDWARD CONWAY, 215-790-1010**

**SALE NO. 11-3-249**

**Writ of Execution No. 10-02759**

**DEBT \$636,352.04**

ALL THAT CERTAIN Lot 2 as shown on a record subdivision plan of Abdala Tract, situated north of Coatesville-Downingtown By-Pass (Route 30) and west of North Bailey Road, (T433), prepared by Bursich Associates, Inc, Pottstown, PA being Job Number 63025, drawing number FP 163025, dated August 7, 1996, and last revised Oct. 31, 1996, and located in the Township of Caln, County of Chester, PA and being more fully bounded and described as to wit:

BEGINNING at a point, said point being the intersection of the west, legal right-of-way line of North Bailey Road, T433 (40 foot wide R/W 20 feet from centerline), and lands now or late of Theodore R. Griffith; thence along said west legal right-of way line of North Bailey Road, T433, on a curve to the right, having a radius of 854.93 feet, a chord bearing of south 02 degrees 04 minutes 42 seconds east, a chord distance of 50.03 feet, an arc length of 50.03 feet, to a point; thence leaving said legal right-of-way line of North Bailey Road, along Lot 1 on the following four courses and distances, viz: (1) south 89 degrees 44 minutes 50 seconds west, a distance of 354.78 feet to a point; (2) south 58 degrees 17 minutes 07 seconds west, a distance of 134.25 feet to a point; (3) south 21 degrees 33 minutes 43 seconds west, a distance of 64.32 feet to a point; (4) south 00 degrees 36 minutes 50 seconds west, a distance of 140.73 feet to a point in line with the north legal right-of-way of Coatesville-Downingtown Bypass, Route 30, (various width right-of-way); thence along said north legal right-of-way line of Coatesville-Downingtown Bypass, Route :10, on the following five courses and distance, viz; (1)

south 52 degrees 27 minutes 20 seconds west, a distance of 35.23 feet to a point; (2) south 81 degrees 41 minutes 23 seconds west, a distance of 1.61 feet to a point; (3) north 85 degrees 38 minutes 38 seconds west, a distance of 65.38 feet to a point; (4) north 89 degrees 30 minutes 00 seconds west, a distance of 50.04 feet to a point; (5) south 74 degrees 42 minutes 50 seconds west, a distance of 41.80 feet to a point in line with lands now or late of Kings Highway Assoc., Inc; thence along lands now or late of Kings Highway Assoc. Inc., north 01 degrees 07 minutes 10 seconds east, a distance of 367.80 feet to a stone (FD) in line with lands now or late of Caln Friends Meeting House; thence along lands now or late of Caln Friends Meeting House and aforesaid lands now or late Theodore R. Griffith, north 89 degrees 44 minutes 50 seconds east, a distance of 729.40 feet to a point, the point of beginning.

CONTAINING 111,352 square feet / 2.65 acres.

ALL THAT CERTAIN driveway easement for ingress and egress to Lot 2 over Lot 1 as shown on a Record Subdivision Plan of Abdala Tract, situated north of Coatesville-Downingtown By Pass (Route 30) and west of North Bailey Road (T433), prepared by Bursich Associates, Inc., Pottstown, PA; being Job Number 63025 Drawing Number FP163025, dated August 7, 1996, and last revised Oct. 31, 1996, and located in the Township of Caln, County of Chester, PA, being more fully bounded and described as to wit:

BEGINNING at a point on the west legal right-of-way line of North Bailey Road, T433 (40 feet wide R/W, 20 feet from centerline); thence along said west legal right-of-way line of North Bailey Road, T433, on the following two courses and distances, viz: (1) on a curve to the right, having a radius of 859.93 feet, a chord bearing of south 12 degrees 19 minutes 46 seconds west, a chord distance of 26.42 feet, an arc length of 26.42 feet to a point; (2) south 13 degrees 12 minutes 34 seconds west, a distance of 16.15 feet to a point; thence leaving said west legal right-of-way line of North Bailey Road, T433 and crossing Lot 1 on the following six courses and distances viz: (1) north 15 degrees 21 minute 32 seconds/west, a distance of 107.61 feet to a point; (2) on a curve to the left, having a radius of 150.00 feet, a chord bearing of north 30 degrees 24 minutes 03 seconds west, a chord distance of 77.86 feet, an arc length of 77.76 feet to a point; (3) on a curve to the left, having a radius of 65.00 feet, a chord bearing of north 62 degrees 04 minutes 01 seconds west, a chord distance of 37.19 feet, an arc length of 37.72 feet to a point; (4) on a curve to the left, having a radius

of 180.00 feet, a chord bearing of north 89 degrees 33 minutes 24 seconds west, a chord distance of 67.86 feet, an arc length of 68.27 feet to a point; (5) south 79 degrees 34 minutes 39 seconds west, a distance of 113.13 feet to a point; (6) north 42 degrees 48 minutes 30 seconds west, a distance of 66.05 feet to a point in line with Lot 2; thence along Lot 2, north 89 degrees 44 minutes 50 seconds east, a distance of 27.15 feet to a point; thence recrossing Lot 1 on the following six courses and distances, 30 viz: (1) south 42 degrees 48 minutes 30 seconds east, a distance of 36.69 feet to a point; (2) north 70 degrees 34 minutes 39 seconds east, a distance of 102.13 feet to a point; (3) on a curve to the right, having a radius of 200.00 feet, a chord bearing of south 89 degrees 33 minutes 24 seconds east, a chord distance of 75.40 feet, an arc length of 75.86 feet to a point; (4) on a curve to the right, having a radius of 35 feet, a chord bearing of south 62 degrees 04 minutes 01 seconds east, a chord distance of 48.64 feet, an arc length of 49.32 feet to a point; (5) on a curve to the right, having a radius of 170.00 feet, a chord bearing of south 30 degrees 24 minutes 03 seconds east, a chord distance of 88.24 feet, an arc length of 89.26 feet to a point; (6) south 15 degrees 21 minutes 32 seconds east, a distance of 70.03 feet to a point, the point of beginning.

CONTAINING 8,953 square feet/0.21 acres.

BEING Tax Parcel Number 39-04-0090.020 (UPI # 39-4-90.2).

BEING the same premises which Albert P. Abdala III and Karen M. Abdala granted and conveyed unto Albert P. Abdala III, as sole owner, by Deed dated November 2, 2005, and recorded in Record Book 6712, Page 1142, in Chester County Records.

PLAINTIFF: National Penn Bank  
VS

DEFENDANT: **ALBERT ABDALA,**

**III**

SALE ADDRESS: 902 N. Bailey Rd.,  
Thorndale, PA 19372

PLAINTIFF ATTORNEY: **STEPHEN  
M. HLADIK, 215-855-9521**

**SALE NO. 11-3-250  
Writ of Execution No. 10-09113  
DEBT \$134,091.95**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Plan of Penn's Greene, made by

Register & Associates, Inc., dated 11/17/89, last revised 6/22/93 and recorded on 6/22/93, as Plan #12142, as follows, to wit:

BEGINNING at a point on the north-westerly side of Road "A", said point also being a corner of Lot #2; thence extending from said beginning point and along the northwesterly side of Road "A", south 40 degrees 17 minutes 50 seconds west, 160 feet to a point, a corner of Open Space A; thence extending along the same, the 2 following courses and distances: (1) north 49 degrees 42 minutes 10 seconds west, 250.37 feet to a point and (2) north 24 degrees 58 minutes 51 seconds east, 165 feet to a point, a corner of Lot #2; thence extending along the same, south 49 degrees 42 minutes 10 seconds east, 294.19 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.000 acre of land be the same more or less.

BEING Tax UPI #58-2-44.

IMPROVEMENTS: Residential dwelling  
PLAINTIFF: Wilmington Trust Company

VS

DEFENDANT: **GARY M. BETTY a/k/a GARY BETTY & LISA TOWE BETTY a/k/a LISA BETTY**

SALE ADDRESS: 12 Penn's Greene Dr., West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHARLES SHURR, JR., 610-779-0772**

**SALE NO. 11-3-251**

**Writ of Execution No. 10-10288**

**DEBT \$474,656.76**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and

described according to a Plan of Chester Hollow, prepared for First Equity Companies, West Chester, Pennsylvania, prepared by Nomano's-King Associates, Consulting Engineers, Ardmore, Pennsylvania dated 5/28/1985 last revised 6/5/1986 and recorded 9/28/86 as Plan File #6562-6565, as follows, to wit:

BEGINNING at a point on the easterly side of Cheshire Circle (50 feet wide) in the bed of a 40 feet wide Drainage Easement, said point of beginning also being a corner of Lot #57 as shown on said Plan; thence extending from said beginning point and along the easterly side of Cheshire Circle, north 31° 05' east, 125 feet to a point a corner of Lot #56; thence extending along same, south 58° 55' east, 200 feet to a point in line of Lot #47; thence extending along same and partly along Lot #46, south 31° 05' west, 125 feet to a point in the bed of the aforesaid easement, a corner of Lot #57; thence extending along same, north 58° 55' west, 200 feet to the first mentioned point and place of beginning.

BEING Lot #56 as shown on said Plan.

BEING Parcel #53-6C-103

BEING known as: 214 Cheshire Circle, West Chester, PA 19380

PROPERTY ID No.: 53-6C-103

TITLE to said premises is vested in John M. Balbirmie Jr. and Joan M. Balbirmie by Deed from R.J.M. Builders, Inc. dated 05/06/1988 recorded 05/16/1988 in Deed Book 1143 Page 106.

PLAINTIFF: HSBC USA, N.A

VS

DEFENDANT: **JOHN BALBIRNIE & JOAN BALBIRNIE**

SALE ADDRESS: 214 Cheshire Circle, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CHANDRA ARKEMA, 856-669-5400**

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