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Chester County Law Reporter

(USPS 102-900)

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Dickerson v. Koehler

Divorce – Exceptions – Credibility determinations – Equitable distribution – Alimony – Counsel fees

1. While it is the sole responsibility of the Court to settle economic matters in a divorce action, the Master's Report is to be given the fullest consideration, especially with regard to the credibility of witnesses.
2. The standard of review to be applied is whether the Master abused his or her discretion in determining the economic claims.
3. A master's report and recommendation is to be given the fullest consideration, particularly on the question of credibility of witnesses, because the master has the opportunity to observe and assess the behavior and demeanor of the parties.
4. In reviewing a challenge to the equitable distribution, the trial courts have broad equitable powers to effectuate justice in these matters and are to analyze and apply the factors set forth in 23 Pa. Cons. Stat. Ann. §3502.
5. There is no simple formula by which to divide marital property. The method of distribution derives from the facts of the individual case. The list of factors of Section 3502(a) of the Divorce Code serves as a guideline for consideration, although the list is neither exhaustive nor specific as to the weight to be given to the various factors. Thus, the court has flexibility of method and concomitantly assumes responsibility in rendering its decisions.
6. Where the record alone does not indicate which party's testimony should be credited, the determination of the Master can tip the balance.
7. Following divorce, alimony provides a secondary remedy and is available only where economic justice and the reasonable needs of the parties cannot be achieved by way of an equitable distribution.
8. An award of alimony should be made to either party only if the trial court finds that it is necessary to provide the receiving spouse with sufficient income to obtain the necessities of life.
9. Alimony is based upon reasonable needs in accordance with the lifestyle and standard of living established by the parties during the marriage, as well as the payor's ability to pay.
10. Pursuant to 23 Pa. C.S.A. §3702, in proper cases the court shall also have authority to direct that adequate health and hospitalization insurance coverage be maintained for the dependent spouse pendente lite.
11. Counsel fees are awarded in a divorce action based on the facts of each case after a review of all the relevant factors. These factors include the payor's ability to pay, the requesting party's financial resources, the value of the services rendered, and the property received in equitable distribution. Counsel fees are awarded only upon a showing of need.
12. An award of counsel fees is not granted automatically but is appropriate when necessary to put parties on equal footing in defending their rights or to allow a dependent spouse to maintain or defend a divorce action.

13. Each party's financial considerations will ultimately dictate whether an award of counsel fees is appropriate.
14. Husband filed a Complaint in Divorce raising claims for divorce and equitable distribution. Wife filed an Answer and Counterclaim, raising claims for equitable distribution, alimony, alimony *pendente lite*, counsel fees, costs and expenses, and continued maintenance of life and health insurance. The issues of divorce and equitable distribution were tried before a Special Master, during which husband raised a claim for counsel fees, costs and expenses. Thereafter, the Special Master issued a report and recommendation. Wife filed six Exceptions to the Special Master's report, and husband filed four Exceptions. The Court Held, that wife's Exceptions were denied and dismissed and that husband's Exceptions were denied and dismissed. The Court adopted the Special Master's recommendation that the parties be divorced pursuant to §3301 (d) of the Divorce Code, as the marriage was irretrievably broken and the parties have been separated for more than two years.

P.McK.

C.C.P. Chester County, Civil Action – In Divorce, No. 2008-03182-DI; Paul Dickerson v. Siglinde Koehler.

Shannon Kanavy for plaintiff
Siglinde Koehler, *pro se*
Platt, J., July 5, 2011:-

[59 Ches. Co. Rep. **Dickerson v. Koehler**

PAUL DICKERSON : IN THE COUR TOF COMMON PLEAS
Plaintiff CHESTER COUNTY, PENNSYLVANIA
vs. : CIVIL ACTION
SIGLINDE KOEHLER : IN DIVORCE
Defendant : NO. 2008-03182

Shannon Kanavy, Esquire, Attorney for Plaintiff
Siglinde Koehler, Defendant Pro Se

OPINION

This matter comes to me on Defendant Siglinde Koehler's Exceptions and Plaintiff Paul Dickerson's Cross-Exceptions to the Special Master's findings and recommendations concerning the parties' divorce action and equitable distribution of marital property. For the reasons set forth below, I find that Wife's Exceptions are denied and dismissed; Husband's Exceptions are denied and dismissed. I adopt the Special Master's recommendation that that the parties be divorced pursuant to §3301 (d) of the Divorce Code, as the marriage is irretrievably broken and the parties have been separated for more than two years.

FACTUAL BACKGROUND

Plaintiff Paul Dickerson ("Husband") and Defendant Siglinde Koehler ("Wife") were married on June 20, 1985 and separated January 2003. They had no children. Husband adopted Wife's son (now an adult) from a previous relationship.

Husband is 50 years old. He has a Master's degree in Social Work. Husband has been employed as a social worker since 1985. In November 2009, he was laid off from a permanent position at Silver Springs. He presently works full time through employment with a temporary agency, Social Work PRN.

Wife is 56 years old. She has a Master's Degree in psychology but she does not have a license to practice. She worked part time at the Community Center in Paoli as a behavior specialist from 1993 to 1995. Wife stopped working in 1995 due to health problems. Wife owns two pieces of non-marital property: a property in Hilton Head, South Carolina, which she purchased with funds from an inheritance from her father, and her West Chester, Pennsylvania home which was purchased by her parents and which Wife inherited when her father died. Husband and Wife resided in the West Chester property during their marriage.

On March 26, 2008, Husband filed a Complaint in Divorce raising claims for divorce and equitable distribution. On May 12, 2008, Wife filed an Answer and Counterclaim, raising claims for equitable distribution, alimony, alimony *pendente*

lite, counsel fees, costs and expenses, and continued maintenance of life and health insurance.

The issues of divorce and equitable distribution were tried before Special Master Rochelle B. Grossman, Esquire, on October 22, 2010. At the hearing, Husband raised a claim for counsel fees, costs and expenses. On January 28, 2011, Special Master Grossman issued her Report and Recommendation based upon the record and hearing before her. She found that the marital estate consisted of \$83,574 in assets, and recommended that the assets, excluding the appreciation in the West Chester property, be divided 25% (\$11,911) to Wife and 75% (\$35,734) to Husband. She recommended that the \$35,929 of appreciation in the West Chester property be divided 50% (\$17,965) to Wife and 50% (\$17,965) to Husband. The Special Master found that the marital debt consisted of the parties’ son’s student loan, and recommended that the debt be apportioned 90% (\$27,572) to Wife and 10% (\$3064) to Husband.

The recommended distribution consisted of the following:

Marital Property:

Appreciation in Marital Residence	\$35,929
Husband’s Chester County 457(b) Plan	5,261
Husband’s Chester County Employee Retirement Pension	<u>42,384</u>
Total Assets Distributed	\$83,574

To Wife:

Appreciation in Marital Residence	<u>\$35,929</u>
Total Assets Distributed to Wife	\$35,929

To Husband:

Husband’s Chester County 456(b) Plan	\$5,261
Husband’s Chester County Employee Retirement Pension	<u>42,384</u>
Total Assets Distributed to Husband	\$47,645

Marital Debt:

Jan’s Student Loan Debt as of July 31, 2008	\$30,635
Total Marital Debt Distributed to Wife	\$30,635

The Special Master recommended that, to effectuate equitable distribution, Wife owes Husband \$2990¹, subject to adjustment after consideration of counsel

¹ \$11,911	\$35,734
<u>+ 17,965</u>	<u>+ 17,965</u>
\$29,876 Wife’s distribution	\$53,699 Husband’s distribution

\$53,699 - \$47,645 (Husband received) = 6054 shortfall. Husband owes Wife \$3064 for his portion of marital debt. \$6054 – 3064 = \$2990.

fees, within ninety (90) days of the entry of the divorce decree. She recommended that any amounts unpaid after 90 days shall accrue interest at the yearly rate of 4%.

The Special Master also recommended that within ninety (90) days of the divorce decree, Wife refinance the student loan or otherwise have Husband's name removed from obligation, and that Wife be responsible for all student loan payments.

The Special Master denied Wife's claims for alimony and counsel fees, costs and expenses. She granted Husband's claim for counsel fees, costs and expenses, and recommended that Wife pay \$2500 in counsel fees. Thus, Wife owes Husband \$5490 (\$2990 + 2500).

EXCEPTIONS – DISCUSSION

Wife filed Six Exceptions to the Special Master's Report, and Husband filed Four Exceptions to which I now address the following review. Initially I note that while it is the sole responsibility of this Court to settle economic matters, the Master's Report is to be "given the fullest consideration, especially with regard to the credibility of witnesses." *Goodman v. Goodman*, 544 A.2d 1033, 1035 (Pa. Super. 1988). The standard of review to be applied is whether the Master abused his or her discretion in determining the economic claims. *Tagnani v. Tagnani*, 654 A.2d 1136 (Pa. Super. 1995).

I. Wife's Exceptions

Credibility

Wife initially filed a 30 page document titled "Exceptions to the Rulings of Master's Report". Wife did not file specific exceptions to the Special Master's credibility determinations. On April 20, 2011, I ordered Wife to pay for the notes of testimony, and to file amended exceptions and a brief in support of her exceptions. Wife's "Brief of Exceptions to Master's Ruling" states that Wife takes exceptions to all of Master's rulings on grounds of credibility of Husband's testimony in general. I will address the issue of credibility of Husband and Wife in the discussion of each exception below, however, I note that a master's report and recommendation is to be given the fullest consideration, particularly on the question of credibility of witnesses, because the master has the opportunity to observe and assess the behavior and demeanor of the parties. *Moran v. Moran*, 839 A.2d 1091, 1095 (Pa. Super. 2003).

Marital debt

In her First Exception, Wife contends that the Special Master erred in her recommendation that the marital debt be divided 90% to Wife and 10% to Husband.

During the marriage Husband co-signed a student loan for the parties' adult son, Jan Kohler-Dickerson. Husband testified that Wife urged him to co-sign the loan to help Jan turn his life around and go back to school (N.T. 10/22/10, at 23). Husband stated that Jan failed to make the required payments on the loan to Sallie Mae, the holder of the note. "I have sent him numerous e-mails informing him that I was receiving phone calls from Sallie Mae and letters from Sallie Mae stating that the loan is delinquent and on the verge of going into collection status, asking him – making him aware of this. Asking him to pay the loans so these things wouldn't occur." (N.T.10/22/10, at 19). Husband stated that Jan has refused to provide him with his current address or telephone number.

The current balance of the loan is \$30,000, and Husband has paid \$1500 post separation toward the loan (*Id.* at 20, 22).

The Special Master's Report states:

Husband has made efforts to communicate with Jan regarding his payment of the debt; however, Jan has been evasive about his address and otherwise uncooperative with Husband's attempts to contact him to make payment arrangements. Wife maintains a good relationship with Jan. According to Wife, Jan is married, gainfully employed as a chef, and lives in three different places. Wife was not forthcoming about Jan's address when questioned on cross examination. While the student loan was not intended to be a marital obligation, Jan's failure to pay the debt, as he had agreed, has now placed this burden on the parties. Clearly, Jan's student loan debt, incurred during the marriage and by agreement of the parties, is a marital obligation. It is noted that since only Husband's name is associated with the debt, Wife has been unaffected by Jan's failure to keep his promise. Wife has had no motivation to encourage or facilitate Jan's payment of his debt.

(Report, pages 10-11).

Wife asserts that the Special Master had no evidence to support her belief that Wife was not motivated to encourage Jan to pay the debt. Wife claims that she was never questioned about her motivation and / or her role in the repayment of the student loan. Wife's Brief claims that the Special Master "allowed and accepted Husband's hearsay testimony about alleged conversations between Son and Husband, all statements are without evidence, such as emails." Wife's brief also

states that Jan was never unwilling to pay for his student loans, “nor did he ever fail to make the payments.”

At the hearing when questioned where Jan resides, wife stated: “On three different places. I don’t know.” (N.T. 10/22/10, at 141). The Special Master reasonably determined that Wife was evasive about Jan’s whereabouts and that Wife did not encourage Jan to repay the debt. It was within the Special Master’s discretion to credit Husband’s testimony regarding the student loan payments. *Moran v. Moran*, 839 A.2d 1091, 1095 (Pa. Super. 2003).

Wife also claims that Husband failed to provide evidence that his credit standing had been negatively impacted or that he was forced to make payments on Jan’s behalf to avoid a negative credit score. Husband produced two invoices from SallieMae dated February 7, 2010 and September 7, 2010 (Exhibit P-10). The documents state that payment was past due and that Husband’s credit rating could be negatively affected by the failure to pay the loan.

Based on the evidence, the Special Master reasonably concluded that “Wife has a good relationship with her son and Jan may be more inclined to uphold his end of the bargain if his Mother is responsible for the loan.” (Report, page 18). The Special Master considered the exhibits and testimony and did not err in recommending that the marital debt be divided 90% to Wife and 10% to Husband. Thus, Wife’s First Exception is denied.

Division of assets

In her Second Exception, Wife contends that the Special Master erred in recommending that the marital assets, other than the appreciation in the West Chester property, be divided 25% to Wife and 75% to Husband; and erred in recommending that the appreciation of the West Chester property be divided 50% to Wife and 50% to Husband. In reviewing a challenge to the equitable distribution, “[t]he trial courts have broad equitable powers to effectuate justice in these matters and are to analyze and apply the factors set forth in 23 Pa. Cons. Stat. Ann. §3502.”² Gill v. Gill, 677 A.2d 1214, 1216 (Pa. Super. 1996) (quoting Powel v. Powel, 577 A.2d 576 (Pa. Super. 1990)). There is no simple formula by which to divide marital proper-

²The factors set forth in 23 Pa. Cons. Stat. Ann. §3502(a) [effective January 25, 2005] are as follows:

- (1) The length of the marriage.
- (2) Any prior marriage of either party.
- (3) The age, health, station, amount and sources of income, vocational skills, employability, estate, liabilities and needs of each of the parties.
- (4) The contribution by one party to the education, training or increased earning power of the other party.
- (5) The opportunity of each party for future acquisitions of capital assets and income.

-
- (6) The sources of income of both parties, including, but not limited to, medical, retirement, insurance or other benefits.
 - (7) The contribution or dissipation of each party in the acquisition, preservation, depreciation or appreciation of the marital property, including the contribution of a party as homemaker.
 - (8) The value of the property set apart to each party.
 - (9) The standard of living of the parties established during the marriage.
 - (10) The economic circumstances of each party at the time the division of property is to become effective.
 - (10.1) The Federal, State and local tax ramifications associated with each asset to be divided, distributed or assigned, which ramifications need not be immediate and certain.
 - (10.2) The expense of sale, transfer or liquidation associated with a particular asset, which expense need not be immediate and certain.
 - (11) Whether the party will be serving as the custodian of any dependent minor children.

ty. The method of distribution derives from the facts of the individual case. The list of factors of [Section 3502(a) of the Divorce Code] serves as a guideline for consideration, although the list is neither exhaustive nor specific as to the weight to be given to the various factors. Thus, the court has flexibility of method and concomitantly assumes responsibility in rendering its decisions.” Smith v. Smith, 653 A.2d 1259, 1264 (Pa. Super. 1995), *appeal denied*, 663 A.2d 693 (Pa. 1995).

The factors set forth in the Divorce Code do not mandate any prescribed value to assign to the factors which apply in a given case; however, an analysis of the various factors, in light of the facts found by the Special Master which are supported by the evidence, is key to determining whether the recommended distribution is appropriate. A review of the Special Master’s Report shows that she considered all eleven factors pursuant to §3502 (a) of the Divorce Code (Report, pages 14-17).

Division of assets other than W.C. property

Wife’s non-marital estate includes an inheritance that she received when her father died in 1998, as well as the West Chester property. Wife purchased property in Hilton Head, South Carolina with some of the inheritance funds. The West Chester property was bequeathed to her by her parents. The Special Master found that Wife had a separate estate in excess of \$552,000 and Husband had no separate estate beyond \$1000 in a TIAA-Cref retirement plan. Accordingly, she recommended a distribution of assets (excluding the West Chester property) of 25% to Wife and 75% to Husband. Wife claims that the marital assets should be divided 50% to Wife and 50% to Husband because Husband is employed with a pension, and received an award of \$10,000 in a lawsuit against Chester County. With respect to the inheritance, Wife claims that she was forthcoming about her inheritance to the best of her abilities.

The Special Master considered the August 10, 2010 support Order from this Court that found that Husband earned \$3062 net per month, and Wife was unemployable due to physical and emotional problems, but had \$1517 per month income / earning capacity from the rental income potential of her two non-marital homes. The Special Master found that Husband may have opportunities to acquire assets and income the future, but Wife has a significant separate estate as a result of her inheritance, and has sole control over her two homes, which are titled in the name of her living trust (Report, pages 14-17).

Wife testified that she did not inherit anything when her mother died. She stated that her father left Jan (Wife’s son) the funds in a bank account worth \$6000 or \$7000. Jan used the money to pay for airfare (N.T. at 176). Wife testified that she inherited \$200,000 when her father died in 1998 (N.T. at 105, 107, 187). Wife established a revocable trust in her name (P-12). She is the grantor and trustee of the trust. Wife testified that she transferred her inherited funds into annuities, and she transferred her interest in the West Chester property to the trust. She used funds from the trust to purchase real estate in Hilton Head, S.C. (N.T. at 119). The Special

Master found that the value of the Hilton Head property is \$240,000 based on a drive by appraisal by Husband's appraisal. Wife did not allow the appraiser inside the property.

The exhibits show that on February 12, 2002, Wife purchased two annuities: one from Transamerica Annuity and one from American Enterprise Annuity, for \$100,000 each (D-9).³ On December 23, 2004 Wife cashed in a Transamerica annuity for \$108,000 (P-15, N.T. at 189-190). The annuity number is different from the account number listed on the Transamerica annuity purchase statement of 2002. A letter to Wife dated April 13, 2009 from River Source Life Insurance Company states that on December 28, 2004 Wife withdrew \$108,697 from a policy with a different account number than the other accounts (P-16). On January 11, 2004, Wife transferred \$194,709 from her trust account in Citizens Bank to Carolina First Bank in Greenville S.C. (P-17). Wife testified that she cashed in the annuities and deposited the funds in the Citizens Bank account to purchase the Hilton Head property (N.T. at 194). However, the funds in the Citizens Bank account were available on January 11, 2004 – before Wife withdrew \$108,697 in December 2004.

Husband testified that during the marriage Wife had a bank account in Germany and one in Switzerland. "She had a Swiss bank account which was established after the death of her father and so she would ... we would visit Switzerland periodically and she would take out money from accounts in both Switzerland and Germany." (N.T. at 42). Wife claims she has no income or retirement accounts, yet she maintains two properties. She testified that Jan pays the taxes associated with the Hilton Head property. She also stated that Jan lives in Mexico and she does not know his address (N.T. at 199, 201).

The Special Master noted that Wife was evasive concerning the amount of her inheritance.

This Master does not find Wife forthcoming about the remainder of her inheritance. She failed to produce documents and information concerning her father's estate at the time of his death... Wife is financially savvy. She opened Swiss bank accounts, and, according to Husband, had bank accounts in Germany, Switzerland, Belgium and other European countries. This Master has every reason to believe that Wife knows exactly how much money she inherited. Her failure to recall the amount is not credible... Wife's inconsistency and lack of voluntary disclosure deems her not credible. Wife was warned throughout the proceedings before the

³The copy of the purchase statements lists the same account # for both annuities although they have different names.

undersigned that her failure to disclose financial information could lead this Master to draw a negative inference. In total, Wife's testimony concerning her separate estate and inheritance was not clear or credible.

(Report, pages 12-13).

As stated above, it was within the Special Master's discretion to make reasonable credibility determinations. Where the issue is one of credibility, the findings of the master should be given fullest consideration. Where the record alone does not indicate which party's testimony should be credited, the determination of the master can tip the balance. *Rothrock v. Rothrock*, 765 A.2d 400, 404 (Pa. Super. 2000).

Given the Special Master's determination as to the extent of Wife's separate estate, I find that she did not err in recommending that the marital assets (excluding the West Chester property) should be divided 25% to Wife and 75% to Husband.

West Chester property

In 1981, Wife's parents purchased the real estate at 629 Spruce Drive, West Chester, Pennsylvania (the "West Chester property") for \$96,500 (P-1, tab 2). Wife has resided at that property since that time, as did Husband while the parties were together. Wife's parents never lived at the property, and there was never a mortgage on the property. The Special Master found that Wife inherited the West Chester property in 1998 when her father died. She recommended that the marital appreciation in the property (\$35,929) be divided 50% to Wife and 50% to Husband.

Wife asserts that the Special Master erred in accepting Husband's expert's appraised value of the property (\$348,000). The Special Master noted that Wife failed or refused to allow Husband's expert access to the interior of the property. "Wife's failure to cooperate has made Husband's attempts to value the property extremely difficult." (Report, page 8). Wife also claims that the Special Master erred in denying her request to present photographs taken of the inside of the property to show that renovations after separation contributed to the appraised value of \$348,000.

At trial, Wife attempted to introduce photos of the West Chester property taken by her friend, Dr. Handley. "These are photos he took because of the whole improvements that needed to be done because they are included in this \$348,000 that's supposed to be the estimate. Like I said, they were done by Dr. Handley and my son." (N.T., at 125). The Special Master refused to admit the photographs because Wife failed to lay a foundation for their admission, and failed to call Dr. Handley to testify as to their authenticity.

Wife had the opportunity to allow the appraiser to conduct an on site inspec-

tion of the property. After she refused to cooperate with the appraisal, she failed to provide proper authentication of the photos of the interior of the property she wanted admitted. The Special Master's ruling regarding the photos was reasonable. It was well within the Special Master's discretion to credit the value placed on the West Chester property by Husband's expert. Having done so, I find that the Special Master did not err in recommending that the distribution of the appreciation in the West Chester property be divided 50% to Wife and 50% to Husband. Thus, Wife's Second Exception is denied.

Wife's separate property – inheritance

In her Third Exception, Wife contends that the Special Master erred in finding that Wife was not forthcoming about her inheritance. Wife's Brief states that she produced all the documents available for a change of ownership in property from Germany to Pennsylvania, and that Husband "told that unsubstantiated story of Wife's accounts in both Switzerland and in Germany, and it was apparently expected of Wife to bring the evidence for these fictitious accounts."

The transcript shows that Wife's testimony was contradictory and confusing. Wife stated: "there is nothing held in trust for me." (N.T. at 148). She testified that all of the annuities have been cashed in (N.T. at 153). She testified that after her father died someone in Germany sold his residence but she did not collect the proceeds. She did not know who collected the proceeds.

Quite frankly I don't know because when this happened I was not there. It was somebody I had given power of attorney who was doing things for me because it became very awkward in doing it between two continents... the proceeds, there were so many things that needed to be paid first. If there was one I don't know. There was taxes to be paid for two homes. There was I told you resurveying. There was a building being torn down."

(N.T. at 173). Wife also stated that she did not have a bank account in Switzerland. "It was not in Switzerland. It was in New York City." (N.T. at 178-179).

As stated above, the Special Master had the opportunity to observe and assess the behavior and demeanor of the parties, thus her credibility determinations will be upheld. Wife's Third Exception is denied.

Alimony

In her Fourth Exception, Wife asserts that the Special Master erred in denying her request for alimony. Following divorce, alimony provides a secondary remedy and is available only where economic justice and the reasonable needs of the par-

ties cannot be achieved by way of an equitable distribution. *Teodorski v. Teodorski*, 857 A.2d 194, 200 (Pa.Super.2004) (citation omitted). An award of alimony should be made to either party only if the trial court finds that it is necessary to provide the receiving spouse with sufficient income to obtain the necessities of life. *Stammerro v. Stammerro*, 889 A.2d 1251, 1259 (Pa.Super.2005).

The Special Master considered the Seventeen Factors enumerated in Section 3710 (b) of the Divorce Code.⁴ She found that Husband's income is more than two times that of Wife. However, Wife has a significant separate estate exceeding

⁴ b) Factors relevant.—In determining whether alimony is necessary and in determining the nature, amount, duration and manner of payment of alimony, the court shall consider all relevant factors, including:

- (1) The relative earnings and earning capacities of the parties.
- (2) The ages and the physical, mental and emotional conditions of the parties.
- (3) The sources of income of both parties, including, but not limited to, medical, retirement, insurance or other benefits.
- (4) The expectancies and inheritances of the parties.
- (5) The duration of the marriage.
- (6) The contribution by one party to the education, training or increased earning power of the other party.
- (7) The extent to which the earning power, expenses or financial obligations of a party will be affected by reason of serving as the custodian of a minor child.
- (8) The standard of living of the parties established during the marriage.
- (9) The relative education of the parties and the time necessary to acquire sufficient education or training to enable the party seeking alimony to find appropriate employment.
- (10) The relative assets and liabilities of the parties.
- (11) The property brought to the marriage by either party.
- (12) The contribution of a spouse as homemaker.
- (13) The relative needs of the parties.
- (14) The marital misconduct of either of the parties during the marriage. The marital misconduct of either of the parties from the date of final separation shall not be considered by the court in its determinations relative to alimony except that the court shall consider the abuse of one party by the other party. As used in this paragraph, "abuse" shall have the meaning given to it under section 6102 (relating to definitions).
- (15) The Federal, State and local tax ramifications of the alimony award.
- (16) Whether the party seeking alimony lacks sufficient property, including, but not limited to, property distributed under Chapter 35 (relating to property rights), to provide for the party's reasonable needs.
- (17) Whether the party seeking alimony is incapable of self-support through appropriate employment.

\$552,000 in value, which assets could be income producing. Husband has a separate estate of only \$1000. The Special Master found that Wife, through her separate estate, has sufficient property to meet her expenses currently, and that there was no evidence that Wife was unable to meet her reasonable needs. Special Master Grossman also found that Jan pays the expenses of Wife's Hilton Head property.

Wife failed to establish that she did not have sufficient income to afford the necessities of life. Wife owns two properties that are unencumbered by mortgages. She testified that she pays the taxes and utilities for the West Chester house and that she pays for her own food and automobile fuel (N.T. at 196-197). She stated that Jan pays the taxes on the Hilton Head property. The Special Master properly recommended that Wife's claim for alimony be denied. Alimony is based upon reasonable needs in accordance with the lifestyle and standard of living established by the parties during the marriage, as well as the payor's ability to pay." *Balicki v. Balicki*, 4 A.3d 654, 659 (Pa. Super. 2010).

Thus, Wife's Fourth Exception is denied.

Maintenance of Life and Health Insurance

In her Fifth Exception, Wife contends that the Special Master erred in denying Wife's claim for maintenance of life and health insurance. The Special Master's Report states that Wife offered no evidence or testimony in pursuit of such claim (Report, page 23).

Wife testified that she suffers from spinal stenosis, a narrowing of the spinal cord (N.T., at 117). Wife notes that in the discussion of the equitable distribution factors, the Special Master's Report states that Wife has health problems which preclude her from gainful employment. Wife's testimony regarding her current health was one factor in the determination of the division of assets. It was not evidence that Husband should maintain health and life insurance for Wife post divorce.

Pursuant to 23 Pa. C.S.A. §3702, "In proper cases... the court shall also have authority to direct that adequate health and hospitalization insurance coverage be maintained for the dependent spouse pendent elite." As stated above, the Special Master found that Wife has a significant separate estate. Therefore, Wife has adequate resources to pay for her health insurance and medical care.

Thus, Wife's Fifth Exception is denied.

Counsel Fees

In her Sixth Exception, Wife asserts that the Special Master erred in denying her claim for counsel fees, costs and expenses, and in granting Husband's claim for counsel fees, costs and expenses.

Counsel fees are awarded in a divorce action based on the facts of each case after a review of all the relevant factors. These factors include the payor's ability to pay, the requesting party's financial resources, the value of the services rendered, and the property received in equitable distribution. Counsel fees are awarded only upon a showing of need. *Busse v. Busse*, 921 A.2d 1248, 1258 (Pa. Super. 2007).

The Special Master noted that Wife has represented herself for most of the divorce proceedings, and she failed to present evidence of counsel fees, costs and expenses. Husband incurred \$15,000 of fees. "Wife's failure to cooperate with discovery has caused Husband to incur additional counsel fees, through correspondence, Motion to Compel and court appearances. Husband incurred fees through his counsel's attempt to gain access to Wife's real estate for purposes of valuation which was never made timely available. Wife refused to cooperate in a reasonable or timely fashion." (Report, page 22). The Special Master considered Wife's separate estate and Husband's liquidated funds from his retirement accounts and recommended that Wife pay \$2500 in counsel fees.⁵

An award of counsel fees is not granted automatically but is appropriate when necessary to put parties on equal footing in defending their rights or to allow a dependent spouse to maintain or defend a divorce action. *McDonald v. McDonald*, 621 A.2d 604, 605 (Pa. Super. 1993). Each party's financial considerations will ultimately dictate whether an award of counsel fees is appropriate. *Busse, supra*. Instantly, the record shows that Wife refused to allow Husband's expert to gain access to Wife's properties to value the real estate (N.T. at 79-86, D-15). Wife contributed to the cost of Husband's counsel fees. I find that the Special Master properly denied Wife's request for counsel fees and properly recommended that Wife pay Husband \$2500 in counsel fees. Thus, Wife's Sixth Exception is denied.

II. Husband's Exceptions

In his First Exception, Husband contends that the Special Master erred in calculating the increase in value of the West Chester property. The Special Master found that Wife inherited the West Chester property in 1998 when her father died. Husband argues that Wife acquired the property in 1985 when Wife was given a Power of Attorney and/or when her mother died. He claims that the marital appreciation accrued from 1985 to 2003, the date of separation.

Wife's parents executed a "Joint Will" in Germany 1979 (D-5). Wife was given a Power of Attorney in 1985 (P-1, tab 3). The document states that Wife has power of attorney in all property and legal affairs as they are located in the United States. The Special Master found that the document did not give Wife ownership interest in the West Chester property.

⁵ Wife also owes Husband \$2989 in equitable distribution for a total of \$5489. portion of marital debt. $\$6054 - 3064 = \2990 .

Wife was given a fiduciary duty to conduct business in the United States for her parents, which business might have involved the West Chester property. Further, this Master does not find that Wife received her interest in the marital residence when her mother died. Wife could not have inherited the property until after the death of her father regardless of the restrictions the joint Will placed on her father. If Wife had predeceased her father, then she never would have inherited the property and it would have passed according to the Will. Prior to her father's death, Wife had no control over the property, as an owner would. Rather, she simply had the ability to contract business on her father's behalf pursuant to the power attorney. Wife did not have title to the property until after her father's death.

(Report, pages 7-8).

Husband testified that Wife's father gifted the West Chester house to Wife "in the early 90's sometime." (N.T., at 27, 29). Husband's Pre-Trial statement claims that the German translation of the 1985 Power of Attorney is a copy of the transfer (P-1, tab 3). The address 13 Spruce Dr., West Chester, Pennsylvania is listed on the German copy after Wife's name because that was her current address when the POA was enacted. It is not evidence of a transfer of the property. I find that the Special Master did not err in finding that Wife did not have title to the property until after her father's death in 1998. Thus, Husband's First Exception is denied.

In Husband's Second Exception, he asserts that the Special Master failed to give due consideration to International law, wherein a Joint Will executed in Germany, and agreed to by the parties as non-modifiable, cannot be altered once a party has deceased. In his Third Exception, Husband contends that the Special Master failed to give due consideration to Defendant's testimony that her parents Joint Will declared her Father could not change the Will after her Mother's death.

The Special Master discussed the Joint Will as follows: "Wife's parents executed a "Joint Will" in 1979 pursuant to which the survivor of the two would be bound by the terms of the Will, and could not change any bequests after the death of the first to die. D-5. Wife's mother died in August 1985. Wife was the sole heir of her parent's Will. Husband argues that although Wife's father did not die until 1998, Wife's ownership interest in the marital residence had vested in 1985." As stated above, the Special Master considered the documents and determined that Wife was not given an ownership in the property in 1985. The English translation of the 1979 Joint Will states: "We are expecting our daughter, Siglinde Maria

Carpenter, maiden name Kohler, born 22.6.1954 in Sindelfingen, will not claim the legal share of the inheritance she is entitled to after the death of the first parent.” (D-5, page 6). The Special Master’s recommendation regarding the Joint Will and Wife’s inheritance was reasonable and supported by the record.

Thus, Husband’s Second and Third Exceptions are denied.

Counsel Fees

In his Fourth Exception Husband contends that the Special Master erred by failing to award Husband \$15,000 in counsel fees. Husband claims that \$15,000 was appropriate due to Wife’s refusal to produce documents and make the two properties available for appraisal, and failure to produce inheritance documents (written in German) until the date of trial.

I find that the award of \$2500 in counsel fees was appropriate considering Husband’s needs and financial resources, the value of the services rendered, and the property received in equitable distribution. *See Busse v. Busse*, 921 A.2d 1248 (Pa. Super. 2007) (trial court properly determined that wife was entitled to \$50,000 in counsel fees, not \$100,000, considering the financial resources available to each party and the other relevant factors appropriate in awarding counsel fees). Additionally, the factual recitation and rationale set forth above in the discussion of Wife’s claim regarding counsel fees is incorporated herein.

This, Husband’s Fourth Exception is denied.

Based on the foregoing, the following Final Decree is hereby entered.

PAUL DICKERSON : IN THE COUR TOF COMMON PLEAS
Plaintiff CHESTER COUNTY, PENNSYLVANIA
vs. : CIVIL ACTION
SIGLINDE KOEHLER : IN DIVORCE
Defendant : NO. 2008-03182

Shannon Kanavy, Esquire, Attorney for Plaintiff
Siglinde Koehler, Defendant Pro Se

FINAL DECREE

AND NOW, this 5th day of July, 2011, this action having been heard by the Special Master in divorce and reviewed by this Court, and on the evidence present- ed, it is hereby ORDERED and DECREED that:

Wife’s Exceptions are denied and dismissed; Husband’s Exceptions are denied and dismissed. I adopt the Special Master’s recommendation that that the parties be divorced pursuant to §3301 (d) of the Divorce Code, as the marriage is irretriev- ably broken and the parties have been separated for more than two years.

Plaintiff Paul Dickerson (“Husband”) and Defendant Siglinde Koehler (“Wife”) are divorced from the bonds of matrimony. All duties, rights and claims accorded to either of the said parties at anytime heretofore in pursuance of said mar- riage, shall cease and the parties shall, severally, be at liberty to marry again as if they had never been married.

EQUITABLE DISTRIBUTION

The marital estate consists of \$83,574 in assets and \$30,635 in debt. The assets, excluding the appreciation in the West Chester property, shall be divided 25% (\$11,911) to Wife and 75% (\$35,734) to Husband. The \$35,929 of appreciation in the West Chester property shall be divided 50% (\$17,965) to Wife and 50% (\$17,965) to Husband. The marital debt consisting of the parties’ son’s student loan shall be divided 90% (\$27,572) to Wife and 10% (\$3064) to Husband.

The recommended distribution is as follows:

Marital Property:	
Appreciation in Marital Residence	\$35,929
Husband’s Chester County 457(b) Plan	5,261
Husband’s Chester County Employee Retirement Pension	<u>42,384</u>
Total Assets Distributed	\$83,574

To Wife:

Appreciation in Marital Residence	<u>\$35,929</u>
Total Assets Distributed to Wife	\$35,929

To Husband:

Husband's Chester County 456(b) Plan	\$5,261
Husband's Chester County Employee Retirement Pension	<u>42,384</u>
Total Assets Distributed to Husband	\$47,645

Marital Debt:

Jan's Student Loan Debt as of July 31, 2008	\$30,635
Total Marital Debt Distributed to Wife	\$30,635

To effectuate equitable distribution, Wife owes Husband \$2990⁶, subject to adjustment after consideration of counsel fees, within ninety (90) days of the entry of the divorce decree. Any amounts unpaid after 90 days shall accrue interest at the yearly rate of 4%. Within ninety (90) days of the divorce decree, Wife shall refinance the student loan or otherwise have Husband's name removed from obligation, and Wife shall be responsible for all student loan payments.

Alimony

Wife's claim for alimony is denied.

Maintenance of Life and Health Insurance

Wife's claim for maintenance of life and health insurance is denied.

Counsel Fees

Wife's claim for counsel fees is denied. Husband's is awarded \$2500 in counsel fees. Thus, Wife owes Husband \$5490 (\$2990 + \$2500) to be paid as set forth above.

BY THE COURT:

/s/ Katherine B. L. Platt, J.

⁶ \$11,911 <u>+ 17,965</u> \$29,876 Wife's distribution	\$35,734 <u>+ 17,965</u> \$53,699 Husband's distribution
--	--

\$53,699 - \$47,645 (Husband received) = 6054 shortfall. Husband owes Wife \$3064 for his portion of marital debt. \$6054 – 3064 = \$2990.

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-07811**

NOTICE IS HEREBY GIVEN that the name change petition of Shu Hua Yu the guardian and natural Mother of Michelle Chen was filed in the above-named court and will be heard on August 29, 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: July 18, 2011

Name to be changed from: Michelle Chen
to: Michelle Emma Yu

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-07511**

NOTICE IS HEREBY GIVEN that the name change petition of William Jack Powell, Jr. was filed in the above-named court and will be heard on October 17, 2011, at 9:30 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 8, 2011

Name to be changed from: William Jack Powell, Jr. to: Jack Powell

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

STEPHEN M. ASBEL, Attorney for Petitioner
Berman & Asbell, LLP
20 West Third Street
P.O. Box 625
Media, PA 19063-2824

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for DELAWARE VALLEY PV & WIND CENTERS, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

RUDOLPH L. CELLI, JR., Solicitor

CELLI & ASSOCIATES

130 West Lancaster Avenue, Suite 201
Wayne, PA 19087

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State on September 1, 2008 for GREEN CLEAN WASHING, INC., a corporation organized in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

JOSEPH R. POLITO, JR., Solicitor

218 North Church Street

West Chester, PA 19380

CORPORATION NOTICE

WOW FAMILY ENTERPRISES, INC., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. JAMES C. KOVALESKI, Solicitor
O'Donnell, Weiss & Mattei, P.C.
347 Bridge Street, Suite 200
Phoenixville, PA 19460

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about July 14, 2011:

Giuseppe Cabinets, Countertops & Tiles, Inc.
129 East Gay Street
West Chester, PA 19380

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

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

ABENDSCHEIN, Shirley E., late of Pennsbury Township. L. PETER TEMPLE, care of Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O.Box 384, Kennett Square, PA 19348, atty.

BRYAN, Helen A., late of New London Township. Joyce A. Wilcox, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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BURKHARDT, George M., late of Pennsbury Township. Barbara B. Burkhardt, 1532 Fairville Road, Chadds Ford, PA 19317, Executrix. EUGENE STEGER, Esquire, Eugene Steger & Associates, P.C., 411 Old Baltimore Pike, Chadds Ford, PA 19317, atty.

DUNN, Ryan M., late of West Whiteland Township. Ronald Dunn and Andrew J. Donaghy, Esquire, care of ANDREW J. DONAGHY, Esquire, 17 West Third Street, P.O. Box 108, Media, PA 19063, Administrators. ANDREW J. DONAGHY, Esquire, 17 West Third Street, P.O. Box 108, Media, PA 19063, atty.

GUCKIN, Eileen W., a/k/a Eileen M. Guckin, late of Borough of Downingtown. Matthew Guckin, care of F. HARRY SPIESS, JR., Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executor. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA, 19087-0191 atty.

HALL, David H., late of East Goshen Township. Janet Hall, 3400 West Chester Pike, #402-C, Newtown Square, PA 19073, Executrix. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19422, atty.

HOWE, Gregory B., late of Spring City. Erica Howe, care of RICHARD BLASETTI, Esquire, 548 1/2 East Main Street, Suite A, Norristown, PA 19401, Administrator. RICHARD BLASETTI, Esquire, 548 1/2 East Main Street, Suite A, Norristown, PA 19401, atty.

JASIENSKI, Alexander A., late of Downingtown. Eileen Schiappa, 102 Yellowwood Drive, Downingtown, PA 19335, Executrix. WILLIAM E. HOWELL, JR., Esquire, 110 East State Street, Suite 1, Kennett Square, PA 19348, atty.

KOPITSKY, Joseph E., Sr., late of Coatesville, Valley Township. Joseph E. Kopitsky, Jr., P.O. Box 26, Jackson, NH 03846, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, atty.

KUSNIEZ, Anna, a/k/a Ann Kusniez and Anne Kusniez, late of East Coventry Township. Joseph E. Kusniez, care of HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, Executor. HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, atty.

LEE, Daniel, M.D., late of West Bradford Township. Sharon Lee Sides-Hicks and Kenneth A. Lee M.D., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LOCKARD (nee Clayton), Mary Ann, late of Downingtown. Kerri Shortlidge, 1138 Simmontown Road, Gap, PA 17527 and Gina Miller, c/o 1138 Simmontown Road, Gap, PA 17527, Administrators. JANET J. SATTERTHWAITE, Esquire, 110 Hopewell Road, Suite 200, Downingtown, PA 19335, atty.

OLIVIERI, Splendora M., late of Penn Township. Josephine O. Wroten, care of GREGORY J. WEINIG, Esquire, P.O. Box 2207, 1007 N. Orange Street, Wilmington, DE 19899, Executrix. GREGORY J. WEINIG, Esquire, Connolly Bove Lodge & Hutz LLP, P.O. Box 2207, 1007 N. Orange Street, Wilmington, DE 19899, atty.

PRICE, Mary E., late of Easttown Township. Joseph J. Price, Jr. and Michele Manning, care of JOSEPH PATRICK O'BRIEN, Esquire, 17 E. Front Street, P.O. Box 626, Media, PA 19063, Executors. JOSEPH PATRICK O'BRIEN, Esquire, Kassab Archbold & O'Brien, LLC, 17 E. Front Street, P.O. Box 626, Media, PA 19063, atty.

REESE, Norma J., late of Borough of Coatesville. Sharon E. Lemon and Edward A. Reese, Jr., care of STACEY WILLITS MC CONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executors. STACEY WILLITS MC CONNELL, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

ROGERS, M. Elois, a/k/a Marie Elois Rogers, late of Pennsbury Township. Ann Rhind Sparrough, care of **TIMOTHY B. BARNARD**, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executrix. **TIMOTHY B. BARNARD**, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

SEVCIK, Rose Marie C., a/k/a Rose Marie C. Novak Sevcik, late of Easttown Township. Judith May, Thomas Sevcik and John Sevcik, care of **F. HARRY SPIESS, JR., Esquire**, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executors. **F. HARRY SPIESS, JR., Esquire**, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

SPINA, Jennie, a/k/a Jennie G. Spina, late of Caln Township. Joseph Spina, Jr., care of **EDWARD M. WATTERS, III, Esquire**, 899 Cassatt Road, Berwyn, PA 19312-1183, Executor. **EDWARD M. WATTERS, III, Esquire**, Pepper Hamilton LLP, 899 Cassatt Road, Berwyn, PA 19312-1183, atty.

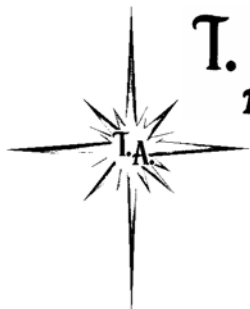
2nd Publication

BALINKI, Joseph F., late of Willistown Township. Joseph A. Balinski, P.O. Box 555, Mountain Home, PA 18342 and Lisa A. Gerard, 611 Whiteland Hunt Road, Downingtown, PA 19335, Executors. **MATTHEW R. KESSLER, Esquire**, Law Offices of Matthew R. Kessler, L.L.C., 1008 Benjamin Franklin Highway - West, Douglassville, PA 19518, atty.

CLAUSEN, William E., late of Easttown Township. Charles W. Clausen, 6308 Spyglass Run, Fort Wayne, IN 46804, Executor. **KAREN M. STOCKMAL, Esquire**, KMS Law Offices, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, atty.

DEERY, A. David, late of Borough of Phoenixville. M. Andrew Deery, 240 Dayton Street, Phoenixville, PA 19460, Administrator. **JAMES R. FREEMAN, Esquire**, 606 S. Main Street, Phoenixville, PA 19460, atty.

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EVANS, Virginia W., late of Tredyffrin Township. PNC Bank, N.A., P.O. Box 3822, 101 North Pointe Blvd., Lancaster, PA 17604, Executor. JAY R. WAGNER, Esquire, Steves & Lee, 111 North 6th Street, Reading, PA 19601, atty.

FELLIN, Christopher, late of Spring City. Matthew C. Fellin, 1325 Grosser Road, Gilbertsville, PA 19525, Executor. THOMAS R. BEVERIDGE, Esquire, 1970 Gross Road, Pottstown, PA 19464, atty.

GOMEZ, Mary G., late of East Goshen Township. Melanie S. Bannan, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

HEATH, Mary B., late of Downingtown. Kenneth Heath, 27 Wick Drive, Parkesburg, PA 19365, Administrator.

HILTON, Lillian Janet, a/k/a Janet Hilton, late of Sadsbury Township. Lori M. Miller, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

JONES, Carl F., Sr., late of Willistown Township. Carl F. Jones, Jr., care of JAMES E. MC ERLANE, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executor. JAMES E. MC ERLANE, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

KABLI, Jennie, late of West Caln Township. Patricia J. Markward, 200 Old Wilmington Rd., Coatesville, PA 19320, Executrix. WILLIAM T. KEEN, Esquire, KEEN, KEEN & GOOD, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LAMB, William Arthur, late of Borough of Malvern. Louise Lamb, 701 Raintree Lane, Malvern, PA 19355 and Marian Albertus, 1610 Alcott Circle, West Chester, PA 19380 and Jacqueline Krepelka, 122 Windgate Drive, Chester Springs, PA 19425, Executrices. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

PEARSON, Mary G., late of Honey Brook Township. M. Linda Pearson, Judith L. Nieb and Jayne K. Harple, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

RESNICK, Morris, late of Valley Township. Herman Chidekel, 1501 N. Hunting Horn Turn, Glen Mills, PA 19342 and Miriam Chidekel, 1501 N. Hunting Horn Turn, Glen Mills, PA 19342, Executors. LINDA M. ANDERSON, Esquire, Anderson Elder Law, 206 Old State Road, Media, PA 19063, atty.

SHANK, Barbara B., late of Exton. Nancy S. Barbara and Mary Ellen Brice, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrices. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

SHARPLESS, Donna S., late of Highland Township. Randall Sharpless, 304 Five Points Road, Coatesville, PA 19320 and Brian Sharpless, 25 Old Racetrack, Coatesville, PA 19320, Executors. JAMES S. TUPITZA, Esquire, Tupitza & Associates, PC, 212 W. Gay Street, West Chester, PA 19380, atty.

STEVENSON, Frances, late of Penn Township. Ronald Stevenson, 176 Pusey Mill Road, Cochranville, PA 19330, Executor. MICHAEL G. CULLEN, Esquire, 208 W. Front Street, Media, PA 19063, atty.

THOMPSON, Graham Stewart, late of Phoenixville. Jeanne S. Thompson, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

WILKINSON, Janet Hill, late of Franklin Township. Doris E. Hunt, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

BACHTLE, Mary Anita Sophia, a/k/a Anita Bachtle, late of the Borough of Kennett Square. L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BROPHY, Henry James, late of East Goshen Township. Mary Patricia Brophy, 713 Red Maple Drive, West Chester, PA 19380-5919, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey Ltd., 460 East King Road, Malvern, PA 19355, atty.

CHAMBERS, Robert Baker, JR., late of Borough of Oxford. Mary Chambers Humpton, 1251 Corner Ketch Road, Newark, DE 19711, Executrix. Michael J. Sangemino, Esquire, 724 Yorklyn Road, Suite 350, Hockessin, DE 19707, atty.

CILIBERTI, Joan Anne, late of Pennsbury Township. Michael J. Ciliberti, care of ROBERT A. COHEN, Esquire, 717 Constitution Drive, P.O. Box 1265, Exton, PA 19341, Administrator. ROBERT A. COHEN, Esquire, Riley, Riper, Hollin & Colagrecro, 717 Constitution Drive, P.O. Box 1265, Exton, PA 19341, atty.

FLOWERS, Robert Andrew, late of West Chester. Robert Allen Flowers, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HART, Kathleen Marie, late of Willistown Township. Lisa Hart, 3 A South Bonsall Avenue, Glenolden, PA 19035, Administratrix. JOHN R. ZONARICH, Esquire, Skarlatos Zonarich LLC, 17 South Second Street, 6th Fl., Harrisburg, PA 17101-2039, atty.

CHARLES T. DeTULLEO

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

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

JACKSON, Elizabeth Sharpless, late of Pennsbury Township. John Rogers Jackson, care of HARRY J. DI DONATO, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. HARRY J. DI DONATO, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

JAMES, Janice M., a/k/a Janice Marie James, late of City of Coatesville. Jason James, 118 Walnut Street, Coatesville, PA 19320, Administrator. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KIERAS, Joseph A., late of New London Township. Sally K. Fieni, 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.

MAINS, Winifred Wistar, a/k/a Wistar Lukens Mains, late of Borough of West Chester. Jeffrey Welsh, care of EDWIN R. BOYNTON, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executor. EDWIN R. BOYNTON, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

MARKOWITZ, Leroy, a/k/a Lee Markowitz, late of Tredyffrin Township. Bradford Markowitz, 355 Devon Way, West Chester, PA 19380 and Neil Markowitz, 355 Devon Way, West Chester, PA 19380, Executors. RICHARD N. LIPOW, Esquire, 629 Swedesford Road, Swedesford Corporate Center, Malvern, PA 19355, atty.

MORGAN, David C., late of West Goshen Township. Larue N. Morgan, 106 Greenview Drive, West Chester, PA 19382, Executor. ROBERT M. ROMAIN, Esquire, Baer Romain, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

NEPA, Elizabeth R., late of Thornbury Township. Teresa A. Zappaterrini, care of DENISE M. ANTONELLI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DENISE M. ANTONELLI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

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PIERCE, Jean L., a/k/a Jean E. Pierce, late of East Coventry Township. Christopher Pierce, 38 Savage Road, Pottstown, PA 19465 and Marjorie Pierce, 443 Old Schuylkill Road, Pottstown, PA 19465, Executors. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

PILOTTI, David L., late of West Brandywine Township. Cheryl B. Pilotti, care of **JOSEPH A. BELLINGHIERI**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. **JOSEPH A. BELLINGHIERI**, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

PUFKO, Henrietta A., late of Borough of Spring City. Francis Pufko, 150 New Street, Spring City, PA 19475, Executor. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

REIGHART, Elsie K., late of Oxford. John C. Baldwin, 600 Washington Avenue, Suite 302, Townson, MD 21204-3916, Executor.

WILCOX, Donald H., late of North Coventry Township. Christopher J. Wilcox, 741 White Pine Lane, Pottstown, PA 19464 and Michael J. Wilcox, 1424 Sunset Drive, Pottstown, PA 19464, Executors. **JOHN A. KOURY**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464, atty.

WORRALL, Mildred S., late of Kennett Township. **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

ZIELINSKI, Edward John, a/k/a Edward J. Zielinski, late of East Pikeland. Sophia L. Matthews, 523 E. Race Street, Pottstown, PA 19464, Administratrix.

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

Bear-A-Bill Outerwear, with its principal place of business at 608 West Schuylkill Rd, Apt 127, Pottstown, PA 19465.

The application has been (or will be) filed on: February 17, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: John William Sanderford, 608 West Schuylkill Rd., Apt 127, Pottstown, PA 19465.

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

SKIP THE WAREHOUSE, with its principal place of business at 325 Hoskin Place, West Chester, PA 19380.

The application has been (or will be) filed on: May 20, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Valen Cianci, 325 Hoskin Place, West Chester, PA 19380, Heather Daimion, 325 Hoskin Place, West Chester, PA 19380, John Raffa, 1275 Whitespire Circle, Pottstown, PA 19464 and Cianci & Daimion LLC, 325 Hoskin Place, West Chester, PA 19380.

NOTICE

NOTICE is hereby given, pursuant to the provisions of the Act of Assembly, No. 295 of 1982 effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

ProSource of Philadelphia with its principal place of business at 4531 West Lincoln Highway, Downingtown, PA 19335

The application was filed on June 28, 2011.

The name and address of the entity owning or interested in said business is: Bob Wagner's Mill Carpet, Inc.,
4531 West Lincoln Highway, Downingtown, PA 19335.

H. MICHAEL COHEN, Solicitor
Lachall, Cohen & Sagnor
144 W. Market Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about July 11, 2011, for:

Stepping Stone Early Learning Academy, Inc.
28 Chester Avenue
Coatesville, PA 19320

The corporation's purpose is to provide early learning and daycare for pre-school children.

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

NONPROFIT CORPORATION

Articles were filed with the Department of State on July 07, 2011 for THE BROTHERHOOD OF WEST CHESTER POLICE pursuant to the provisions of the PA Nonprofit Corporation Law of 1988 for providing police training; protecting or promoting the interests of the members by bargaining collectively, securing better working conditions and similar benefits; aiding in adjusting and settling disputes between the employer and the members; and providing financial support to injured, sick and disabled officers of the West Chester Police Dept.

GOLDBERG MEANIX MCCALLIN &
MUTH, Solicitors
213-215 West Miner Street
West Chester, PA 19382

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1st Publication**NOTICE**

In The Court of Common Pleas
Chester County
Civil Action – Law
No. 11-03925

Notice of Action in Mortgage Foreclosure

Deutsche Bank National Trust Company, As Trustee for Harborview Mortgage Loan Trust,
Mortgage Loan Pass-Through Certificates, Series 2006-7, Plaintiff vs. Eric S. Kalugin, Mortgagor and
Real Owner, Defendant

To: Eric S. Kalugin, Mortgagor and Real Owner, Defendant, whose last known address is 315 Old Eagle
School Road, Wayne, PA 19087.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff Deutsche Bank National Trust Company, As Trustee for Harborview Mortgage Loan Trust, Mortgage Loan Pass-Through Certificates, Series 2006-7, has 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. 11-03925 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 315 Old Eagle School Road, Wayne, PA 19087, whereupon your property will be sold by the Sheriff of Chester County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint or for any other claim or 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 or cannot afford one, 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 Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610-429-1500. Legal Aid of Chester County Inc., 14 E. Biddle St., West Chester, PA 19380, 610-436-4510. Michael T. McKeever, Atty. for Plaintiff, Goldbeck McCafferty & McKeever, P.C., 701 Market St., Ste. 5000, Phila., PA 19106-1532, 215-627-1322.

NOTICE**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA,
CIVIL ACTION – LAW,
NO. 10-00078**

Caln Township Municipal Authority vs.
Newbourne, L.L.C.

Notice is hereby given that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent sewer fees for the year 2008, for the property located at 1951 Lincoln Highway, Caln Township, Pennsylvania, Tax Parcel No. 39-3-172.1. A municipal claim in the amount of \$508.82 was filed on or about January 6, 2010 for this claim and a Writ of Scire Facias was filed. You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service
Chester County Bar Association
P.O. Box 3191
West Chester, PA 19380
(610) 429-1500

Portnoff Law Associates, Ltd.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

2nd Publication**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

Trust Estate of **JANET HILL WILKINSON**, deceased, late of Franklin Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **JANET HILL WILKINSON** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Doris E. Hunt, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

Attorney:
David L. Myers, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

3rd Publication**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

Trust Estate of **SUZANNE RHOADS MILLAR**, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **SUZANNE RHOADS MILLAR** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Duncan Rhoads Millar, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

Attorney:
David L. Myers, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

ESTATE & TRUST NOTICE

Let all persons be on notice that MARY H. SLOKOM, late of WEST BRANDYWINE TOWNSHIP, died on June 15, 2011, leaving both an Estate and a Revocable Living Trust.

Letters Testamentary have been granted to Samuel Slokom, V, and the Trustee of the Revocable Living Trust is Samuel Slokom, V. The attorney for the estate and trust is Barry S. Rabin.

All persons having claims or demands on the Estate or Trust are requested to make them known, and all persons indebted to the said decedent or trust are requested to make payment without delay, c/o the Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372.

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. To reserve your room, please call 610-692-1889.

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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, AUGUST 18, 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 CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, SEPTEMBER 19, 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 SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.**

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 11-8-515
Writ of Execution No. 10-15675
DEBT \$123,257.81

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania bounded and described according to a survey thereof made by J.W. Barry, Civil Engineer, dated May 2, 1942, as follows:

BEGINNING at a point in the south curb line of Olive Street, distant 128 feet 3 inches eastwardly from the east curb line of Olive Street; thence along the south curb line of Olive Street, north 85 degrees 03 minutes 30 seconds east 30

feet to a point on the northwest corner of a lot with a house designated as No. 1110 Olive Street; thence along the same and passing through the center of the partition wall between the house erected on the lot herein described and the house erected on the lot immediately adjoining it on the east, south 04 degrees 56 minutes 30 seconds east 148 feet to the north side of Juniper Street; thence along the same south 85 degrees 03 minutes 30 seconds west 30 feet to a point the southeast corner of a lot with a house designated as No. 1106 Olive Street; thence along the same north 04 degrees 56 minutes 30 seconds west 148 feet to the place of beginning.

BLR #16-7-86.

PLAINTIFF: Wilmington Savings Fund Society FSB

VS

DEFENDANT: **CHRISTOPHER A. & JENNIFER L. SMILEY**

SALE ADDRESS: 1108 Olive Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT S. ESPOSITO, 610-277-5788**

SALE NO. 11-8-517
Writ of Execution No. 11-01980
DEBT \$112,546.93

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and State of Pennsylvania described according to a plan of Poplar Heights Subdivision, FJZ Development, Inc., made by Chester Associates, Inc., West Chester, PA dated May 4, 1989 and last revised March 27, 1990 in Plan No. 10374 as follows, to wit:

BEGINNING at a point on the northwesterly side of Coates Street a corner of Lot 7, as shown on said Plan; thence extending from said beginning point and along the northwesterly side of Coates Street south 80 degrees 11 minutes west, 14.16 feet to a point; thence leaving same north 09 degrees 49 minutes west crossing a sanitary sewer easement 81 feet to a point on the southeasterly side of Johnson Alley (20 feet wide); thence extending along the same north 80 degrees 11 minutes east, 14.16 feet to a point; thence leaving side alley south 09 degrees 49 minutes east re-crossing the aforesaid easement 81 feet to the first mentioned point and place of beginning.

BEING Lot #6 as shown on said Plan containing 1147 square feet.

PARCEL # 16-2-353

PROPERTY address: 841 Coates

Street, Coatesville, PA 19320

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **VALERIE A CAMP-
BELL**

SALE ADDRESS: 841 Coates Street,
Coatesville, PA 19320

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

SALE NO. 11-8-518

Writ of Execution No. 10-14776

DEBT \$185,563.41

ALL THAT CERTAIN lot or piece of
ground situate in Sadsbury Township, County of
Chester, Commonwealth of Pennsylvania, bound-
ed and described according to a survey made by
Howard W. Ranck dated January 10, 1959 as fol-
lows to wit:

BEGINNING at a point in the old road
leading from Parkesburg to Sadsburyville, distant
485 feet south along said road from its point of
intersection with the improved road known as
Octorara Road leading south from the Lincoln
Highway at Randalls Barn to Octorara Church,
said point of intersection being located at the
northwest corner of premises of Earl E.
Longabaugh, of which this is a part, thence from
said point of beginning along the remaining lands
of Earl E. Longabaugh, the three following cour-
ses and distances (1) passing over an iron pin set on
the east side of Sadsburyville Road 12 feet from
the point of beginning, north 86 degrees 22 min-
utes east 208 feet to an iron pin (2) south 3 degrees
38 minutes east 208 feet to an iron pin (3) south 86
degrees 22 minutes west passing over any iron pin
set on the east side of the aforesaid road 14 feet
from the next mentioned point 208 feet to a point
in said road on line of land of William Smoke,
thence along said road at or near the middle there-
of and along land of the said Smoker, north 3
degrees 38 minutes west 208 feet to the point and
place of beginning.

CONTAINING 1 acre of land more or
less.

PARCEL No. 37-4-32.2

PLAINTIFF: Citadel Federal Credit
Union

VS

DEFENDANT: **BERNARD
DiFRANCESCO**

SALE ADDRESS: 698 Sadsbury Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **CHRISTO-
PHER J. PIPPETT, 610-251-5084**

SALE NO. 11-8-519

Writ of Execution No. 11-01412

DEBT \$206,147.65

ALL THAT CERTAIN tract of land, sit-
uate on the north side of Rose Hill (T-389) west of
the intersection of Rose Hill Avenue with State
Road in London Grove Township, County of
Chester, State of Pennsylvania, being Tract #2 on
Plan made by H2 Engineering Assoc., #8001 dated
1/2/1981, last revised 10/27/81, which Plan is
recorded in aforesaid, 8/5/1981 as Plan #3633,
described as follows:

BEGINNING at a point set in the title
line of Rose Hill Avenue, said point marking a
southeasterly corner of this about to be described
tract, a southwesterly corner of Tract 3 on the
above mentioned Plan and being set 878.96 feet
west of the intersection of Rose Hill Avenue with
State Road; thence leaving said point of beginning
and by the title line of Rose Hill Avenue the fol-
lowing two courses and distances; (1) north 67
degrees 34 minutes 31 seconds west, 45.04 feet to
a point; thence (2) north 73 degrees 30 minutes 10
seconds west, 126.98 feet to a point marking a cor-
ner of Tract 1 on said Plan; thence (3) by Tract 1,
north 47 degrees 15 minutes 22 seconds east,
573.96 feet to a point set in line of land of Hudson
Farms; thence (4) by land of Hudson Farms south
29 degrees 49 minutes 04 seconds east, 50.33 feet
to a point marking a corner of Tract 10 on said
Plan; thence (5) by Tract 10, south 42 degrees 44
minutes 08 seconds east, 100.95 feet to a point
marking a northeasterly corner of this and a corner
of Tract 3 on said Plan; thence (6) by Tract 3, south
47 degrees 15 minutes 22 seconds west, 478.85
feet to the point and place of beginning.

TITLE to said premises is vested in
Nicholas M. Leto and Julie A. Leto, husband and
wife, by deed from dated July 24, 1988 and record-
ed August 21, 1998 in Deed Book 4405, Page
1657.

PREMISES being known as: 239 Rose
Hill Road, West Grove, Pennsylvania 19390.

TAX I.D. #: 59-08-0057.0600

PLAINTIFF: Resi Whole Loan IV LLC
VS

DEFENDANT: **NICHOLAS M. &
JULIE A. LETO**

SALE ADDRESS: 239 Rose Hill Road,
West Grove, PA 19390

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

SALE NO. 11-8-520
Writ of Execution No. 10-13698
DEBT \$245,800.83

ALL THAT CERTAIN parcel of vacant land situate on the south side of Lilly Road in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan prepared for Kenneth S. Cazzille and Mary S. Hardy by Stapleton and Leisey, Professional Land Surveyors, dated March 21, 2002 and last revised May 9, 2002, and recorded on August 1, 2002 as Plan No. 16316 in the Office for the Recorder of Deeds of Chester County as follows, to wit:

BEGINNING at any interior point, a corner of Lot No. 2 and in line of lands of Grace G. Hershey and Myra E. Bills; thence along Lot No. 2 north 80 degrees 00 minutes 12 seconds east 288.81 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 for the following two courses and distances: (1) north 80 degrees 00 minutes 12 seconds east 164.42 feet to a point and (2) south 09 degrees 59 minutes 48 seconds east 288.33 feet to a point in line of other lands of Kenneth S. Cazzille; thence along other lands of Kenneth S. Cazzille and crossing a Mobile Oil Company pipeline right of way south 80 degrees 00 minutes 12 seconds west 453.23 feet to a point in line of the aforementioned lands of Grace G. Hersey and Myra E. Bills; thence along said land of Grace G. Hershey and Myra E. Bills and recrossing the Mobil Oil Company pipeline right of way north 09 degrees 59 minutes 48 seconds west 288.33 feet to the point and place of beginning.

CONTAINING 3.000 acres of land be the same more or less.

TOGETHER with the use of an existing land (Moran Lane) within the 50 feet wide driveway and utility easement through the land of Kenneth S. Cazzille and within a 50 feet wide private right of way passing through the land of Robert K. Miller for purposes of ingress to and regress from Pennsylvania Highway Route No. 10.

BEING Lot No. 3 as shown on the above mentioned Subdivision Plan.

BEING the same premises which Kenneth S. Cazzille, a single man, by Deed, dated 12/21/2005 and recorded 1/23/2006 in the County of Chester in Record Book 6745 Page 737 conveyed 62.56% interest unto Wade R. Giljam and Melissa K. Madrigale, as joint tenants with the right of survivorship, as at common law and not as tenants-in-common.

AND also being the same premises

which Kenneth S. Cazzille, a single man, by Deed, dated 12/21/2005 and recorded 1/23/2006 in the County of Chester in Record Book Volume 6745 Page 742 conveyed 37.44% interest unto Wade R. Giljam and Melissa K. Madrigale, as joint tenants with the right of survivorship, as at common law and not as tenants in common.

TAX Parcel 28-1-272

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **MILISSA K. & WADE R. GILJAM**

SALE ADDRESS: 151 Moran Lane, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-251-5084**

SALE NO. 11-8-522
Writ of Execution No. 10-06904
DEBT \$180,110.32

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, hereditaments and appurtenances thereon situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Country Club Valley by Drake and Weddington, Inc., Surveyors and Engineers and Planners, Kennett Square, Pennsylvania 9/22/1987, last revised 4/29/1988 and recorded 5/9/1988 as Plan No. 8284, 8285, 8286 and 8287 as follows to wit:

BEGINNING at a point on the south-westerly side of Winged Foot Drive (33 feet wide) said point being a corner of Unit No. 53 (as shown on said Plan) thence from said point of beginning extending along the arc distance of 59.59 feet to a point, said point being a corner of lands of open space; thence leaving Winged Foot Drive and extending along lands of Open Space, the 3 following courses and distances (1) south 51 degrees 21 minutes 02 seconds west 57.19 feet to a point; thence (2) south 87 degrees 54 minutes 24 seconds west 30.00 feet to a point, said point being a corner of Unit No. 54 thence leaving lands of Open Space aforesaid and extending along Unit No. 54 north 52 degrees 06 minutes 40 seconds east 115.60 feet to the first mentioned point and place of beginning.

BEING Unit No. 53 on the above mentioned Plan.

PARCEL # 38-02K-0027

BEING known as: 53 Winged Foot Drive, Coatesville, PA 19320

PROPERTY ID No.: 3802K002700

(38-2K-27)

TITLE to said premises is vested in Suzanne M. Desiata by Deed from Steven R. Scott and Angela R. Scott dated 02/27/2003 recorded 03/07/2003 in Deed Book 5598 Page 1545.

PLAINTIFF: HSBC Bank USA NA
VS

DEFENDANT: SUZANNE M. DESI-
ATA

SALE ADDRESS: 53 Winged Foot Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: CHAN-
DRA M. ARKEMA, 856-669-5400

SALE NO. 11-8-523

Writ of Execution No. 11-00106

DEBT \$160,056.05

ALL THAT CERTAIN lot or piece of ground together with a home erected thereon situate in the Borough of Downingtown, Chester County, Pennsylvania, described in accordance with a Plan prepared by Yerkes Associates, Inc., dated July 8, 1994, and last revised September 27, 1994, and recorded as Plan #12723.

FROM an interior point located as follows: from an iron pin set on the northerly edge of the right of way of Ax Alley (20 feet wide) at its intersection with the south right of way of Manor Avenue (Route 322 LR. 137 SR. 0322, 50 feet wide); thence by open space as shown on said Plan the two (2) following courses and distances: (1) north 62 degrees 27 minutes 16 west 51.98 feet to a point in line of Lot 10; and (2) south 51 degrees 30 minutes 00 seconds west, 113.53 feet to a point in the center of a 25 foot wide emergency access easement, thence by the middle center line of said 25 foot wide emergency access easement and along the common boundary of Lots 1 and 10 as shown on said Plan, north 51 degrees 01 minutes 30 seconds west, 40.98 feet to a point at the common corners of Lots 1, 2, 9 and 10 as shown on said Plan, being the point and place of beginning; thence along the point and place of beginning and by Lot 1, south 51 degrees 30 minutes 00 seconds west 104.65 feet passing through a twenty foot wide sanitary sewer easement, a twenty foot wide water easement, and a ten foot wide pedestrian access easement to a point in line of lands now or formerly of Multicare Corporation; thence by the same, north 38 degree 30 minutes 00 seconds west, 40 feet to a point; thence by Lot 3 on said Plan, north 51 degrees 30 minutes 00 seconds east, 95.76 feet crossing a ten foot wide pedestrian access easement, a twenty foot wide water easement and a twenty foot wide sanitary sewer easement to a

point in the center of a twenty five foot wide emergency access easement; thence by the same and Lot 9, south 51 degrees 01 minute 30 seconds east, 40.98 feet to the point and place of beginning.

CONTAINING 4,008 square feet more or less.

BEING Lot 2 as shown on said Plan.

PARCEL No.: 11-7-341.2

BEING known as: 4 Terry Court, Downingtown, PA 19335.

BEING the same premises which P & B Developers, Inc., by Deed dated April 20, 2006 and recorded May 17, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6845, Page 146, granted and conveyed unto Darren J. Randell and Jennifer L. Randell.

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: DARREN J. & JEN-
NIFER L. RANDELL

SALE ADDRESS: 4 Terry Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: SCOTT A.
DIETTERICK, 908-233-8500

SALE NO. 11-8-524

Writ of Execution No. 11-01454

DEBT \$85,473.74

ALL THAT CERTAIN lot of land upon which is erected the east house of a block of two frame dwelling houses, designated as No. 638 Coates Street, situated in the Fifth Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Coates Street one hundred and fifty (150) feet west of the west side of Seventh Avenue.

CONTAINING on Coates Street twelve and one half (12 ½) feet and extending back southwardly between parallel lines that breadth one hundred and fifty (150) feet to the north side of Pennsylvania railroad.

BOUNDED on the north by Coates Street; and on the east by land of Thomas Natalie; on the south by the Pennsylvania railroad; and on the west by land of Edward R. Robinson.

CONTAINING eighteen hundred and seventy five (1875) square feet, more or less.

BEING known as: 638 Coates Street, Coatesville, PA 19320

PROPERTY ID No.: 1602 017100 (160207100)

TITLE to said premises is vested in

Monique Artis by Deed from Aronda Artis and Monique Artis, sisters dated 10/10/1997 recorded 11/05/1997 in Deed Book 4254 Page 1570.

PLAINTIFF: The Bank of New York Mellon Trust Company NA

VS

DEFENDANT: **MONIQUE ARTIS**

SALE ADDRESS: 638 Coates St, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARGUERITE L. THOMAS, 856-669-5400**

SALE NO. 11-8-525

Writ of Execution No. 11-01648

DEBT \$149,571.03

ALL THAT CERTAIN message or tenement and tract of land, lying and being situate in the Township of Elk, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Oxford to Elkton, a corner of land now or late of Joseph Michener and running thence by the same north 45 degrees east 10 perches to a corner of land now or late of Alexander Crowl; thence by the same south 45 degrees east 8 perches to a stone; thence south 45 degrees west 10 perches to a stone in said road and land now or late of Whitfield Andrews, north 45 degrees west 8 perches to the place of beginning.

CONTINING 80 perches of land, strict measure.

TITLE to said premises is vested in Jacqueline A. Shine and Russell J. Shine, husband and wife, by Deed from Gloria Adesso and Russell J. Shine dated January 3, 2007 and recorded February 6, 2007 in Deed Book 7077, Page 498.

PREMISES being known as: 8003 Hickory Hill Road, Oxford, Pennsylvania 19363.

TAX I.D. #: 70-2-31

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS

DEFENDANT: **JACQUELINE A. & RUSSELL J. SHINE**

SALE ADDRESS: 8003 Hickory Hill Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MARC S. WEISBERG, 215-790-1010**

SALE NO. 11-8-526

Writ of Execution No. 11-01647

DEBT \$143,661.79

ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Whiteland Fares, made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/26/1959 and last revised 3/11/1963, as follows, to wit:

BEGINNING at a point on the south-westerly side of Pine Road (50 feet wide) which point is measured the three following courses and distances from the point formed by the intersection of the northwesterly side of Pine Road (50 feet wide) with the southwesterly side of Swedesford Road (55 feet wide) (both lines produced: (1) extending from said point of intersection south 08 degrees 32 minutes 40 seconds west 170 feet to a point of curve (2) on a line curving to the left having a radius of 334.47 feet the arc distance of 107.15 feet to a point of tangent and (3) south 09 degrees 48 minutes 40 seconds east 4.86 feet to the point and place of beginning; thence extending from said beginning point along the southwesterly side of Pine Road south 09 degrees 48 minutes 40 seconds east 77 feet to a point; thence extending south 80 degrees 11 minutes 20 seconds west 257.25 feet to a point; thence extending north 01 degrees 40 minutes 20 seconds west 77.79 feet to a point; thence north 80 degrees 11 minutes 20 seconds east 246.24 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Dean F. Prescott and Tracey L. Deschaine, husband and wife, by Deed from Kenneth F. Sniffen and Elaenor W. Sniffen dated March 15, 1985 and recorded March 19, 1985 in Deed Book G-65, Page 177.

PREMISES being known as: 11 Pine Road, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-04K-0005

PLAINTIFF: Wells Fargo Bank NA (S/I/I/T)

VS

DEFENDANT: **DEAN F. PRESCOTT**

SALE ADDRESS: 11 Pine Rd, Malvern, PA 19355

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

SALE NO. 11-8-527

Writ of Execution No. 10-05105

DEBT \$330,908.77

ground situate in the Township of East Vincent, Chester County, and Commonwealth of Pennsylvania and described according to a Final Subdivision Plan to Stoney Run prepared by Bursich Associates, Inc., dated 4/13/1995, last revised 8/30/1996 and recorded as Plan No. 13736, as follows, to wit:

BEGINNING at a point on the south-westerly side of Winding Stream Road (50 feet wide), a corner of Lot No. 73 on said Plan: thence extending from said beginning point and along Winding Stream Road, south 76 degrees 32 minutes 53 seconds east 80.00 feet to a point, a corner of Lot No. 75 on said Plan; thence leaving Winding Stream Road and extending along Lot 75, south 13 degrees 27 minutes 07 seconds west 125.00 feet to a point in line of Open Space "D" on said Plan; thence extending along same, north 76 degrees 32 minutes 53 seconds west 80.00 feet to a point, a corner of Lot No. 73 aforesaid; thence extending along Lot 73, north 13 degrees 27 minutes 07 seconds east 125.00 feet to a point on the southwesterly side of Winding Stream Road, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 74 on Said Plan

BEING designated as Parcel Number:

21-6-114

BEING commonly known as: 436 Winding Stream Road, Spring City, PA 19475

BEING the same premises that NVR, Inc., by Deed dated June 9, 2000, recorded June 16, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, in Book 4770, Page 673 as Instrument #0038359, granted and conveyed unto Carl M. Woodrow and Laura Ann Woodrow, in fee.

PLAINTIFF: The Bank of New York Mellon, as successor indenture trustee under Novastar Mortgage Funding Trust, Series 2006-1

VS

DEFENDANT: **CARL M. & LAURA ANN WOODROW**

SALE ADDRESS: 436 Winding Stream Rd., Spring City, PA 19475

PLAINTIFF ATTORNEY: **MARTIN WEISBERG, 856-429-5507**

SALE NO. 11-8-538

Writ of Execution No. 11-00669

DEBT \$178,674.71

ALL THOSE TWO CERTAIN tract of land, situate in Valley Township, Chester County, Pennsylvania, bounded and described more particularly according to a Plan of Property made for

Foley Park by Ellen Foley, dated 12/13/1915 and recorded in Plan Book 1, Page 75, as follows, to wit;

TRACT 1

BEGINNING at a point on the west side of Park Avenue, said point beginning being the northeast corner of Lot #102 as shown on said Plan, and the southeast corner of the about to be described Lot; thence from said point of beginning and extending along said Lot #102 south 70 degrees 34 minutes 00 seconds west, 115 feet to a point in line of the east side of a 10 foot wide alley; thence extending along said side of a 10 feet wide alley north 19 degrees 26 minutes 00 seconds west 20 feet to a point a corner of Lot #100; thence extending along said Lot #100 north 70 degrees 34 minutes 00 seconds east 115 feet to a point on the side of the aforementioned Park Avenue; thence extending along the side of said road, south 19 degrees 26 minutes 00 seconds east, 20 feet to the first mentioned point and place of beginning.

TRACT 2

BEGINNING at a point on the west side of Park Avenue, said point of beginning belong the southeast corner of Lot #101 as shown on said Plan, and the northeast corner of the about to be described Lot; thence from said point of beginning and extending along said Park Avenue south 19 degrees 26 minutes 00 seconds east 80 feet to a point a corner of UPI 35-5B-40-1A; thence extending along said UPI 35-5B-40-1A, south 70 degrees 34 minutes 00 seconds west 115 feet to a point on the east side of an alley; thence extending along the east side of said alley north 19 degrees 26 minutes 00 seconds west 80 feet to a point a corner of the aforementioned Lot 101; thence extending along Lot 101 south 70 degrees 34 minutes 00 seconds west 115 feet to the first mentioned point and place of beginning.

PARCEL Nos.: 38-5B-46.1 & 38-5B-48

BEING known as: 94 North Park Avenue, Coatesville, PA 19320.

BEING the same premises which Joni Bommelyn, by Deed dated May 9, 2005 and recorded May 13, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6491, Page 1133, re-recorded 05/17/2006 in Book 6484, Page 1827, to correct consideration amount., granted and conveyed unto Amy Mendoza-Hall and Eleuterio Mendoza, father and daughter, as joint tenants with the right of survivorship.

PLAINTIFF: US Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 asset

backed Pass-Through Certificates, Series NC 2006-HE4

VS

DEFENDANT: **AMY MENDOZA-HALL & ELEUTERIO MENDOZA**

SALE ADDRESS: 94 North Park Ave., Coatesville, PA 19320

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

SALE NO. 11-8-529

Writ of Execution No. 09-01713

DEBT \$125,480.00

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

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

UPI No. 17-4-91.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$125,480.00

PLAINTIFF: Liberty Savings Bank FB

VS

DEFENDANT: **PAUL & TRACY McGLAUGHLIN**

SALE ADDRESS: 1124 Miller Rd, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **COURTENAY R. DUNN, 215-563-7000**

SALE NO. 11-8-530

Writ of Execution No. 10-14834

DEBT \$210,985.77

ALL THAT CERTAIN message and lot of land situate in the Village of Toughkenamon, Township of New Garden, County of Chester, and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake in the middle of the Doe Run and Newark Road in a line of land late of William Chandler, Jr., and a corner of land of Hannah Gregg; thence along the middle of said road, north eight and a half degrees west, seventy-seven feet to a corner of George N. Turner's land; thence by said land north seventy-nine and a half degrees east, two hundred sixty-four feet to a stake; thence south eight and a half degrees east, seventy-seven feet to a corner of said Gregg's land; thence by the same south seventy-nine degrees west, two hundred sixty-four feet to the place of beginning.

CONTAINING twenty thousand three

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

BEING NO. 1062 Newark Road.

BEING UPI #60-3C-32

TITLE is vested in: Robyn J. Scarlett, by that Deed dated 07/07/2005 and recorded on 08/17/2005 in Book 6586 at Page 2157, of the Chester County, PA records.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ROBYN J. SCARLETT**

SALE ADDRESS: 1062 Newark Rd, Toughkenamon, PA 19374

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

SALE NO. 11-8-531

Writ of Execution No. 10-09245

DEBT \$82,609.92

BY virtue of a Writ of Execution No. 10-09245

OWNER(S) of property situate in the Borough of Kennett Square, Chester County, Pennsylvania, being 625 South Broad Street, Kennett Square, PA 19348-3345

UPI No. 3-5-104

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$82,609.92

PLAINTIFF: Metlife Homes Loans

VS

DEFENDANT: **LISA A. BELL**

SALE ADDRESS: 625 South Broad Street, Kennett Square, PA 19348

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

SALE NO. 11-8-533
Writ of Execution No. 10-14528
DEBT \$179,011.52

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Final Subdivision Plan of Highland Estates, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 12/13/1976 and last revised 1/13/1977 and recorded in Plan #888 as follows, to wit:

BEGINNING at a point on the north-westerly side of Kathleen Drive (fifty feet wide), said point being measured the two following courses and distances from a point of curve on the southwesterly ultimate right of way line of Mount Carmel Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of twenty five feet, the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south sixty eight degrees, fifty two minutes west, one hundred seventy seven and eighty eight one-hundredths feet to the point of beginning; thence extending from said beginning point along the aforesaid side of Kathleen Drive south sixty eight degrees, fifty two minutes west, two hundred feet to a point, a corner of Lot 6 on said Plan; thence extending along Lot 6 north twenty one degrees, eight minutes west, two hundred twenty three and ninety eight one-hundredths feet to a point; thence extending north sixty eight degrees, three minutes, forty seconds east, two hundred feet to a point, a corner of Lot 8 on said Plan; thence extending along Lot 8 south twenty one degrees, eight minutes east, two hundred twenty six and seventy nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot 7 on said Plan.

BEING UPI #47-7-6.5G

PARCEL Number: UP1 #47-7-6.5G

IMPROVEMENTS: residential dwelling

TITLE To said premises is vested in Gerald K. Harpel, as sole owner by Deed from Gerald K. Harpel and Patricia McCouch, dated 12/10/2002 and recorded 3/13/2003 in Record Book 5607, Page 2104.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **GERALD & CHRISTINA HARPEL**

SALE ADDRESS: 103 Kathleen Dr,

Coatesville, PA 19320

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

SALE NO. 11-8-534
Writ of Execution No. 10-05690
DEBT \$285,032.47

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA, dated 06/20/2000 and last revised 09/10/2002, recorded in Plan #16751 as follows, to wit:

BEGINNING at a point on the south-westerly side of Cornwall Place (50 feet wide), a corner of Lot No. 48; thence extending from said beginning point along the said southwesterly side of Cornwall Place the two (2) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 475 feet the arc distance of 124.93 feet to a point of compound curve; and (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 13.45 feet to a point, a corner of Lot NO. 46; thence extending along same south 83 degrees 15 minutes 33 seconds west 151.25 feet to a point in line of Lot No. 45; thence extending along same north 30 degrees 42 minutes 24 seconds west 86.18 feet to a point, a corner of Lot No. 48; thence extending along same north 63 degrees 47 minutes 08 seconds east 169.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 47 on said Plan.

BEING UPI #28-5-283.

BEING known as: 130 Cornwall Place, Coatesville, PA 19320

PROPERTY ID No.: 28-05-0283

TITLE to said premises is vested in Yuli Webster and Rene Webster by Deed from Calnshire Estate, LLC, a PA Limited Liability Company dated 11/30/2007 recorded 01/24/2008 in Deed Book 7352 Page 1651.

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **RENE & YULI WEBSTER**

SALE ADDRESS: 130 Cornwall Place, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-482-6900**

SALE NO. 11-8-535**Writ of Execution No. 09-07535****DEBT \$180,233.53**

BY virtue of a Writ of Execution No.
09-07535

OWNER(S) of property situate in
Kennett Square, Chester County, Pennsylvania,
being 707 Lafayette Street, Kennett Square, PA
19348-3424

UPI No. 3-4-242

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$180,233.53

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **LYNN M. ACETO**

SALE ADDRESS: 707 Lafayette
Street, Kennett Square, PA 19348

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

SALE NO. 11-8-536**Writ of Execution No. 11-02505****DEBT \$237,379.32**

ALL THAT CERTAIN lot or parcel of
land with the buildings and improvements thereon
erected, situate in the Borough of Phoenixville,
County of Chester and State of Pennsylvania
bounded and described according to a Subdivision
Plan of "Fair-View" by William L. Conner,
Professional Land Surveyor, Spring City, PA dated
6/28/89, last revised 1/22/90 and recorded 4/5/90
as Plan #102398 as follows, to wit:

BEGINNING at a point on the southerly
side of Grant Street (50 feet wide) said point
being a corner of Lot #8 (as shown on said Plan);
thence from said point of beginning extending
along said street north 78 degrees 00 minutes 00
seconds east 21.00 feet to a point, being a corner of
Lot #10; thence leaving said street extending along
#10 south 12 degrees 00 minutes 00 seconds east
139.52 feet to a point on the northern right of way
line of an unnamed alley, being a corner of Lot
#10; thence extending along said alley north 88
degrees 17 minutes 41 seconds west 21.34 feet to
a point, being a corner of Lot #8; thence leaving
said alley extending along Lot #8 north 12 degrees
00 minutes 00 seconds west 135.70 feet to the first
mentioned point and place of beginning.

BEING Lot #9 on the above mentioned
Plan.

HAVING erected thereon a dwelling

known as 444 Grant Street, Phoenixville, PA
19460.

PARCEL No. 15-5-91.10.

BEING the same premises which
James A. Borai by Deed dated 9/30/2009 and
recorded 10/15/2009 in the Recorder's Office of
Chester County, Pennsylvania, Deed Book Volume
7790, Page 2367, Instrument No. 10969089, grant-
ed and conveyed unto Christopher T. Borai and
Jamie L. Borai.

PLAINTIFF: PNC Bank National
Association

VS

DEFENDANT: **CHRISTOPHER &
JAMIE BORAI**

SALE ADDRESS: 444 Grant St,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LOIS M.
VITTI, 412-281-1725**

SALE NO. 11-8-537**Writ of Execution No. 10-07065****DEBT \$162,986.77**

BY virtue of a Writ of Execution No.
10-07065

OWNER(S) of property situate in the
Township of Penn, Chester County, Pennsylvania,
being 776 Ewing Road, a/k/a 760 Ewing Road,
Cochranville, PA 19330

UPI No. 58-1-1.1D

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$162,986.77

PLAINTIFF: Metlife Home Loans

VS

DEFENDANT: **PAUL DALY a/k/a
PAUL C. DALY and LEE BARTHEL**

SALE ADDRESS: 776 Ewing Road
a/k/a 760 Ewing Road, Cochranville, PA 19330

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

SALE NO. 11-8-538**Writ of Execution No. 08-12674****DEBT \$512,957.76**

BY virtue of a Writ of Execution No.
08-12674

OWNER(S) of property situate in New
Garden Township, Chester County, Pennsylvania,
being 103 Muirfield Court, Avondale, PA 19311-
1444

UPI No. 60-4-120

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$512,957.76
 PLAINTIFF: GMAC Mortgage LLC
 VS
 DEFENDANT: **GERALD & EILEEN**

ROSE

SALE ADDRESS: 103 Muirfield Court, Avondale, PA 19311

PLAINTIFF ATTORNEY: **JOSHUA I. GOLDMAN, 215-568-6060**

SALE NO. 11-8-539**Writ of Execution No. 10-03946****DEBT \$123,013.55**

BY virtue of a Writ of Execution No. 10-03946

OWNER(S) of property situate in the Township of West Sadsbury, Chester County, Pennsylvania, being 4117 Upper Valley Road, Parkesburg, PA 19365-1607

UPI No. 36-5-69

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$123,013.55

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **WILLIAM H.****VIEBAHN, JR**

SALE ADDRESS: 4117 Upper Valley Road, Parkesburg, PA 19365

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

SALE NO. 11-8-540**Writ of Execution No. 10-02295****DEBT \$152,147.43**

BY virtue of a Writ of Execution No. 10-02295

OWNER(S) of property situate in West Caln Township, Chester County, Pennsylvania, being 1320 Telegraph Road, Coatesville, PA 19320-1037

UPI No. 28-02-00804.060

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$152,147.43

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **RICHARD HIMEL-RIGHT & MAUREEN SHARPLESS**

SALE ADDRESS: 1320 Telegraph Road, Coatesville, PA 19320

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

SALE NO. 11-8-541**Writ of Execution No. 10-14999****DEBT \$171,227.92**

BY virtue of a Writ of Execution No. 2010-14999

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 2 West Corwen Terrace, West Chester, PA 19380-1100

UPI No. 41-05Q-0304

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$171,227.92

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DANIEL & LINDA SPAZANI**

SALE ADDRESS: 2 West Corwen Terrace, West Chester, PA 19380

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

SALE NO. 11-8-542**Writ of Execution No. 10-12540****DEBT \$97,358.71**

ALL THAT CERTAIN lot or tract of ground located in West Goshen Township, Chester County, Pennsylvania, and known as Lot No. 1, on Plan of Lots of Wood Crest, which is recorded in Book of Plans in the Recorder's Office at West Chester, Pennsylvania, with the buildings and improvements thereon erected.

BEGINNING at an iron pin set in the middle of the West Chester and Paoli State Road a distance of four hundred eleven and fifteen hundredths feet east of an iron pin set at the intersection of the center line of another road leading to Fern Hill; and being also at the intersection of the center line of Green avenue; thence along the center of the State Road, north sixty-two degrees thirty minutes east one hundred ninety-seven and seventy five hundredths feet to an iron pin; thence leaving the State Road and extending along other land of Taylor, north twenty-seven degrees thirty minutes west three hundred feet to an iron pin; thence still by Taylor's other land, south sixty-two degrees thirty minutes west one hundred ninety-seven and seventy-five hundredths feet to an iron pin set in the center line of Green Avenue; thence along the center of Green Avenue, as the same is to be laid out and opened forty feet wide, south twenty-seven degrees thirty minutes east three hundred feet to the first mentioned point and place of begin-

ning.

CONTAINING one and three hundred sixty-two thousandths acres of land, be the same, more or less.

BEING parcel number: 52-3Q-22

AS described in mortgage Book: 3924,
Page: 1728

BEING known as: 1209 Paoli Pike,
West Chester, PA 19380

PROPERTY ID No.: 52-03Q-0022

TITLE to said premises is vested in
Joan L. Louth, as sole owner by Deed from Jeffrey
E. Gilbertson and Cydney Lauren Gilbertson, hus-
band and wife dated 03/25/2002 recorded
04/08/2002 in Deed Book 5248 Page 737.

PLAINTIFF: VNB Mortgage Services
Inc

VS

DEFENDANT: **JOAN L. LOUTH
and UNITED STATES OF AMERICA**

SALE ADDRESS: 1209 Paoli Pike,
West Chester, PA 19380

PLAINTIFF ATTORNEY: **DANIEL
SIEDMAN, 856-669-5400**

SALE NO. 11-8-543

Writ of Execution No. 10-10019

DEBT \$75,000.00

AN approximate 1.9 acre parcel of
unimproved real property known as Lot #9 on the
plan made by Henry H. Hopkins, Sr., Professional
Engineer of Kimberton, Pennsylvania, dated 11-
25-1960 and last revised 10-23-1962, aT the south
and rear of Art School Road, West Pikeland
Township, Chester County, Pennsylvania, and
known as Tax Parcel No. 34-01-0027 with the
Universal Parcel Identifier No. 34-1-27

PLAINTIFF: The Ramsay S. Buchanan
Family Trust

VS

DEFENDANT: **JOHN G. CATTRON
REALTORS**

SALE ADDRESS: 1912 Art School
Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **DAVID M.
BURKHOLDER, 610-354-9700**

SALE NO. 11-8-544

Writ of Execution No. 10-07569

DEBT \$137,115.72

BY virtue of a Writ of Execution No.
10-07569

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 122 Country Run Drive, Coatesville, PA
19320-3068

UPI No. 16-04-0263

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$137,115.72

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **TIMOTHY HEGAR-
TY**

SALE ADDRESS: 122 Country Run
Dr, Coatesville, PA 19320

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

SALE NO. 11-8-545

Writ of Execution No. 06-09822

DEBT \$206,781.96

BY virtue of a Writ of Execution No.
06-09822

OWNER(S) of property situate in the
Township of East Vincent, Chester County,
Pennsylvania, being 440 Winding Stream Road,
Spring City, PA 19475

UPI No. 21-06-0072

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$206,781.96

PLAINTIFF: Indymac Bank FSB

VS

DEFENDANT: **ANTHONY M.
PECK**

SALE ADDRESS: 440 Winding
Stream Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **FRANCIS
S. HALLINAN, 215-563-7000**

SALE NO. 11-8-546

Writ of Execution No. 10-06637

DEBT \$124,395.26

ALL THAT CERTAIN lot or piece of
land, situate in the Township of East Vincent,
County of Chester, Commonwealth of
Pennsylvania, being bounded and described
according to a plan of survey made for Wright
Miller and Marcel Scholler by Earl R. Ewing Reg.

Surveyor of Phoenixville, Pennsylvania, on 07/10/1957, as follows, to wit:

BEGINNING at a point on the southerly side of Marcel Avenue at the distance of 215.72 feet measured, north 63 degrees, 45 minutes west, from the centerline of Hill Church Road a corner of Lot No. 60 on plan, thence extending along Lot No. 60 on Plan, south 23 degrees, 53 minutes west, 122.38 feet to a point a corner of Lot No. 58, thence extending along same, north 70 degrees, 37 minutes west, 188.94 feet to a point on the easterly side of Kenneth Avenue, thence extending along same, north 19 degrees, 23 minutes east, 156.52 feet to a point of curve, thence along a line curving to the right having a radius of 15 feet the arc distance of 30.07 feet to an iron pin on the southerly side of Marcel Avenue, thence extending along the same the next three following courses and distances to wit: (1) south 45 degrees, 45 minutes east, 60.81 feet to a point of curve; thence (2) along a line curving to the left having a radius of 55 feet the arc distance of 17.28 feet to a point; (3) south 63 degrees, 45 minutes east, 103.13 feet to the first mentioned point and place of beginning.

BEING Lot No. 59 on aforesaid Plan.

BEING UPI No. 21-5H-51.

BEING the same premises which Michael A. Hilend and Robert P. Hilend, by Fee Simple Deed dated June 24, 2003 and recorded July 8, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5772 Page 1202, as Instrument Number 10266940, granted and conveyed unto Robert P. Hilend and Giuliana E. Hilend, husband and wife, in fee.

PLAINTIFF: Beneficial Consumer Discount Company

VS

DEFENDANT: **ROBERT & GIULIANA HILEND**

SALE ADDRESS: 10 Marcel Avenue, Spring City, PA 19475

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

SALE NO. 11-8-547

Writ of Execution No. 09-05902

DEBT \$4,046.42

ALL THAT CERTAIN parcel of ground, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2P-30.02

PROPERTY address: 1105 Willow Street, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township

VS

DEFENDANT: **NORMAN HESS, JR**

SALE ADDRESS: 1105 Willow Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 215-635-7200**

SALE NO. 11-8-548

Writ of Execution No. 08-08534

DEBT \$2,286.57

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 39-3M-102

PROPERTY address: 5 Quarry Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **TAMIL PARKER**

SALE ADDRESS: 5 Quarry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. DILENNO, 866-211-9466**

SALE NO. 11-8-551

Writ of Execution No. 09-10139

DEBT \$1,595.27

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, designated as Lot No. 213 on the original Plan of Lots known as Megargee Heights, duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Plan Book No. 1, Page 76, situate in the Township of Caln, County of Chester, and State of Pennsylvania.

CONTAINING 11,256 square feet of land be the same more or less.

TAX Parcel No. 39-3R-35

PROPERTY address: 1500 Stirling Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **NATHANIEL & GLADYS ANDERSON**

SALE ADDRESS: 1500 Stirling Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-4466**

SALE NO. 11-8-554

Writ of Execution No. 09-13975

DEBT \$1,477.49

ALL THOSE THREE CERTAIN tracts
of land:

THE FIRST THEREOF:

ALL THAT CERTAIN lot of land, situate in Valley Township, Chester County, Pennsylvania, being the eastern ten feet of Lot No. 113 on a Plan of Lots known as Steel City Addition No. 2, a Plan of which is recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

THE SECOND THEREOF

ALL THAT CERTAIN lot of land, situate in Valley Township, Chester County, Pennsylvania, being the eastern ten feet of Lot No. 113 on a Plan of Lots known as Steel City Addition No. 2, a Plan of which is recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

THE THIRD THEREOF

ALL THOSE CERTAIN lots of land designated as Lots 114 and 115 on the plan of lots called "Steel City Addition No. 2", as recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX Parcel No. 38-5F-183

PROPERTY address: 67 Pine Street,
Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township
VS

DEFENDANT: **ADRIAN & KIM-
BERLY GOMEZ**

SALE ADDRESS: 67 Pine Street,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
DADAY, 866-211-4466**

SALE NO. 11-8-555

Writ of Execution No. 09-08707

DEBT \$1,332.22

ALL THAT CERTAIN lot of land situated in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-4L-49

PROPERTY address: 3210 Hazelwood
Avenue, Caln Township, Pennsylvania

PLAINTIFF: Caln Township
VS

DEFENDANT: **KATHRYN E.
LOWE**

SALE ADDRESS: 3210 Hazelwood
Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, 215-635-7200**

SALE NO. 11-8-556

Writ of Execution No. 11-02032

DEBT \$142,312.59

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania being more fully bounded and described as follows to wit:

BEGINNING at a corner on the eastern ultimate right-of-way of line of Brick Lane (50' wide), said corner being a property now or formerly belonging to David B. Martin and the southwestern corner of the herein described premises: thence along the aforesaid ultimate right-of-way Brick Lane, crossing a twenty feet (20) wide easement for sanitary sewers, north three (3) degrees forty-two (42) minutes fifteen (15) seconds west a distance of two hundred thirty nine and thirty four hundredths (239.34) feet to a corner marked by a steel pin; thence along Lot 2, the two (2) following courses and distances viz: (1) leaving the aforesaid Brick Lane and crossing the northern terminus of a twenty feet (20) wide sanitary sewer easement to Lot 2, north eighty-six (86) degrees seventeen (17) minutes forty-five (45) seconds east a distance of one hundred forty (140) feet to a corner marked by a steel pin and (2) passing through a steel pin on line, twenty-eight and fourteen hundredths (28.14) feet from the next described corner, south three (3) degrees forty-two (42) minutes fifteen (15) seconds east a distance of one hundred twenty three and forty-six hundredths (123.46) feet to corner in line of property now or formerly belonging to David B. Martin: thence along the same, south forty-six (46) degrees forty (40) minutes fifty-five (55) seconds west a distance of one hundred eighty-one and seventy-three hundredths (181.73) feet to the place of beginning.

SUBJECT to a twenty feet (20) wide easement for sanitary sewers which crosses Lot 1, the above described premises, as follows, to wit:

EIGHTY six degrees seventeen minutes forty five seconds east (N 86 degrees 17' 45" E.), a distance of sixty feet (60') from a steel pin on the ultimate right-of-way line of Brick Lane: thence along the aforesaid division line between Lot 1 and Lot 2, north eighty six degrees seventeen minutes forty five seconds east (N 86 degrees 17' 45" E.) a distance of twenty and nine hundredths feet (20.09') to a corner: thence through Lot 1 the four (4) following courses and distances viz: (1) south zero degrees thirty two minutes twenty four seconds east (S.0 degrees 32' 24" E.) a distance of

one hundred four and forty four hundredths feet (104.44'0 to a corner (2) south eighty eight degrees eighteen minutes forty-nine seconds east (S. 88 degrees 18' 49" E.) a distance of thirty four and twenty eight hundredths feet (34.28'0 to a corner, (3) south forty six degrees fifty minutes twenty two seconds west (S. 46 degrees 50' 22"W.) a distance of twenty eight and thirty seven hundredths feet (28.37) to a corner and (4) north eighty-eight degrees eighteen minutes forty nine seconds west (N. 88 degrees 18' 49"W.) a distance of one hundred five feet (105') to a corner on the ultimate right-of-way line of Brick Lane: thence along the same north three degrees forty two minutes fifteen seconds west (N. 3 degrees 42' 15"W.) a distance of twenty and nine hundredths feet (20.09') to a corner, thence through Lot 1 the two (2) following courses and distances viz: (1) leaving the aforesaid Brick Lane, south eighty eight degrees eighteen minutes forty nine seconds east (S. 88 degrees 18'49"E.) a distance of fifty two and seventy two hundredths feet (52.72') to a corner and (2) north zero degrees thirty two minutes twenty four seconds west (N. 0 degrees 32' 24" W.) a distance of one hundred five and sixty six hundredths feet (105.66') to the place of beginning.

TAX ID No: 12-5-1

TAX Parcel #13-5-1

PROPERTY address: 21 South Brick Lane, Elverson, PA 19520

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Charles H. Ziegler

BY Deed from: Russell H. Ziegler, Sr., single man and Charles H. Ziegler, single man

DATED: 04/14/2004 and recorded: 04/19/2004

BOOK: 6125 Page: 755

PLAINTIFF: Deutsche Bank National Trust Company (trustee)

VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 South Brick Lane, Elverson, PA 19520

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

SALE NO. 11-8-557

Writ of Execution No. 10-04497

DEBT \$258,704.73

ALL THAT CERTAIN lot or piece of ground with the building and improvements there-

on erected, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, designated as Parcel No. 3 on a Minor Subdivision Plan dated September 24, 1993 last revised February 10, 1995, made for Fons D. Thorum, prepared by Hopkins and Scott Inc. Registered Surveyors, Kimberton, Pennsylvania, said property being more fully described as follows, to wit:

BEGINNING at a point on the title line of Kimberton Road (T-585), a corner of Parcel No. 1 on said Plan; thence along said title line south 84 degrees 15 minutes 00 seconds west 113.67 feet to a point on the title line of Prizer Road (SR 1047); thence along said title line the 2 following courses and distances: (1) north 05 degrees 26 minutes 00 seconds west 136.60 feet to a point curvature and (2) on a line curving to the right having a radius of 1196.28 feet an arc length of 84.33 feet to a point a corner of Parcel No. 5 of said Plan; thence along Parcel No. 5 south 51 degrees 09 minutes 00 seconds east 61.58 feet to a point, a corner of Parcel No. 2 on said Plan; thence along Parcel No. 2 and Parcel No. 4 the (3) following courses and distances (1) south 52 degrees 00 minutes 00 seconds east 32.90 feet to a point, (2) north 06 degrees 30 minutes 00 seconds east 42.50 feet to a point and (3) south 83 degrees 30 minutes 00 seconds east 50.23 feet to a point in line of Parcel No. 1 on said Plan; thence along Parcel No. 1 the (2) following courses and distances: (1) south 06 degrees 47 minutes 00 seconds west 64.97 feet to a point and (2) south 01 degrees 02 minutes 44 seconds east 122.02 feet to the first mentioned point and place of beginning.

BEING Parcel Number 26-2L-7.

TITLE to said premises is vested in Thomas G. Drauschak, Jr. by Deed from Thomas G. Drauschak, Jr. and Petra Drauschak, husband and wife dated December 23, 2004 and recorded December 23, 2004 in Deed Book 6369 Page 1997.

PLAINTIFF: Susquehanna Bank (Successor to)

VS

DEFENDANT: **THOMAS G. DRAUSCHAK, JR**

SALE ADDRESS: 2203 Kimberton Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ANTHONY P. TABASSO, 215-569-2700**

SALE NO. 11-8-558

Writ of Execution No. 10-11642

DEBT \$168,197.13

ALL THAT CERTAIN unit in the property known, named and identified as 'Timberlane Condominium', Unit #1F situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 58 P.S. Sec. 3101, et seq., by the recording in the Recorder of Deeds Office of Chester County a Declaration of Condominium for 'Timberlane Condominium including Plats and Plans attached thereto marked as Exhibit 'B' dated 3/2/05 and recorded 3/2/05 in Record Book 6423 Page 1497 as heretofore amended by a First Amendment thereto including as-built plats for Units 29-34, 35-40 and 41-46 dated 11/21/05 and recorded 12/8/05 in Record Book 6706 Page 593 and amended by a Second Amendment thereto including As-Built Plats for Units 1-6 and 7-12 dated 5/17/06 and recorded 5/17/06 in Record Book 6845 Page 101 to more precisely identify the exact locations of certain units by as-built plats; together with the proportionate undivided interest in the common elements as defined in the Declaration as further amended from time to time as to Unit #1F.

TITLE to said premises is vested in Eleanor K. Ratigan, by Deed from Milestone Land Development Company, Inc. and NVR, Inc., trading as Ryan Homes, a Virginia Corporation, dated 05/26/2006, recorded 07/17/2006 in Book 6898, Page 91.

UPI #38-5-47.1

BEING known as the premises of 133 Maple Avenue, Coatesville, PA 19320-2794

RESIDENTIAL property

SEIZED in execution as the property of Eleanor K. Ratigan on No.: 10-11642

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **ELEANOR K. RATIGAN**

SALE ADDRESS: 133 Maple Ave, Coatesville, PA 19320

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

SALE NO. 11-8-559

Writ of Execution No. 10-09515

DEBT \$121,487.37

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Aspenwood Condominium, Exton, Pa., 19341, Uwchlan Township, Chester County, Pa., which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated 11/1/1976 and recorded 11/16/1976 in Misc. Deed Book 376 Page 289, a First Amendment thereto dated 6/1/1977 recorded 6/3/1977 in Misc. Deed Book 376 Page 248, Declaration Plan dated 11/1/1976 and revised 11/1/1976 and recorded 11/1/1976 and recorded 11/16/1976 in Plan File No. 707, a First Amendment thereto dated 11/1/1976 recorded 6/3/1977 in Plan File No. 1070 and a Code of Regulations dated 11/1/1976 and recorded 11/16/1976 in Misc. Deed Book 354 Page 1, being and designated as such Declaration Plan as Unit No. 702 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) of .952%.

TITLE to said premises is vested in Susan M. Dempsey by Deed from Ann Hess Tarlecki dated January 29, 2003 and recorded February 10, 2003 in Deed Book 5565, Page 722.

PREMISES being known as: 702 Worthington Drive, Exton, Pennsylvania 19341.

TAX I.D. #: 33-5-178

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **SUSAN M. DEMPSEY**

SALE ADDRESS: 702 Worthington Drive, Exton, PA 19341

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

SALE NO. 11-8-560

Writ of Execution No. 11-01368

DEBT \$278,523.75

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon, situate in the Township of West Brandywine, County of Chester, Commonwealth

of Pennsylvania, bounded and described according to a Subdivision Plan of Property for Hennessey Brothers, made by Berger and Hayes, Inc., dated 07/02/1981 and last revised 7/15/1981, as follows, to wit:

BEGINNING at a point on the title line in the bed of Reeceville Road, 50 feet wide, said point also being a corner of Lot No. 2; thence extending from said beginning point and along Lot No. 2. south 87 degrees 30 minutes east, 296.76 feet to a point in line of lands now or late of Charles Spotts; thence extending along same, south 08 degrees 7 minutes east. 150 feet to a point in line of lands now or late of George C. Robinson; thence extending along Barns and also along lands now or late of Warren A. Kuhn, north 87 degrees 30 minutes west. 296.76 feet to a point on the title line in the bed of Reeceville Road; thence extending along same, north 08 degrees 07 minutes west, 150 feet to the first mentioned point and place of beginning

.BEING Lot No 3 as shown on said Plan.

PARCEL No.: 29-7-118.2

BEING known as: 745 Reeceville Road, Coatesville, PA 19320.

BEING the same premises which Anthony L. DiFronzo and Lucille P. DiFronzo, by Deed dated October 17, 2008 and recorded October 21, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7534, Page 627, granted and conveyed unto Jack M. Laurent.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JACK M. LAURENT**

SALE ADDRESS: 745 Reeceville Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, 908-233-8500**

SALE NO. 11-8-561

Writ of Execution No. 10-12988

DEBT \$103,124.32

BY virtue of a Writ of Execution No. 10-12988

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 135 Woodland Avenue, Coatesville, PA 19320-3662

UPI No. 16-6-963

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$103,124.32

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **AMANDA S. HOLD-
EN**

SALE ADDRESS: 135 Woodland Ave.,
Coatesville, PA 19320

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

SALE NO. 11-8-562

Writ of Execution No. 11-02431

DEBT \$451,984.32

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Rorke and Wadsworth Properties, made by Commonwealth Engineers, Inc., Downingtown, PA dated January 10, 2001, last revised May 17, 2004 and recorded September 1, 2005 as Plan No. 17560 as follows, to wit:

BEGINNING at a point of curve to the southwesterly side of Brittany Lane (50 feet wide), said point being a corner of Lot No. 53 (as shown on said Plan); thence from said point of beginning extending along said lane on a line curving to the right having a radius of 165.00 feet, a chord bearing of south 20 degrees 08 minutes 10 seconds west and an arc distance of 231.20 feet to a point, being a corner of Lot No. 55; thence leaving said lane and extending along Lot No. 55 north 29 degrees 43 minutes 18 seconds west 139.75 feet to a point in line of a Trail Corridor Area, being a corner of Lot No. 55; thence extending partially along said Trail Area the two following courses and distance; (1) north 71 degrees 43 minutes 07 seconds east 8.33 feet to a point; thence (2) north 01 degrees 14 minutes 38 seconds west 26.54 feet to a point, being a corner of Lot No. 53; thence leaving said Trail Area extending along Lot No. 53 north 69 degrees 59 minutes 39 seconds east 143.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 54 on the above mentioned Plan.

BEING known as 82 Brittany Lane.

BEING UPI Number 31-6-198.

BEING the same premises which Heritage-Highspire Estates, L.P. by Deed dated December 22, 2008 and recorded in the Office of the Recorder of Deeds of Chester County on January 7, 2009 in Deed Book Volume 7568, Page 1969, granted and conveyed unto Claudio A. Soto and Angela C. Sanita-Soto, husband and wife.

PLAINTIFF: The Huntington National Bank

VS

DEBT \$161,147.17DEFENDANT: **ANGELA & CLAU-****DIO SOTO**SALE ADDRESS: 82 Brittany Ln.,
Glenmoore, PA 19343PLAINTIFF ATTORNEY: **DANIEL J.
BIRSIC, 412-281-7650****SALE NO. 11-8-563****Writ of Execution No. 11-01973****DEBT \$363,529.75**BY virtue of a Writ of Execution No.
2011-01973-RCOWNER(S) of property situate in the
Township of East Vincent, Chester County,
Pennsylvania, being 46 Percheron Drive, Spring
City, PA 19475-2613

UPI No. 21-5-299

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$363,529.75

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JOSEPH & LISA
SIMONETTI**SALE ADDRESS: 46 Percheron Dr,
Spring City, PA 19475PLAINTIFF ATTORNEY: **COURTE-
NAY R. DUNN, 215-563-7000****SALE NO. 11-8-564****Writ of Execution No. 10-07602****DEBT \$107,139.64**BY virtue of a Writ of Execution No.
10-07602OWNER(S) of property situate in the
Borough of Kennett Square, Chester County,
Pennsylvania, being 710 South Wayne Avenue,
Kennett Square, PA 19348-3445

UPI No. 3-4-206.8

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$107,139.64

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ERNEST S. & MAR-
JORIE B. GROSS**SALE ADDRESS: 710 S. Wayne Ave,
Kennett Square, PA 19348PLAINTIFF ATTORNEY: **COURTE-
NAY R. DUNN, 215-563-7000****SALE NO. 11-8-565****Writ of Execution No. 10-12722**

ALL THAT CERTAIN lot of land, situ-
ate in the Township of Upper Uwchlan, County of
Chester, Commonwealth of Pennsylvania, bound-
ed and described according to a Subdivision of
Lands for Lee Chetty made by John Smirga, dated
April 4, 1988, last revised July 30, 1988 and
recorded in Chester County Recorder of Deeds
Office as Plan No. 8569 as follows, to wit:

BEGINNING at a point on the north-
westerly side of Milford Road (LR 15203) (SR
4045) a corner of Lot No. 2 on said Plan; thence
extending from the beginning point along Lot No.
2, north 41 degrees 48 minutes 10 seconds west,
100 feet; thence extending along same north 67
degrees 37 minutes 35 seconds west, 211.09 feet to
a point in line of Lot No. 3 on said Plan; thence
extending along Lot No. 3, north 47 degrees 54
minutes 17 seconds east, 214 feet to a point on the
southwesterly side of Font Road (T-452); thence
extending along Font Road, south 41 degrees 48
minutes 10 seconds east, 290.48 feet to the corner
of said road and aforementioned Milford Road;
thence extending along Milford Road, south 47
degrees 54 minutes 17 seconds west, 124 feet to
the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING UPI No. 32-1-27.7

IMPROVEMENTS: residential
dwelling.

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **BRYCE & LINDA
RITTER**SALE ADDRESS: 100 Milford Rd.,
Downingtown, PA 19335PLAINTIFF ATTORNEY: **J. TIMO-
THY ARNDT, III, 610-436-9300****SALE NO. 11-8-566****Writ of Execution No. 11-01781****DEBT \$348,207.31**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvement there-
on, situate in Westtown Township, Chester County
Penna. As shown on Record Plan of Cuddleback
Property, a/k/a "Highpoint" made by Edward H.
Richardson Associates, Inc., Consulting Engineers
dated January 22, 1979 and last revised October
23, 1981, Plan Recorded June 13, 1984 as #4952-
53 as more fully described as follows, to wit:

BEGINNING at a point of curve on the
northwesterly side of the cul-de-sac at the end of
Springview Court, said point also marking a corner

of public open space on said Plan; thence from beginning point along the northwesterly, westerly and southwesterly side of said cul-de-sac, on the arc of a circle curving to the left, having a radius of 50.0 feet, the arc distance of 99.27 feet to a point, thence along Lot #912 on said Plan, south 53 degrees, 38 minutes, 52 seconds west, 104.30 feet to a point, thence north 22 degrees, 44 minutes 41 seconds west 148.16 feet to a point, thence along public open space on said Plan, the two (2) following courses and distances (1) north 67 degrees, 15 minutes, 18 seconds east, 170.00 feet to a point, thence (20 south 12 degrees 35 minutes, 40 seconds east 63.64 feet to the first mentioned point and place of beginning.

CONTAINING 18.136 square feet more or less.

BEING Lot & House #910 Springview Court on said Plan.

BEING Chester County UPI 67-1-3.2G IMPROVEMENTS: residential dwelling.

PLAINTIFF: First Resource Bank
VS

DEFENDANT: **CRAIG A. & KATHRYN E. POPE**

SALE ADDRESS: 910 Springview Ct., West Chester, PA 19382

PLAINTIFF ATTORNEY: **ARTHUR L. SAGNOR, III, 610-436-9300**

SALE NO. 11-8-567

Writ of Execution No. 10-09663

DEBT \$157,436.54

BY virtue of a Writ of Execution No. 10-09663

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 1814 Crest Drive, Coatesville, PA 19320-2562

UPI No. 39-3R-162

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$157,436.54

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JEANETTE L. DAMNJANOVIC**

SALE ADDRESS: 1814 Crest Drive, Coatesville, PA 19320

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

SALE NO. 11-8-568

Writ of Execution No. 11-02013

DEBT \$128,179.23

BY virtue of a Writ of Execution No. 11-02013

OWNER(S) of property situate in the West Ward of the Borough of Downingtown, Chester County, Pennsylvania, being 241 Prospect Avenue, Downingtown, PA 19335-2830

UPI No. 11-011-0087.0000

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$128,179.23

PLAINTIFF: GMAC Mortgage LLC
VS

DEFENDANT: **MARISA MILLS**

SALE ADDRESS: 241 Prospect Ave, Downingtown, PA 19335

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

SALE NO. 11-8-569

Writ of Execution No. 11-01770

DEBT \$339,220.18

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a final Plan of Sandy Hill, drawn by Commonwealth Engineers, Inc., dated February 8, 2001 and last revised June 18, 2002, said Plan recorded in Chester County in Plan Book No. 16745 as follows, to wit:

BEGINNING at a point on the southerly side of Sandy Way (50 feet wide), said point being a corner of Lot No. 35 on said Plan; thence extending from said point of beginning along Lot No. 35 south 00 degrees 29 minutes 21 seconds east 180.00 feet to a point in line of lands now or late of Catharine J. Wanner; thence extending along said lands south 89 degrees 30 minutes 39 seconds west 100.00 feet to a point, a corner of Lot No. 37 on said Plan; thence extending along same north 00 degrees 29 minutes 21 seconds west 180.00 feet to a point on the southerly side of Sandy Way; thence extending along same north 89 degrees 30 minutes 39 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 as shown on the abovementioned Plan.

BEING Parcel Number 28-5-102.23

AS described in Mortgage Book 6951 and Page 2203

BEING known as: 242 Sandy Way, Coatesville, PA 19320

PROPERTY ID No.: 28-05-0102.230

TITLE to said premises is vested in

Gary A. Parker and Christina A. Parker, husband and wife by Deed from All County Partnership a PA general partnership dated 07/31/2006 recorded 09/13/2006 in Deed Book 6951 Page 2200.

PLAINTIFF: Onewest Bank FSB

VS

DEFENDANT: **GARY & CHRISTINA PARKER**

SALE ADDRESS: 242 Sandy Way, Coatesville, PA 19310

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

SALE NO. 11-8-570

Writ of Execution No. 10-15299

DEBT \$187,389.54

ALL THAT CERTAIN lot or piece of ground situate in London Grove Township, Chester County, Pennsylvania, described according to a Planned Residential Development for Heather Grove by Brandywine Valley Engineers, Inc., Boothwyn, PA dated 7-5-1989 last revised 7-28-1993 and recorded as Plan No. 12218 as follows, to wit:

BEGINNING at a point on the northwesterly side of Welcome Avenue, a corner of Lot 30, thence extending north 31 degrees 50 minutes 54 seconds west 126.07 feet to a point, a corner of Lot 32, thence extending north 75 degrees 52 minutes 38 seconds east 160.57 feet to a point of curve on the northwesterly side of Welcome Avenue, thence extending along an arc of a circle curving to the right having a radius of 170.99 feet and the arc distance of 169.29 feet to a point of tangent, thence extending south 58 degrees 09 minutes 06 seconds west 10.00 feet to the point of beginning.

CONTAINING in area 12,278 square feet more or less

BEING Lot 31 on said Plan

BEING Tax Parcel #59-8F-67

BEING the same premises which Baytown Inc., by Deed dated September 8, 1999, and recorded on September 20, 1999 in the Office of the Recorder of Deeds in and for Chester County in Record Book 4637, Page 1393 conveyed to David Hollerbach and Lauren Hollerbach.

BEING UPI #59-8F-67

PROPERTY being known as: 329 Welcome Avenue, West Grove, Pennsylvania 19390

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID & LAUREN HOLLERBACH**

SALE ADDRESS: 329 Welcome Avenue, West Grove, PA. 19390

PLAINTIFF ATTORNEY: **RICHARD BRENT SOMACH, 610-391-1800**

SALE NO. 11-8-572

Writ of Execution No. 11-03507

DEBT \$561,740.91

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of the Thomas Tract Parcel 2, made by NePo Associates, Inc., consulting Engineers, West Chester, PA dated 5/22/92, last revised 7/8/92 and recorded in Chester County as Plan No. 11752, as follows to wit:

BEGINNING at a point on the south side of Pugh Road, a corner of the lands of Paul Smith as shown on said Plan; thence from said beginning point along the south side of Pugh Road on the arc of a circle curving to the left, having a radius of 590.16 feet, crossing a flood plain and a 20 feet wide sanitary sewer easement, the arc distance of 209.51 feet to a point, a corner of Lot 2, thence along Lot 2 the six (6) following courses and distances; (1) south 19 degrees 06 minutes 10 seconds east, 21.50 feet; (2) south 18 degrees 57 minutes 08 seconds east, crossing a 05 feet wide maintenance easement 32.64 feet; (3) north 71 degrees 00 minutes 10 seconds east, 1.10 feet; (4) south 21 degrees 26 minutes 42 seconds east, 21.34 feet; (5) south 72 degrees 03 minutes 54 seconds west, 11.43 feet; and (6) south 21 degrees 26 minutes 42 seconds east, 140.18 feet to a point in line of lands of Grover K. Hout; thence along same, south 69 degrees 40 minutes 30 seconds west, crossing aforesaid easement, 266.09 feet to a point, a corner of the lands of Paul Smith; thence along the lands of Smith, north 20 degrees 31 minutes 34 seconds west, 246.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

BEING the same premises in which James and Virginia McWeeny, by Deed dated February 1, 2005 and recorded April 11, 2005 in the County of Chester in Deed Book 6458 Page 824, granted and conveyed unto Kelley Collins and Mary Jane Collins, in fee.

PARCEL Number 43-6L-6.1

PLAINTIFF: IN Bank (A Div of)

VS

DEFENDANT: **KELLEY & MARY JANE COLLINS**

SALE ADDRESS: 810 Pugh Road,
Wayne, PA 19087

PLAINTIFF ATTORNEY: **JENNIFER D. GOULD, 215-638-9330**

SALE NO. 11-8-573
Writ of Execution No. 11-01227
DEBT \$1,102,209.32

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 01/31/1968 and last revised 07/09/1968 as follows, to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured north 56 degrees, 46 minutes west, from its point of intersection with the center line of Shilo Road, extended; thence along the center line of Westtown Road, the three following courses and distances: (1) north 56 degrees, 46 minutes west, 115 feet to an angle point on said road; (2) north 87 degrees, 39 minutes west, 212.50 feet to another angle point in said road; (3) north 63 degrees, 44 minutes west, 118 feet to a point; thence leaving said road and extending along other land of 130 West Lancaster Corp., of which this was part, the five following courses and distances: (1) north 04 degrees, 25 minutes west, 730 feet to a point; (2) north 88 degrees, 38 minutes, 33 seconds east, 488.30 feet to a point; (3) south 29 degrees, 10 minutes east, 130 feet to point; (4) south 09 degrees, 30 minutes west, 290 feet to a point; (5) south 04 degrees, 05 minutes west, 465 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Joseph Kravitz by Deed from Leo Colton Freeman and Elaine H. Freeman dated June 13, 2003 and recorded June 23, 2003 in Deed Book 5750, Page 1043.

PREMISES being known as: 905 Westtown Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 52-6-16.2

PLAINTIFF: Wells Fargo Bank NA
(Trustee)

VS

DEFENDANT: **JOSEPH KRAVITZ**

SALE ADDRESS: 905 Westtown Rd,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 11-8-575
Writ of Execution No. 10-08014
DEBT \$399,639.78

BY virtue of a Writ of Execution No.
10-08014

OWNER(S) of property situate in the Township of Westtown, Chester County, Pennsylvania, being 2710 Whittleby Court, West Chester, PA 19382-8185

UPI No. 67-003-0129.4700

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$399,639.78

PLAINTIFF: Deutsche Bank Trust
Company Americas

VS

DEFENDANT: **FRANCIS & SUSAN EGAN**

SALE ADDRESS: 2710 Whittleby
Court, West Chester, PA 19382

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

SALE NO. 11-8-577
Writ of Execution No. 07-08087
DEBT \$162,444.04

BY virtue of a Writ of Execution No.
07-08087

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 400 Jacobs Court, Exton, PA 19341

UPI No. 41-2-311

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$162,444.04

PLAINTIFF: Unknown Requestor
VS

DEFENDANT: **ERIC HUDSON**
SALE ADDRESS: 400 Jacobs Court,
Exton, PA 19314

PLAINTIFF ATTORNEY: **JENINE REBECCA DAVEY, 215-563-7000**

SALE NO. 11-8-579
Writ of Execution No. 10-00422
DEBT \$125,682.93

BY virtue of a Writ of Execution No.
10-00422

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 3209 Raye Road, Thorndale, PA 19372-1054 UPI No. 39-4B-17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$125,682.93

PLAINTIFF: Citimortgage Inc
VS

DEFENDANT: **PATRICK & DONNA OAKES**

SALE ADDRESS: 3209 Raye Rd, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **JENINE REBECCA DAVEY, 215-563-7000**

SALE NO. 11-8-580

Writ of Execution No. 10-04925

DEBT \$119,201.95

BY virtue of a Writ of Execution No. 10-04925-CO

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 1836 Telegraph Road, Honey Brook, PA 19344-9085

UPI No. 28-5-27.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$119,201.95

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **STUART JONES**

SALE ADDRESS: 1836 Telegraph Road, Honey Brook, PA 19344

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

SALE NO. 11-8-581

Writ of Execution No. 10-12799

DEBT \$712,140.30

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 Property for David E. & Jannette P. Caldwell, made by Regester Associates, Inc., dated April 19, 1992 and recorded on July 16, 1992, as Plan #11698, as follows, to wit

BEGINNING at a point on the easterly side of a 25 feet wide private right of way to be owned by Lot #1 and to be used and maintained in common by Lots #1, #2, #3 and #4 and the northwest corner of Lot #4, said beginning point the

following courses and distances from public road SR 3013, known as Kaolin Road and along Lot #1: (1) north 06 degrees 06 minutes 37 seconds west, 107.00 feet to a point; (2) north 02 degrees 37 minutes 06 seconds east, 117.76 to a point; (3) north 31 degrees 44 minutes 00 seconds east, 236.05 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet extending along Lot 4, the arc distance of 194.41 feet to a point of tangent; (5) thence continuing along Lot #4, north 31 degrees 35 minutes 00 seconds west, 7431 feet to a point of curve; (6) on the arc of a circle curving to the right having a radius of 150.00 feet, the arc distance of 39.58 feet to a point of tangent and (7) north 16 degrees 48 minutes 00 seconds west, 25.00 feet to the northwest point of beginning on Lot #4 and the southwest corner of Lot #3; thence along said Lot #3, north 73 degrees 24 minutes 07 seconds east, 306.03 feet to a point inline of lands now or late of Michael W. Pantoliano; thence along lands of Michael W. Pantoliano, south 39 degrees 46 minutes 40 seconds east, 215.00 feet to a point, a corner of Lot #1; thence along Lot #1, the 6 following courses and distances: (1) south 50 degrees 13 minutes 20 seconds west, 27000 feet to a point of tangent; (2) north 83 degrees 31 minutes 27 seconds east, 12607 feet to a point on the easterly side of the aforementioned 25 feet wide private right of way owned by Lot #1 and to be used and maintained by Lots #1, #2, #3 and #4; (3) thence on the arc of a circle curving to the left having a radius of 175.00 feet extending along Lot #4. The arc distance of 117.26 feet to a point of tangent; (4) thence continuing along Lot #4, north 31 degrees 35 minutes 00 seconds west, 74.31 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 150.00 feet, the arc distance of 39.58 feet to a point of tangent and (6) north 16 degrees 48 minutes 00 seconds west, 25.00 feet to the first mentioned point and place of beginning.

BEING Lot #4 as shown on said Plan CONTAINING 2.033 acres of land be the same more or less

PARCEL No.: 62-6-45.1C

BEING known as: 1 Caldwell Lane, Avondale, PA 19311.

BEING the same premises which Pauletta Ann Caldwell-Gargan a/k/a Pauletta A. Caldwell, by Deed dated December 8, 2006 and recorded December 29, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7045, Page 1671, granted and conveyed unto Pauletta A. Caldwell.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS
 DEFENDANT: **PAULETTA A. CALDWELL**

SALE ADDRESS: 1 Caldwell Lane,
 Avondale, PA 19311

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

SALE NO. 11-8-582

Writ of Execution No. 09-15029

DEBT \$297,024.61

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Knollwood Estates, made by Serdy and Bursich, Inc. Engineers, Planners and Surveyors, Pottstown, Pennsylvania, dated 12/22/1978, last revised 11/18/1980 recorded 4/3/1979 in Plan File No. 3437-38, as follows, to wit:

BEGINNING at a point on the cul-de-sac at the end of the Palomino Drive (50 feet wide) said point being a corner of Lot 33 on said Plan also being in the bed of a 20 feet wide utility easement; thence extending from said beginning point and around the cul-de-sac at the end of Palomino Drive on the arc of a circle curving to the left having a radius of 50 feet crossing the southerly side of the aforesaid 20 feet wide utility easement, the arc distance of 71.429 feet to a point a corner of Lot No. 35; thence extending along same south 14 degrees 52 minutes 34 seconds east, 184.626 feet to a point; thence south 56 degrees 5 minutes 48 seconds west, 159.630 feet to a point, said point dividing the Township of West Goshen and the Township of East Bradford; thence extending along same north 27 degrees 40 minutes 00 seconds west, re-crossing the aforesaid 20 feet wide utility easement, 263.247 feet to a point a corner of Lot No. 33, said point also being in the bed of the aforesaid 20 feet wide utility easement, north 66 degrees 58 minutes 30 seconds east, 161.322 feet to the first mentioned point and place of beginning.

BEING the same premises which Albert Lewis L. Voss, II and Charlene B. Voss, husband and wife by Deed dated 7/11/2003 and recorded 7/28/2003 in Chester County in Record Book 5809 Page 1437 conveyed unto Brian D. Troland and Kelly A. Troland, in fee.

BEING known as: 1228 Palomino Drive, West Chester, PA 19380

PROPERTY ID No.: 52-02-0001.050

TITLE to said premises is vested in

Heidi S. Giunta by Deed from Brian D. Troland and Kelly A. Troland dated 12/05/2006 recorded 12/21/2006 in Deed Book 7040 Page 371.

PLAINTIFF: **HSBB Bank USA**

VS

DEFENDANT: **HEIDI S. GIUNTA**

SALE ADDRESS: 1228 Palomino Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MAR-GUERITE L. THOMAS, 856-669-5400**

SALE NO. 11-8-583

Writ of Execution No. 10-02263

DEBT \$171,143.87

BY virtue of a Writ of Execution No. 10-02263

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 1022 Washington Place, Chesterbrook, PA 19087-5880

UPI No. 43-5-3260

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$171,143.87

PLAINTIFF: Deutsche Bank Trust Company Americas

VS

DEFENDANT: **BONNIE & HARRY KARAM**

SALE ADDRESS: 1022 Washington Place, Wayne, PA 19087

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



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August 2 nd	PBI: A Day on Real Estate (g)**	9 am – 4:10 pm	5 SUB & 1 ETHICS
August 4 th	PBI: 12 th Annual Estate & Elder Law Symposium (v)*	9 am – 4:30 pm	5 SUB & 1 ETHICS
August 5 th	PBI: Social Media in the Workplace: Facebook, Twitter, Foursquare & Other Web 2.0 Sites (g)**	8:30 am – 12:45 pm	3 SUB & 1 ETHICS
August 8 th	PBI: Ethics Potpourri: Bob Dylan and the Art of Taking Legal Ethics Seriously (v)*	9 am – 10 am	1 ETHICS
August 8 th	PBI: Ethics Potpourri: Social Media for Lawyers: Darned If You Do, Darned If You Don't? (v)*	11 am – 12 pm	1 ETHICS
August 8 th	PBI: Ethics Potpourri: Law Firm Responsibilities and Recovery (v)*	1 pm – 2 pm	1 ETHICS
August 9 th	PBI: Pennsylvania Taxes – Update and Selected Topics (g)**	9 am – 1:15 pm	4 SUB
August 10 th	PBI: The Nine Principles of Litigation, And Perhaps of Life (g)**	8:30 am – 3:30 pm	5 SUB & 1 ETHICS
August 11 th	PBI: The Lifelong Impact of a Criminal Record (g)**	12 pm – 4:15 pm	4 SUB
August 12 th	PBI: Doing Good Deeds... and Title WorkTitle, Conveyancing, and Ownership (v)*	9 am – 12:30 pm	3 SUB
August 15 th	PBI: A Practical Look at Using Social Media in Your Firm: Ethical Use of Facebook, Blogs and Twitter (v)*	9 am – 12:30 pm	2 SUB & 1 ETHICS
August 16 th	PBI: Lincoln on Professionalism (g)**	9 am – 12:15 pm	2 SUB & 1 ETHICS
August 17 th	PBI: Guaranty and Suretyship for Business Lawyers (Part of our Business Lawyer's "Refresher" Series (g)**	9 am – 12:15 pm	3 SUB
August 18 th	PBI: Understanding the Basics of Elder Law (v)*	9 am – 4:30 pm	5 SUB & 1 ETHICS
August 23 rd	PBI: Internet Legal Research (g)**	9 am – 12:15 pm	3 SUB
August 24 th	PBI: Real Estate Issues in Estates (g)**	8:30 am – 12:45 pm	4 SUB
August 25 th	PBI: Litigating the Failed Real Estate Deal (v)*	9 am – 12:30 pm	2 SUB & 1 ETHICS
August 29 th	PBI: Negotiation (g)**	8:30 am – 12:45 pm	4 SUB
August 30 th	PBI: Using Trusts and Insurance for Asset Protection (g)**	9 am – 12:15 pm	3 SUB
August 30 th	PBI: Primer on Mechanics' Liens and Bond Claims (g)**	12:30 pm – 2:30 pm	2 SUB
September 1 st	PBI: Winning Before Trial: 10 Keys to Winning Depositions (v)*	9 am – 5 pm	5 SUB & 1 ETHICS
September 7 th	PBI: Adobe Acrobat X for Lawyers & Legal Professionals (g)**	9 am – 12:15 pm	3 SUB

* (v) = video

** (g) = group cast

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