



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 61

WEST CHESTER, PENNSYLVANIA, MAY 09, 2013

No. 19

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# Chester County Law Reporter

(USPS 102-900)

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

**Owned and Published by  
CHESTER COUNTY BAR ASSOCIATION**

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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**CACH, LLC v. Reynolds**

Trial objections – Admissibility – Credit card debt – Business records – Records of regularly conducted activity

1. The Uniform Business Records as Evidence Act provides that a record of an act, condition or event shall, insofar as relevant, be competent evidence if the custodian or other qualified witness testifies to its identity and the mode of its preparation, and if it was made in the regular course of business at or near the time of the act, condition or event, and if, in the opinion of the tribunal, the sources of information, method and time of preparation were such as to justify its admission.
2. The Uniform Business Records as Evidence Act requires that the basic integrity of the record-keeping be established. As long as the authenticating witness can provide sufficient information relating to the preparation and maintenance of the records so as to justify a presumption of trustworthiness for the business records of a company, a sufficient basis is provided to offset the hearsay character of the evidence.
3. Pennsylvania Rule of Evidence 803(6) allows the admission of a memorandum, report, record, or data compilation, in any form, of acts, events, or conditions, made at or near the time by, or from information transmitted by, a person with knowledge, if kept in the course of a regularly conducted business activity, and if it was the regular practice of that business activity to make the memorandum, all as shown by the testimony of the custodian or other qualified witness, or by certification that complies with Rule 902(11), Rule 902(12), or a statute permitting certification.
4. Thus, under Pennsylvania Rule of Evidence 803(6), unless a document is self-authenticating, a witness must be produced. The witness will be competent to present a business record if he or she can testify that the document was made in the regular course of business as part of its routine systems.
5. The testifying witness must have knowledge of the regularity of the record-keeping process.
6. Where the proponent is unable to show that both sets of records comply with Pennsylvania Rule of Evidence 803(6), including its trustworthiness element, the latter is inadmissible, despite testimony that the first business relied on the records of the second and held them to be accurate.
7. Defendant filed trial objections to the admissibility of debt records offered by the plaintiff. The Court Held that the objections were sustained and the Court found in favor of defendant, and against plaintiff, in no amount.

P.McK.

Janet Reynolds

Harrison Ross Byck for the Plaintiff  
Thomas K. Schindler for the Defendant  
Tunnell, J., April 2, 2013:-

CACH, LLC,  
Plaintiff,  
v.

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2008-05471

JANET REYNOLDS,  
Defendant.

CIVIL ACTION – LAW

*Harrison Ross Byck, Esquire, for the Plaintiff*  
*Thomas K. Schindler, Esquire, for the Defendant*

### **ORDER AND VERDICT**

AND NOW, this 2<sup>nd</sup> day of April, 2013, upon consideration of the defendant's trial objections to the admissibility of P-1 and P-2, it is hereby ORDERED AND DECREED, that the objections are SUSTAINED, and P-1 and P-2 are excluded from evidence. Accordingly, the court finds in favor of Defendant, Janet Reynolds, and against plaintiff, CACH, LLC in no amount.<sup>1</sup>

BY THE COURT:

/s/ Mark L. Tunnell, J.

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<sup>1</sup>At trial, CACH, LLC was required to prove that Chase Manhattan Bank and defendant, Janet H. Reynolds, entered into an agreement whereby the bank would (1) extend a revolving line of credit and the use of a credit card to Ms. Reynolds pursuant to certain repayment terms, (2) that Ms. Reynolds was duly issued a credit card and used it, (3) that Ms. Reynolds breached the agreement in a material way, (4) that after all payments and other credits were applied, an overdue balance remained, (5) how late fees, interest and attorneys' fees, if any, were calculated, (6) and that CACH, LLC is the current owner of the debt.

In support of its case, the plaintiff called no witnesses but did submit two exhibits, as follows:

Exhibit P-1 consisting of:

(1) Business Records Affidavit by Tesha Tarvin, Custodian of Records of CACH, LLC who certified that attached are records of CACH, LLC kept in the regular course of its business by an employee or representative of CACH with knowledge of the act, event, condition, opinion or diagnosis recorded, whose duty it was to make the record and transmit

the information included in the record, made at or near the time thereof or reasonably soon thereafter.

(2) Affidavit of Sale made by Georgette Winebrenner, a bank officer of Chase Bank USA, N.A., which, although attaching no records of Chase Bank, verified that defendant Reynolds had a credit card account which was sold to CACH, LLC about June 27, 2006 at a time in which a balance of \$6,062.05 was due, and that there were no unaccredited payments.

(3) Certificate of Purchase by Kimberly Stone who described herself as an authorized agent of CACH, LLC and that around July 5, 2006 the account was sold by Chase Manhattan Bank to CACH, LLC for good and valuable consideration.

(4) Certificate of Assignment by Tesha Tarvin, as authorized agent of CACH, LLC, affirming some of the foregoing information, and stating that the past due balance at the time of acquisition was \$6,062.05.

(5) Exhibit A to a Bill of Sale, apparently referencing the purchase of 3,807 accounts by Chase Bank USA, N.A. to CACH, LLC.

Exhibit P-2 entitled “Important Notice About Your Mastercard or Visa Credit Card Account”, 8 pages, dated April 2002.

The defendant objected to the introduction of these documents on hearsay grounds, contending that an insufficient foundation was laid to except them under either the Business Records statute or the rules of evidence.

Pennsylvania enacted the Uniform Business Records As Evidence Act in 1939, and a considerable amount of interpretive case law is available. The general rule, as set forth in 42 Pa. C.S.A. §6108(b), is:

A record of an act, condition or event shall, insofar as relevant, be competent evidence if the custodian or other qualified witness testifies to its identity and the mode of its preparation, and if it was made in the regular course of business at or near the time of the act, condition or event, and if, in the opinion of the tribunal, the sources of information, method and

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time of preparation were such as to justify its admission.

The purpose of the Act is to enlarge the old common-law shopbook exception to the hearsay rule by eliminating the numerous illogical distinctions which had evolved during the period when a one-man type of business enterprise was the predominant norm of business organization. Instead of a single shopkeeper who transacts and records sales, there are today a myriad of sales persons, supervisors, department heads, bookkeepers, data processors, and so on who compile summaries and consolidate records made by others. In addition, there may be frequent turnover of personnel. The result is that no one individual has knowledge of any particular transaction. Under these circumstances, to require the entrant to have personal knowledge of the event recorded would exclude almost all evidence concerning the activities of many business organizations large and small. It is this result that the Uniform Business Records As Evidence Act was designed to obviate. *In re: Indyk's Estate*, 488 Pa. 567, 571-2, 413 A.2d 371, 373 (1979).

The Act requires that the basic integrity of the record-keeping be established. As long as the authenticating witness can provide sufficient information relating to the preparation and maintenance of the records so as to justify a presumption of trustworthiness for the business records of a company, a sufficient basis is provided to offset the hearsay character of the evidence. *Id.*, *First Ward Republican Club of Philadelphia v. Commonwealth*, 11 A.3d 38 (Pa. Cmwlth. 2010), *app. den.*, 611 Pa. 647, 24 A.3d 864 (2011), *Boyle v. Steiman*, 429 Pa. Super. 1, 631 A.2d 1025 (1993), *app. den.* 538 Pa. 663, 649 A.2d 666 (1994).

Thus, it is not essential for the admission of evidence under the Act to produce either the person who made the entries in question or the custodian of the record at the time the entries were made.

Next to be considered is Pa. R.E. 803(6) which is entitled "Records of Regularly Conducted Activity". It is very similar to the statute, and allows the admission of:

"A memorandum, report, record, or data compilation, in any form, of acts, events, or conditions, made at or near the time by, or from information transmitted by, a person with knowledge, if kept in the course of a

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regularly conducted business activity, and if it was the regular practice of that business activity to make the memorandum . . . all as shown by the testimony of the custodian or other qualified witness, or by certification that complies with Rule 902(11), Rule 902(12), or a statute permitting certification . . .”

Thus, unless self-authenticating, a witness must be produced. The witness will be competent to present a business record if he or she can testify that the document was made in the regular course of business as part of its routine systems; the testifying witness must have knowledge of the regularity of the record-keeping process. Ohlbaum on The Pennsylvania Rules of Evidence, Section 803.06[7], 2011-2012 Ed.

Rule 803(6) permits, through Rule 902(11), admissible business records also to be self-authenticating. In this event, the witness, typically the custodian of records or other person familiar with the way in which the records are produced and maintained, certifies in writing that the record complies with the requirements of Pa. R.E. 803(6), in which case the court may thereupon admit it as a business record.

Rule 902 is entitled “Self-Authentication”. It provides in this regard that:

“Extrinsic evidence of authenticity as a condition precedent to admissibility is not required with respect to the following:

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(11) Certified Domestic Records of Regularly Conducted Activity.

The original or a duplicate of a domestic record of regularly conducted activity that would be admissible under Rule 803(6) if accompanied by a written declaration of its custodian or other qualified person, verified as provided in Pa. R.C.P. 76, certifying that the record:

(A) was made at or near the time of



the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of those matters;

(B) was kept in the course of the regularly conducted activity; and

(C) was made by the regularly conducted activity as a regular practice.

A party intending to offer a record into evidence under this paragraph must provide written notice of that intention to all adverse parties, and must make the record and declaration available for inspection sufficiently in advance of their offer into evidence to provide an adverse party with a fair opportunity to challenge them.

CACH, LLC is a successor-debt purchaser. In addition to its own business records, it proffered certain records from Chase Manhattan Bank. This introduces a second level of hearsay and, accordingly, there must be a separate hearsay exception, or a non-hearsay purpose, before that information may be admitted. Where, for example, the proponent is unable to show that both sets of records comply with Pa. R.E. 803(6), including its trustworthiness element, the latter is inadmissible, despite testimony that the first business relied on the records of the second and held them to be accurate. *Commonwealth Financial Systems, Inc. v. Smith*, 15 A.3d 492 (Pa. Super. 2011).

CACH, LLC suggested that admissibility was afforded under Pa. R.C.P. 1311.1. This rule of procedure permits certain documentary evidence to be admitted on appeal from arbitration at the trial *de novo* provided that a stipulation or notice of intent to offer such documents be filed and served. Neither occurred. The rule dealing with self-authentication, 902(11), set out above, similarly requires a party intending to offer records into evidence under this paragraph to provide written notice of that intention to the adverse party. That did not occur.

The defense chose not to put on a case.

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The court deferred ruling on the objections to P-1 and P-2, to allow the parties to submit any legal memoranda while it considered the evidentiary issues involved.

Having now considered them, the court will sustain the objections, and deny the offer to admit P-1 and P-2. The plaintiff, as just noted, did not comply with Rule 902(11), and thus testimony from a qualified witness would be required to make out the elements for admission as a business record. No witness appeared.

There was nothing intrinsically wrong with the text of the “Business Records Affidavit” signed by Ms. Tarvin. The problem was that there was a second layer of hearsay necessarily involved because of the need to connect the defendant to some agreement with Chase Bank. No witness from either Chase Bank or CACH, LLC and no written certification did this. The court only had counsel’s word for what P-2 might be, but he did not claim to have any personal knowledge that this was an agreement to which the defendant had assented. There was no statement offered into evidence showing debits and credits in respect to Ms. Reynolds’ account, or that the interest being charged was the interest rate she had agreed to, or anything of the kind. As the Superior Court recognized in *Commonwealth Financial Systems, supra*, banks and their successor-assignees have the right to receive timely payment under valid credit agreements. If they do not receive timely payments, they have the right to properly file actions against the defaulting debtor to seek payment of the balance owed. However, the courts have the obligations to preserve the judicial integrity of the cases coming before them by enforcing their evidentiary rules. As the Superior Court observed, echoing the comments of other jurists:

“Neither the fluidity of the secondary [debt] market, nor monetary or economic considerations of the parties, nor the convenience of the litigants, supersedes those obligations.” *Id.*, at 500.

Thus, once again, the mantra of “this is how the industry does it” must be rejected.

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**NOTICES**

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for MCGINLEY CONSULTING GROUP, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988. MC CAUSLAND KEEN & BUCKMAN, Solicitors  
259 N. Radnor-Chester Road, Ste. 160  
Radnor, PA 19087

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 18, 2013 for HPFlanagan, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Construction and other legal purpose.

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 23, 2013 for Lettuce Roll, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Any and all lawful business activity.

**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**

**BECKER**, Joyce I., late of West Fallowfiled Township. Marikay Entrekin, 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.

**BENNETT**, Bridget A., late of South Coventry Township. Rosemary B. Keller, 201 Horseshoe Lane, Pottstown, PA 19465, Executrix. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**CORDING**, John B., Jr., late of West Chester. Jane C. Elwell, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executrix. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**COSGROVE**, Betty A., late of East Coventry Township. Pamela B. Monastra, 1236 Emily Lane, Pottstown, PA 19465, Executor. ANDREW J. MONASTRA, Esquire, Andrew J. Monastra, P.C., 740 East High Street, Pottstown, PA 19464, atty.

**CRISTOFORO**, Angela M., late of West Brandywine Township. Rosetta M. Rambo, care of LOUIS N. TETI, Esquire, 17 West Miner Street, West Chesser, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**DIEM**, Charles Norman, a/k/a C. Norman Diem, late of Oxford. Norman I. Diem, 122 Cedarcroft Road, Kennett Square, PA 19348, Administrator.

**DINENNO**, Phillip A., Jr., late of Borough of West Chester. Phillip J. DiNenno and Mary Christine Burton, care of J. ADAM MATLAWSKI, Esquire, 1223 N. Providence Road, Media, PA 19063, Executors. J. ADAM MATLAWSKI, Esquire, McNichol, Byrne & Matlawski, P.C., 1223 N. Providence Road, Media, PA 19063, atty.

**DUGAN**, William J., late of Pennsbury Township. Carl E. Hemmingsen, care of 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.

**DUNN**, Andrew J., late of West Caln Township. Susan Mary Gehringer, care of RUDOLPH L. CELLI, JR., Esquire, 130 West Lancaster Avenue, Suite 201, Wayne, PA 19087, Executrix. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 130 West Lancaster Avenue, Suite 201, Wayne, PA 19087, atty.

**FETTER**, Gloria M., late of Easttown Township. Stephen G. Fetter, care of JOHN A. GAGLIARDI, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, Executor. JOHN A. GAGLIARDI, Esquire, Wetzel, Gagliardi & Fetter LLC, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, atty.

**GLUSHAKOW**, Mildred, late of Tredyffrin Township. Helen Glushakow, care of JENNIFER L. ZEGEL, Esquire, Cira Centre, 2929 Arch Street, 13th Fl., Philadelphia, PA 19104, Administratrix. C.T.A. JENNIFER L. ZEGEL, Esquire, Reger Rizzo Darnall LLP, Cira Centre, 2929 Arch Street, 13th Fl., Philadelphia, PA 19104, atty.

**GRAHAM**, David S., late of West Goshen Township. Cynthia G. Mullen, care of JAMIE W. GONCHAROFF, Esquire, 15 West Gay Street, West Chester, PA 19380, Executrix. JAMIE W. GONCHAROFF, Esquire, 15 West Gay Street, West Chester, PA 19380, atty.

**GRANT**, Shirley A., late of Tredyffrin Township. Amy Cundill, 803 Petty Lane, King of Prussia, PA 19406, Executrix.

**HIGHAM**, Betty G., late of East Vincent Township. Sarah Feters, care of EDWARD GERARD CONROY, Esquire, P.O. Box 885, West Chester, PA 19381-0885, Executrix. EDWARD GERARD CONROY, Esquire, P.O. Box 885, West Chester, PA 19381-0885, atty.

**KEOWN**, Robert William, late of Kennett Square. Robert Wayne Keown, 1748 Powell St., Norristown, PA 19401 and Judith Ann Brown, 505 St. Charles Street, Elkton, MD 21921, Executors.

**LARMANN**, John P., a/k/a John Peter Larmann, late of Kennett Township. Susan M. Larmann, care of P. KRISTEN BENNETT, Esquire, 1313 N. Market Street, Wilmington, DE 19899-0951, Executrix. P. KRISTEN BENNETT, Esquire, Potter Anderson & Corroon LLP, 1313 N. Market Street, PO Box 951, Wilmington, DE 19899-0951, atty.

**LUCAS**, Rachel C., late of West Chester Borough. Loraine Lucas, Jeffrey Lucas and Joan Gills, care of JOHN A. GAGLIARDI, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, Executors. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi & Fetter LLC, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, atty.

**MARINO**, Russell S., late of New Garden Township. Diane E. Marino, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MC ENNIS**, Shirley M., a/k/a Shirley Mc Ennis, late of Pennsbury Township. Marie S. Mc Ennis, care of DAVID B. PUDLIN, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103, Executrix. DAVID B. PUDLIN, Esquire, Hangley, Aronchick, Segal, Pudlin & Schiller, P.C., One Logan Square, 27th Fl., Philadelphia, PA 19103, atty.

**MCGURK**, Kevin G., late of Tredyffrin Township. Holli McGurk, care of PAUL J. RUBINO, Esquire, 50 Darby Road, Paoli, PA 19301, Executrix. PAUL J. RUBINO, Esquire, Rubino & Hoey, LLC, 50 Darby Road, Paoli, PA 19301, atty.

**OPPELT**, William M., late of Coatesville. William B. Oppelt, 2410 E. Helms Manor, Upper Chichester, PA 19061 and Lauren N. Sweatman, 1295 Colts Neck Road, Romansville, PA 19320, Executors. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

**PIERSOL**, Doris K., late of Borough of Downingtown. Ronald E. Piersol, Jr., 764 Springton Road, Glenmoore, PA 19343, Executor. KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**RAY**, Jennie E., late of Valley Township. Dorothy E. Warren, 60 S. Park Avenue, Coatesville, PA 19320 and Glen L. Warren, 60 S. Park Avenue, Coatesville, PA 19320, Executors. WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**RENTSCHLER**, Henry A., a/k/a Henry Adam Rentschler, late of Tredyffrin Township. Walter A. Rentschler, II, care of FREDERICK M. LA VALLEY, Esquire, 1701 Market Street, Philadelphia, PA 19103, Administrator. C.T.A. FREDERICK M. LA VALLEY, Esquire, Moran, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 19103, atty.

**SCHULZ**, Stephanie, late of Borough of West Chester. Alexandra S. Reber, 2292 Plot Road, Johnson, VT 05656, Executrix. MARK D. FREEMAN, Esquire, P.O. Box 457, Media, PA 19063, atty.

**STOLAR**, John, Sr., late of Warwick Township. Lynn Kopsie, 143 Merion Lane, Reading, PA 19607, Administratrix. ELIZABETH K. MORELLI, Esquire, 5 Hearthstone Court, Suite 201, Reading, PA 19606, atty.

**WULFORST**, Harry D., late of Phoenixville. Stephen Wulforst, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

## 2nd Publication

**CHINA**, Wanda, late of Pennsbury Township. Rosalind M. Giancola, 125 Ridge Avenue, Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

**FLEMING**, Thomas Andrew, a/k/a Thomas Andrew Fleming, Jr., late of Phoenixville. Kathleen I. Friday, 1073 Hollow Road, Chester Springs, PA 19425, Executrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**HARKER**, R. Ian, a/k/a Robert Ian Harker, late of Tredyffrin Township. Elizabeth A. Robins, care of THOMAS W. FLYNN, III, Esquire, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, Executrix. THOMAS W. FLYNN, III, Esquire, Crawford Diamond Flynn LLC, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, atty.

**HENEFER**, John C., late of Honey Brook Township. Mary Ruth Henefer, care of PETER J. KRAYBILL, Esquire, 41 East Orange Street, Lancaster, PA 17602, Executrix. GIBBEL KRAYBILL & HESS LLP, 41 East Orange Street, Lancaster, PA 17602, atty.

**HERRERA**, Bernice, late of West Chester Borough. ANDREW J. DONAGHY, Esquire, 17 West Third Street, Media, PA 19063, Administrator. ANDREW J. DONAGHY, Esquire, 17 West Third Street, Media, PA 19063, atty.

**JANKOWSKI**, Michael H., late of East Nantmeal Township. Henry F. Jankowski, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**LEMON**, Beth H., late of West Chester. Laurie L. Montague, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**MEITZLER**, Arthur J., late of East Coventry Township. Allen Meitzler, 906 S. Reading Avenue, Boyertown, PA 19512, Executor.

**MORRISON**, Martha Eileen, a/k/a Martha E. Morrison, late of Willistown Township. John A. Morrison, care of ROBERT M. ROMAIN, Esquire, 1288 Valley Forge Rd., Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Executor. ROBERT M. ROMAIN, Esquire, Baer Romain, LLP, 1288 Valley Forge Rd., Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

**PEARSON**, George F., late of West Nantmeal Township. Sandra A. Parkans, P.O. Box 426, Glenmoore, PA 19343, Executrix. JOHN E. FEATHER, JR., Esquire, Feather and Feather, P.C., 22 West Main Street, Annville, PA 17003, atty.

**POLISHUK**, Arthur T., late of East Goshen Township. Arthur J. Polishuk, 1424 Grank Oak Lane, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**PORTER**, Rita M., late of City of Coatesville. Robert Porter, care of RICHARD H. MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. RICHARD H. MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**ROBERTS**, Marianne G., late of West Whiteland Township. Candis M. Heege, care of THOMAS G. KLINGENSMITH, Esquire, 45 East Orange Street, Lancaster, PA 17602, Executrix. THOMAS G. KLINGENSMITH, Esquire, 45 East Orange Street, Lancaster, PA 17602, atty.

**WARREN**, Violet W., late of West Chester Borough. Brian R. Warren, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner Street, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHERI, Esquire, Mac Elree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

**ZAWACKI**, Emma D., late of Willistown Township. Denise Higgins, 102 Woodcrest Drive, Downingtown, PA 19335, Executrix. CHARLES A. RITCHIE, JR., Esquire, Feather and Feather, P.C., 22 West Main Street, Annville, PA 17003, atty.

### 3rd Publication

**COATES**, Dorothy F., late of City of Coatesville. Charlene K. Coates, 413 E. Chestnut Street, Coatesville, PA 19320, Administrator.

**DOLENTE**, Gaetano D., Jr., a/k/a Gaetano Dolente, Jr., late of Marlborough Township. Sharon Dolente, care of RAYMOND J. PEPPELMAN, JR., Esquire, 1223 N. Providence Road, Media, PA 19063, Executrix. RAYMOND J. PEPPELMAN, JR., Esquire, Gilligan & Peppelman, LLC, 1223 N. Providence Road, Media, PA 19063, atty.

**DURBANO**, Alice F., late of Borough of Kennett Square. Jane F. Orner, 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.

**FIGORELLA**, Neal R., Jr., late of East Whiteland Township. Ruth K. Fiorella, 10 King Circle, Malvern, PA 19355, Executrix. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

**FISCHER**, Betty J., late of Downingtown/East Brandywine Township. Jay G. Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**GOTTSHALL**, Margaret T., late of East Coventry Township. Karen G. Smith and Robert L. Brant, care of ROBERT L. BRANT, Esquire, 572 W. Main Street, P.O. Box 26865, Trappe, PA 19426, Executors. ROBERT L. BRANT, Esquire, Robert L. Brant & Associates, LLC, 572 W. Main Street, P.O. Box 26865, Trappe, PA 19426, atty.

**HAWTHORNE**, Eleanor W., late of Kennett Square. Thomas H. Wollaston and Robert T. Wollaston, care of ANITA M. D'AMICO, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executors. ANITA M. D'AMICO, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

**HERLEY**, Ann E., late of East Bradford Township. Michael Herley, 1111 Walnut Street, Coatesville, PA 19320, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**JONES**, Jane E., late of East Pikeland Township. Jayne Hartnett, care of **JOHN F. MC KENNA**, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executrix. **JOHN F. MC KENNA**, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**KOLB**, Jean Renfer, late of Penn Township. Catherine J. Kolb Stroup and Peter R. Kolb, care of **EDWARD M. FOLEY**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. **EDWARD M. FOLEY**, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

**KOLB**, Harry J., late of Penn Township. Catherine J. Kolb Stroup and Peter R. Kolb, care of **EDWARD M. FOLEY**, Esquire, 213 East State Street, Kennett Square, PA 19348, Executors. **EDWARD M. FOLEY**, Esquire, 213 East State Street, Kennett Square, PA 19348, atty.

**KOREVEC**, Alan Lee, late of West Goshen Township. Mark M. Moyer, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**LIN**, Sheng Kai, late of East Brandywine Township. Melissa J. Ma, care of **MICHAEL C. MC BRATNIE**, Esquire, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341, Executrix. **MICHAEL C. MC BRATNIE**, Esquire, Fox Rothschild, LLP, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341, atty.

**MILLER**, John George, a/k/a John G. Miller, late of Spring City. Daryl A. Nedzia, P.O. Box 262, Spring City, PA 19475, Executrix.

**MILLER**, Marion L., late of East Goshen Township. G. William Spragg, 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.

**MOSTELLER**, Janet P., late of West Chester. Kristen M. Chastain, 2 Brae Court, Lincoln University, PA 19352, Executrix. **RICHARD K. DIETERLE, JR.**, Esquire, AE Young & Associates, 1755 Oregon Pike, Suite 110, Lancaster, PA 17601, atty.

**PARRIS**, Jil E., late of Birchrunville. Kimberly E. Tonkinson, 1055 Chester Springs Road, Phoenixville, PA 19460, Administrator.

**PIERCE**, Jeffery J., late of Chester County, PA and City of West Palm Beach, Palm Beach County, FL. Anthony Pierce, care of **LESLEY M. MEHALICK**, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Administrator. **LESLEY M. MEHALICK**, Esquire, Mc Andrews Law Offices, P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

**SMITH**, Marianne F., late of West Chester. Janet H. Polto, 1062 W. Areba Avenue, Hershey, PA 17033, Executrix. **FRANCIS C. MILLER**, Esquire, 21 W. Washington St., Suite D, West Chester, PA 19380, atty.

**STEVENS**, Anna M., late of Honey Brook Township. Robert P. Stevens, care of **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.

**TILLMAN**, Cora, a/k/a Cora May Tillman, late of West Whiteland Township. Robert C. Tillman and David W. Tillman, care of **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executors. **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.



**TURNER**, Miriam Forman, late of Pennsbury Township. Richard L. Forman and Phillip R. Forman, 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.

**WAGNER**, Joseph P., Jr., a/k/a Joseph Pratt Wagner Jr., late of West Bradford Township. Joyce Elias, 921 Dogwood Hill Road, West Chester, PA 19380, Administratrix. GEORGE M. NIKOLAOU, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

**WOLK**, Ruth S., late of East Marlborough Township. Nina W. Ginty, 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.

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#### FICTITIOUS NAME

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

Pocopson Publishing, LLC, with its principal place of business at 449 Chambers Lane, West Chester, PA 19382.

The application has been (or will be) filed on: April 22, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kathleen A. Spreen, 449 Chambers Lane, West Chester, PA 19382.

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#### FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of Sec. 311 of the Act of Assembly of December 16, 1982, as amended, 54 Pa. C.S.A. 311, that an application for registration of a fictitious name was filed on March 22, 2013, with the Department of State of the Commonwealth of Pennsylvania at Harrisburg for the conducting of a business under the fictitious name of Gregory Courts Estates, with its principal place of business at 2 Erica Circle, Honey Brook, PA 19344.

The name and address of the entity owning or interested in said business are UMH PA Gregory Courts, LLC, 3499 Route 9 North, Suite 3C, Freehold, NJ 07728.

LAUREN E. BOGAR, Solicitor  
1 West Main Street  
Shiremanstown, PA 17011

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#### FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of Sec. 311 of the Act of Assembly of December 16, 1982, as amended, 54 Pa. C.S.A. 311, that an application for registration of a fictitious name was filed on March 22, 2013, with the Department of State of the Commonwealth of Pennsylvania at Harrisburg for the conducting of a business under the fictitious name of Valley View Honey Brook, with its principal place of business at 1 Mark Lane, Honey Brook, PA 19344.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: UMH PA Valley View-Honey Brook, LLC, 3499 Route 9 North, Suite 3C, Freehold, NJ 07728.

LARUEN E. BOGAR, Solicitor  
1 West Main Street  
Shiremanstown, PA 17011

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**NONPROFIT CORPORATION**

Great Smoky Mountains CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on April 16, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

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**NONPROFIT CORPORATION**

Northeastern New York CPCU Society Chapter, Inc., hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on April 16, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988.

The name of the corporation is Kennett Trails Alliance.

Articles of Incorporation were filed April 1, 2013

The purpose or purposes for which it was organized are as follows: Not-for profit entity created for the purpose of promoting and implementing a recreational trail loop in Kennett Square for walking, jogging and biking.

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**NONPROFIT CORPORATION**

Columbus CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on April 16, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

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**NONPROFIT CORPORATION**

New Hampshire CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on April 16, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for AO North America, Inc., a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively to promote the common business interests of its members within the meaning of Section 501(c)(6) of the Internal Revenue Code..

FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Drive, Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

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**1<sup>st</sup> Publication****McCABE, WEISBERG AND CONWAY, P.C.****BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496****Attorneys for Plaintiff****MARC S. WEISBERG, ESQUIRE - ID # 17616****EDWARD D. CONWAY, ESQUIRE - ID # 34687****MARGARET GAIRO, ESQUIRE - ID # 34419****ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009****HEIDI R. SPIVAK, ESQUIRE - ID #74770****MARISA J. COHEN, ESQUIRE - ID # 87830****KEVIN T. McQUAIL, ESQUIRE - ID # 307169****CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480****BRIAN T. LaMANNA, ESQUIRE - ID # 310321****ANN E. SWARTZ, ESQUIRE - ID # 201926****JOSEPH F. RIGA, ESQUIRE - ID # 57716****JOSEPH I. FOLEY, ESQUIRE - ID # 314675****123 South Broad Street, Suite 1400****Philadelphia, Pennsylvania 19109****(215) 790-1010****CIVIL ACTION LAW****M&T Bank s/b/m/t Wilmington Trust  
Company, a Delaware Corporation****COURT OF COMMON PLEAS****CHESTER COUNTY****v.****Deborah Cozzone, Only Known Surviving Heir of  
Thomas F. Cozzone, Deceased Mortgagor and  
Real Owner, All Unknown Surviving Heirs  
of Thomas F. Cozzone, Deceased Mortgagor  
and Real Owner****Number 11-12496****NOTICE OF SHERIFF'S SALE OF REAL PROPERTY****To: Deborah Cozzone, Only Known  
Surviving Heir of Thomas F. Cozzone,  
Deceased Mortgagor and Real Owner  
111 Elkview Road  
Lincoln University, Pennsylvania 19352****All Unknown Surviving Heirs of Thomas F.  
Cozzone, Deceased Mortgagor and Real Owner  
61 West 5th Avenue  
Coatesville, Pennsylvania 19320****All Unknown Surviving Heirs of Thomas F.  
Cozzone, Deceased Mortgagor and Real Owner  
111 Elkview Road  
Lincoln University, Pennsylvania 19352**

Your house (real estate) at **61 West 5th Avenue, Coatesville, Pennsylvania 19320** is scheduled to be sold at Sheriff's Sale on **June 20, 2013 at 11:00 a.m.** in the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380 to enforce the court judgment of \$87,521.59 obtained by M&T Bank s/b/m/t Wilmington Trust Company, a Delaware Corporation against you.

**NOTICE OF OWNER'S RIGHTS****YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to M&T Bank s/b/m/t Wilmington Trust Company, a Delaware Corporation the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

**2<sup>nd</sup> Publication**

**RECEIVER'S SALE**  
UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
DOCKET # 2:12-cv-04985-JCJ

Wherein, U.S. Bank National Association, as trustee for the registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-LDP10, Commercial Mortgage Pass-Through Certificates, Series 2007-LDP10 is Plaintiff; and Direct Invest – 80 Lancaster, LLC; Direct Invest – 80 Lancaster 1, LLC; Direct Invest – 80 Lancaster 2, LLC; Direct Invest – 80 Lancaster 3, LLC; Direct Invest – 80 Lancaster 4, LLC; Direct Invest – 80 Lancaster 5, LLC; Direct Invest – 80 Lancaster 6, LLC; Direct Invest – 80 Lancaster 7, LLC; Direct Invest – 80 Lancaster 8, LLC; Direct Invest – 80 Lancaster 9, LLC; Direct Invest – 80 Lancaster 10, LLC; Direct Invest – 80 Lancaster 11, LLC; Direct Invest – 80 Lancaster 12, LLC; Direct Invest – 80 Lancaster 13, LLC; Direct Invest – 80 Lancaster 14, LLC; Direct Invest – 80 Lancaster 15, LLC; Direct Invest – 80 Lancaster 16, LLC; Direct Invest – 80 Lancaster 17, LLC; Direct Invest – 80 Lancaster 18, LLC; Direct Invest – 80 Lancaster 19, LLC; Direct Invest – 80 Lancaster 20, LLC; Direct Invest – 80 Lancaster 21, LLC; Direct Invest – 80 Lancaster 22, LLC; Direct Invest – 80 Lancaster 23, LLC; and Direct Invest – 80 Lancaster 24, LLC are Defendants.

Execution for Sale of Premises

Dinsmore & Shohl LLP  
Attorney(s)  
(610) 408-6020

By virtue of the Order dated March 8, 2013, G&E Real Estate Management Services, Inc. dba Newmark Grubb Knight Frank, the Court-appointed Receiver in this matter, shall expose for sale by public venue and sell to the highest bidder on **May 30, 2013, at 11:00 a.m.**, prevailing time, at 80 West Lancaster Avenue, Devon, Chester County, Pennsylvania:

The property (the "Property") to be sold is located in Devon, Chester County, PA.

**Commonly known as: West Lancaster Avenue, Devon, Chester County, Pennsylvania; Parcel IDs: 43-11E-84; 43-11E-86; 43-11E-87; 43-11E-88; 43-11E-89; 43-11E-90**

Claims must be filed at the offices of Dinsmore & Shohl LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn: Richard A. O'Halloran (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Richard A. O'Halloran, before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver, no later than thirty (30) days from the date of the passing of the deed to the Property to the successful bidder, unless Plaintiff is the successful bidder. If Plaintiff is the successful bidder, no schedule of distribution will be filed.

This concise description does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP.

Approximate amount due Plaintiff on the execution as of January 1, 2012: \$11,762,505.64, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to the existence or validity of any liens and encumbrances on the property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take appropriate steps to protect their rights.

20% of amount bid will be required as a non-refundable deposit at time of Sale, in cash, Certified Check, or Official Bank Check, balance to be paid within 30 days of Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. Additional terms and conditions to be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this Sale without further notice or publication.

For questions, contact Richard A. O'Halloran, Esquire at 610-408-6020,  
richard.ohalloran@dinsmore.com.

COURT OF COMMON PLEAS OF  
—  
LANCASTER COUNTY, PENNSYLVANIA  
—  
ORPHANS' COURT DIVISION  
—

NO. 0298 OF 2013

IN RE: AUTUMN MARIE CRISWELL

**NOTICE**

TO: KRISSY ANN HABERSTROH

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to the Orphans' Court Division, Court of Common Pleas of Lancaster County, Pennsylvania, a Petition for termination of any rights you have or might have concerning the child known as Autumn Marie Criswell, born on November 3, 2006. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. TBA, of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on May 30, 2013 at 8:30 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. **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.**

Lancaster Bar Association, Lawyer Referral Service  
28 East Orange Street  
Lancaster, PA 17602  
(717) 393-0737

**NOTICE REQUIRED BY ACT 101 OF 2010 - 23 Pa. C.S. §§2731-2742**

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your children following an adoption.

LANCASTER COUNTY CHILDREN &  
YOUTH SOCIAL SERVICE AGENCY  
900 EAST KING STREET  
LANCASTER, PA 17602  
(717) 299-7925

**NOTICE**

East Fallowfield Township vs. Hien Bui,  
Docket No. 12-06364, Court of Common Pleas  
of Chester County, PA.

Notice is given that the above was named as  
defendant in a civil action by plaintiff to recover  
2011 trash fees for property located at 102 Park  
Avenue, E. Fallowfield, PA, Tax Parcel No. 47-4-  
34. A Writ of Scire Facias for \$829.44 was filed.  
You are notified to plead to the Writ on or before  
20 days from the date of this publication or a  
judgment may 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 against you without further notice  
for the relief requested by Plaintiff. You may lose  
money, 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 and Information Service,  
Chester County Bar Association, 15 W. Gay St.,  
West Chester, PA 19380, (610) 429-1500

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

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**ESTATE NOTICE**

ESTATE OF MARJORIE B. CARDWELL,  
Deceased.

Late of Honey Brook Township, Chester  
County, PA

LETTERS TESTAMENTARY on the above  
Estate have been granted to the undersigned, who  
request all persons having claims or demands  
against the estate of the decedent to make known  
the same and all persons indebted to the decedent  
to make payment without delay to NANCY L.  
HECKMAN, Executrix, c/o KURT M. EBNER,  
CPA, 674 Exton Commons, Exton, PA 19341.

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**3rd Publication****TRUST NOTICE**

WILLIAM O. HOFMANN LIVING TRUST  
DTD 10/7/1998 AND ANY AMENDMENTS  
THERETO.

WILLIAM O. HOFMANN, DECEASED

LATE OF PENN TOWNSHIP, CHESTER  
COUNTY, PA

This Trust is in existence and all persons hav-  
ing claims or demands against said Trust or dece-  
dent are requested to make known the same and  
all persons indebted to the decedent to make pay-  
ment without delay to MARY JANE HOF-  
MANN, Trustee, c/o DUKE SCHNEIDER,  
Esquire, 17 West Miner Street, West Chester, PA  
19381-0660

Or to her Attorney:

DUKE SCHNEIDER  
MAC ELREE HARVEY LTD.  
17 West Miner Street  
P.O. Box 660  
West Chester, PA 19381-0660

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**TRUSTEE'S NOTICE**

**Decedent's Name:** Sue M. Hammond a/k/a  
Marjorie S. Hammond

**Late of** West Brandywine Township,  
Chester County, Pennsylvania

**The** Sue M. Hammond Living Trust

**Trustee:** John W. Hammond  
568 Freedom Boulevard  
West Brandywine, PA 19320

**Attorney:** Randy R. Moyer, Esquire  
Barley Snyder LLP

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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 Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, May 16, 2013** 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, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, June 17, 2013**. 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. **10% payment must be paid in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. The final payment made payable to Sheriff of Chester Co. & due twenty-one (21) days from the date of sale by 2PM.**

**CAROLYN B. WELSH, SHERIFF**

**3rd Publication**

**SALE NO. 13-5-368**

**Writ of Execution No. 11-04760**

**DEBT \$243,401.69**

ALL THAT CERTAIN piece of tract of land situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by J.W. Harry, C.E. dated May 13, 1944, as follows:

BEGINNING at a point in or near the center line of Kings Highway, distance of 383.38 feet from the west line of land of John C. Pyle, measuring along the center line of said King's Highway westwardly from the said west line of land of John C. Pyle, a corner of remaining land of the said Cora Yearsley, conveyed or about to be conveyed unto Raymond S. Dunlap and Olive E. Dunlap, his wife; thence from said point or place of beginning along said remaining land of Cora Yearsley and passing over an iron pin placed in said line at the distance of 24 feet from the place or point of beginning, north 4 degrees 01 minutes 10 seconds west, 363.92 feet to a stake in the line of

remaining land of the said Cora Yearsley, said remaining land of the said Cora Yearsley, being a strip of land 20 feet in width bounded on the north by other land of Ruth N. Rodgers and land of Anna E. Barnes; on the east by the right of way 20 feet in width extending from the said King's Highway over, across and along other land of the said Cora Yearsley, to land of the said Ruth N. Rodgers; on the south by remaining land of the said Cora Yearsley, conveyed or about to be conveyed to Charles H. Rodgers and Ruth N. Rodgers, his wife, and by the premises herein described and hereby conveyed and by other remaining land of the said Cora Yearsley, conveyed or about to be conveyed to Raymond S. Dunlap and Olive E. Dunlap, his wife; and on the west and on the west by remaining land of the said Cora Yearsley; thence along said remaining land of the said Cora Yearsley, south 88 degrees east, 147.15 feet to a stake, a corner of remaining land of the said Cora Yearsley, conveyed or about to be conveyed to Charles H. Rodgers and Ruth N. Rodgers, his wife; thence along said remaining land of the said Cora Yearsley, conveyed or about to be conveyed to the said Charles N. Rodgers and Ruth N. Rodgers, his wife, and passing over a stake placed in said line at the distance of 23.71 feet from the next mentioned point, south 02 degrees 37 minutes east, 359.25 feet to a point in or near the center line of said King's Highway; thence along said King's Highway in or near the center thereof, north 89 degrees 35 minutes west, 138.19 feet to the place of beginning.

CONTAINING 1.181 acres of land, be the same more or less.

TOGETHER with all and singular the hereinabove described premises with improvements, ways, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of.

TAX ID: 280600970000

BLR # 28-6-97

TITLE to said premises is vested in William Englerth and Cindy Englerth, husband and wife, from Matteo L. Mobile dated 12/12/2003 and recorded 01/16/2004 in Book 6042, Page 1699.

PLAINTIFF: Deutsche Bank National  
Trust  
VS



DEFENDANT: **WILLIAM & CINDY ENGLERTH**

SALE ADDRESS: 559 West Kings Highway, Coatesville, PA 19320

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

**SALE NO. 13-5-369**

**Writ of Execution No. 12-08764**

**DEBT \$158,493.82**

BY virtue of a Writ of Execution No. 12-08764

OWNER(S) of property situate in the Honey Brook Borough, Chester County, Pennsylvania, being 2390 Conestoga Avenue, Honey Brook, PA 19344-1051

UPI No. 12-2-8.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,493.82

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ERICA & ADAM SCHWARTZ**

SALE ADDRESS: 2390 Conestoga Avenue, Honey Brook, PA 19344

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

**SALE NO. 13-5-370**

**Writ of Execution No. 11-11740**

**DEBT \$63,948.98**

ALL THAT CERTAIN message and four lots of land, hereditaments and appurtenances, situate in Thorndale Heights Division No. 1 also called Louanna Springs, located in the Township of Caln, County of Chester and State of Pennsylvania.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **ROSE WAY**

SALE ADDRESS: 3815 Louanna Ave, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **THOMAS M. FEDERMAN, 215-563-7000**

**SALE NO. 13-5-371**

**Writ of Execution No. 10-11836**

**DEBT \$267,835.07**

BY virtue of a Writ of Execution No. 10-11836

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 110 Keen Road, Spring City, PA 19475

UPI No. 21-5-4.10

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$267,835.02

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **HARGIS, RHONDA G. IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF WILLIAM A. CAPRIOLA, SR. ; WILLIAM A. CAPRIOLA, JR., IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF WILLIAM A. CAPRIOLA, SR. ; CAROL J. LEINBACH IN HER CAPACITY AS DEVISEE OF THE ESTATE OF WILLIAM A. CAPRIOLA, SR.; CAROL J. IN HER CAPACITY AS DEVISEE OF WILLIAM CAPRIOLA, SR. ; CONNIE M. CAPRIOLA, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF WILLIAM A. CAPRIOLA, SR.; JENNIFER L. CAPRIOLA DEVISEE OF THE ESTATE OF WILLIAM CAPRIOLA, SR.**

SALE ADDRESS: 110 Keen Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-372**

**Writ of Execution No. 09-13829**

**DEBT \$391,161.07**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Atglen, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Creekside Knoll, made by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, Pennsylvania, 19335, (610) 518-1360, dated 1-28-02, last revised 10-30-02, and recorded as Plan No. 16448, as follows to wit:

BEGINNING at a point on the south-westerly proposed right-of-way line of Fallowfield Road (T-375), a corner of Lot 12 on said Plan, thence extending along said Lot and along Lot 11, south 60 degrees 03 minutes 07 seconds west crossing a storm sewer easement, 259.11 feet to a point a corner of Lot 10, thence extending along said Lot, north 88 degrees 31 minutes 55 seconds west partly crossing a 20 feet wide storm sewer easement, 57.17 feet to a point in the bed of same and a corner of Lot 2, thence extending along said

Lot and partly crossing said easement, north 36 degrees 12 minutes 42 seconds west 92.12 feet to a point, a corner of Lot 26 Open Space of Creekside Knoll Homeowners association, thence extending along same the three following courses and distances. (1) north 60 degrees 03 minutes 07 seconds east 97.80 feet to a point, (2) south 89 degrees 28 minutes 50 seconds east 40.17 feet to a point and (3) north 60 degrees 03 minutes 07 seconds east re-crossing a storm sewer easement, 189.74 feet to a point on the southwesterly proposed right-of-way line of Fallowfield Road, thence extending along same the two following courses and distances, (1) south 25 degrees 13 minutes 40 seconds east 51.17 feet to a point, and (2) south 29 degrees 56 minutes 53 seconds east 50.00 feet to the first mentioned point and place of beginning.

CONTAINING 33,078 square feet more or less.

BEING Lot 1 on said Plan.

TAX Parcel #07-06-0001.030

BEING known as: 510 Fallowfield Road, Atglen, PA 19310

BEING the same premises which Creekside Knoll, LLC, by Deed dated 8/8/06 and recorded 3/27/07, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7116 Page 1132, Instrument # 10739965, granted and conveyed unto David M. Hope and Jacqueline V. Hope, husband and wife.

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **DAVID & JACQUELINE V. HOPE**

SALE ADDRESS: 510 Fallowfield Road, Atglen, PA 19310

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

**SALE NO. 13-5-373**

**Writ of Execution No. 12-08409**

**DEBT \$74,685.97**

ALL THAT CERTAIN, Unit designated as Building 33, Unit #68, being a Unit in Old Forge Crossing Condominium with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Township of Tredyffrin and County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium of Old Forge Crossing

Condominium, bearing date 5/6/1981 and recorded in the Office for the Recording of Deeds, in and for the County of Chester at West Chester, Pennsylvania on 5/27/1981 in Deed Book 518 Page 338, etc., and Plate and Plan for Old Forge Crossing, Condominium dated 5/26/1981 and recorded on 5/27/1981 in Condominium Plan Book 3516 page \_\_\_\_.

TOGETHER with all right, title and interest, being a .1725% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this Unit in the Declaration of Condominium and/or Plats and Plans.

BEING the same premises which Thomas J. Coughlin by Deed dated 8/5/2002 and recorded 8/16/2002 in Chester County at Book 5360, Page 41, et. seq. conveyed to Timothy John Howe, Jr., in fee.

PARCEL No. 43-5-451.

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **TIMOTHY JOHN HOWE, JR.**

SALE ADDRESS: 58 Old Forge Crossing, Devon, PA 19333

PLAINTIFF ATTORNEY: **PHILLIP DAVID BERGER, 610-668-0774**

**SALE NO. 13-5-374**

**Writ of Execution No. 12-07499**

**DEBT \$483,144.56**

BY virtue of a Writ of Execution No.12-07499

OWNER(S) of property situate in Highland Township, Chester County, Pennsylvania, being 315 Gum Tree Road, Coatesville, PA 19320-4913

UPI No.45-7-25

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$483,144.56

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **RICHARD & MARGARET CARNATHAN**

SALE ADDRESS: 315 Gum Tree Rd, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAUREN**

**R. TABAS, 215-563-7000****SALE NO. 13-5-375  
Writ of Execution No. 11-04673  
DEBT \$161,929.36**

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester, and State of Pennsylvania, on which is located a single frame dwelling house, designated as No.1214 East Lincoln Highway, bounded and described as follows:

BEGINNING at a point on the south curb line of East Lincoln Highway, formerly Main Street, at the northeast corner of Lot No. 22 on a Plan of Building Lots called Drumpellier – said lot formerly owned by Benjamin Aronsohn and distant 189 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring along the south curb line of East Lincoln Highway eastwardly 53.8 feet to the northwest corner of land now or late of Arthur R. Yearsley; thence along the same southwardly 180 feet, more or less, to the north line of Harmony Street; thence by the same westwardly 53.8 feet to another corner of land now or late of Benjamin Aronsohn; thence by the same northwardly 180 feet, more or less, to the place of beginning.

**PARCEL #16-7-45**

BEING the same premises which Joseph A. Forte by Deed dated 8/14/1996 and recorded 9/6/1996 in and for Chester County in Deed Book 4080 Page 0857 granted and conveyed to Gary J. Crumedy.

PLAINTIFF: Provident Funding Associates LP

VS

DEFENDANT: **GARY J. CRUMEDY**

SALE ADDRESS: 1214 East Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY:  
**CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

**SALE NO. 13-5-376  
Writ of Execution No. 12-10381  
DEBT \$274,620.00**

ALL THAT CERTAIN brick message and lot of land, situate on the north side of Miner Street, between Walnut and Matlack Streets, in the Borough of West Chester, Chester County, Pennsylvania, bounded southwardly by said Miner Street, westwardly by a message and lot of land now or late of Charles H. Pines, northwardly by a

5 foot wide alley and eastwardly by a house and lot now or late of David Clark, being 13 feet in front on Miner Street and extending back northwardly between straight lines from the front of said house 75 feet to the 5 feet wide alley.

TOGETHER with the free uninterrupted use, liberty and privilege of passing in and along a certain alley or passing 5 feet in width running westwardly from said Matlack Street along the northerly line of the premises above described as the same is now used and enjoyed in common with others.

BEING Chester County UPI 1-9-336.

BEING the same premises which William R. Brynildsen and Kristin Beck, by Deed dated December 7, 2001 and recorded in the Chester County Recorder of Deeds Office on December 20, 2001 in Deed Book 5147, Page 2147. Granted and conveyed unto Linda Loutey and Rhonda Renn.

PLAINTIFF: Deutsche Bank National Trust Company(Trustee) DBA Residential Asset Securitization Trust

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS**

SALE ADDRESS: 147 East Miner St, West Chester, PA 19382

PLAINTIFF ATTORNEY:  
**CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

**SALE NO. 13-5-377  
Writ of Execution No. 10-14202  
DEBT \$308,690.18**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a title plan of Ramblewood, made by Tatman & Lee Associates, Inc., consulting engineers, 1200 Philadelphia Pike, Wilmington, Delaware, 19809, (302) 791-0700, dated November 15, 1991, last revised January 11, 1996 and recorded as Plan No. 13242 as follows, to wit:

BEGINNING at a point on the westerly side of Ramblewood Drive, a corner of Lot No. 42 on said Plan; thence extending along said side of Lot No. 42, north 80 degrees 52 minutes 40 seconds west 204.82 feet to a point and corner of lands now or late of Highspire Yacht Services, Inc., thence extending along said side of lands now

or late of Highspire Yacht Services, Inc., north 20 degrees 11 minutes 10 seconds west 104.62 feet to a point and corner of Lot No. 40 on said Plan; thence extending along said side of Lot No. 40, south 80 degrees 52 minutes 40 seconds east 184.15 feet to a point on the westerly side of Ramblewood Drive; thence extending along said side of Ramblewood Drive, south 09 degrees 07 minutes 20 seconds west 102.68 feet to the first mentioned point and place of beginning.

BLR No.: 29-4-347

BEING known as: 67 Ramblewood Drive, Glenmoore, PA 19343.

BEING the same premises which Kevin Miller, by Deed dated October 6, 2005 and recorded October 26, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6662, Page 1302, granted and conveyed unto Jennifer Goan.

PLAINTIFF: HSBC Bank USA

VS

DEFENDANT: JENNIFER GOAN

SALE ADDRESS: 67 Ramblewood Dr, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: JAIME R. ACKERMAN, 908-233-8500

**SALE NO. 13-5-379**

**Writ of Execution No. 12-02055**

**DEBT \$263,088.85**

BY virtue of a Writ of Execution No. 2012-02055-RC

OWNER(S) of property situate in the Township of East Caln, Chester County, Pennsylvania, being 189 Plaza Drive, Downingtown, PA 19335

UPI No. 40-2-802

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$263,088.85

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: SUSIE ELLIOTT

SALE ADDRESS: 189 Plaza Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: JOHN M. KOLESNIK, 215-563-7000

**SALE NO. 13-5-380**

**Writ of Execution No. 12-01280**

**DEBT \$184,088.50**

BY virtue of a Writ of Execution No. 12-01280

OWNER(S) of property situate in the Township of West Fallowfield, Chester County, Pennsylvania, being 2071 Limestone Road, Cochranville, PA 19330-9795

UPI No. 44-7-108.1 & Part of 44.8.25.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$184,088.50

PLAINTIFF: Wells Fargo Bank NA (Assignee) DBA Mortgage Electronic Registration Systems, Inc (NOM) DBA Aegis Wholesale Corporation

VS

DEFENDANT: MARY T. AMMON

SALE ADDRESS: 2071 Limestone Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: MEREDITH WOOTERS, 215-563-7000

**SALE NO. 13-5-381**

**Writ of Execution No. 12-11894**

**DEBT \$145,296.21**

ALL THAT CERTAIN tract of land situated in the Township of Valley, County of Chester and State of Pennsylvania, designated as Lot No. 19 on Plan of Lots known as "Crest Road Development" by C. Timothy Slack, Professional Engineer, bounded and described as follows:

BEGINNING at a point in the south right-of-way line of North View Drive (50 feet wide), a corner of Lot No. 18; thence along the south right-of-way line of North View Drive, north 67 degrees 00 minutes east, 154.17 feet to a point; thence by a curve to the right having a radius of 15 feet an arc of 28.80 feet and chord bearing south 58 degrees 00 minutes east, 24.57 feet to a point in the west right-of-way line of East Drive (50 feet wide); thence along the west right-of-way line of East Drive, south 3 degrees 00 minutes east, 167.79 feet to a point, a corner of Lot No. 20, thence along Lot No. 20, south 87 degrees 00 minutes west, 165.00 feet to a point in line of the aforesaid Lot No. 18; thence along Lot No. 18; north 3 degrees 00 minutes west 129.16 feet to the first mentioned point and place of beginning.

CONTAINING 26,159.56 square feet of land, be the same more or less

UPI #38-2-149.9

BEING the same premises which James W. Nicholson and Helen T. Nicholson, his wife, by Deed dated October 23, 1970 and recorded October 23, 1970 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 39 Page 1019, granted and conveyed unto Claude Norris and Veronica E. Norris, his wife, as tenants by the entireties. Claude Norris departed this life

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Soundview Home Loan Trust DBA Ocwen Loan Servicing LLC (ATTY in Fact)

VS

DEFENDANT: **VERONICA E. NORRIS**

SALE ADDRESS: 320 Eastview Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-512-8111**

**SALE NO. 13-5-382**

**Writ of Execution No. 12-07410**

**DEBT \$43,415.09**

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the brick dwelling house designated as No. 591 East Chestnut Street, bounded and described as follows:

BEGINNING at a point on the north curb line of East Chestnut Street, a corner of land late of H. Graham Rambo and distant 70.52 feet westwardly from the west curb line of Sixth Avenue; thence along the said north curb line of East Chestnut Street south 84 degrees 38 minutes west 18.2 feet to a corner of land of John J. Gibson; thence by the same north 05 degrees 22 minutes west, passing through the dividing partition wall between the house on the land herein conveyed and the house on the land adjoining the same on the west 150.5 feet to the south line of Lumber Street; thence by the same north 84 degrees 38 minutes east 18.2 feet to a point a corner of land late of H. Graham Rambo; thence by the same south 05 degrees 22 minutes east, passing through the dividing partition wall between the house on the land herein conveyed and the house on the land adjoining the same on the east 150.5 feet to the place of beginning.

CONTAINING twenty-seven hundred and thirty-nine square feet of land, be the same more or less.

PARCEL No. 16-6-75

BEING the same premises which Linn R. Sheller and James A. Atkinson, by Deed dated

October 28, 1997 and recorded in the Chester County Recorder of Deeds Office on November 21, 1997 in INST No. 69473, granted and conveyed unto Crystal D. Thomas.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **CRYSTAL D. THOMAS**

SALE ADDRESS: 591 E. Chestnut St, Coatesville, PA 19320

PLAINTIFF

ATTORNEY:

**CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

**SALE NO. 13-5-383**

**Writ of Execution No. 12-07707**

**DEBT \$695,803.71**

ALL THAT CERTAIN lot or piece of land together with the improvements thereon erected, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, being Lot No. 134 as shown on Plan of Willistown Acres, Section 3-B, made by Chester Valley Engineers, Inc., dated 12/15/1956 and recorded in Plan Book 6 Page 24, in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, Pennsylvania, and being more fully bounded and described according to said Plan as follows, to wit:

BEGINNING at a point on the southeastern side of Andrews Avenue (50 feet wide), said point being 2083.92 feet as measured south 59 degrees 27 minutes 10 seconds west, along the southeastern side of Andrews Avenue from its intersection with the south side of Warren Avenue (50 feet wide) (both lines produced); thence along Lot No. 133 on said Plan, south 30 degrees 32 minutes 50 seconds east, 364.96 feet to a point in line of land now or late of Laurel Bridge Farms; thence along the same south 58 degrees 38 minutes 30 seconds west, 237.65 feet to a corner of Lot No. 135 on said Plan; thence along the same, north 30 degrees 32 minutes 50 seconds west 368.32 feet to a point on the southeastern side of Andrews Avenue; thence along the same, north 59 degrees 27 minutes 10 seconds east, 237.62 feet to a point the place of beginning.

BEING the same premises which Douglas J. Czaplá and Sandra Morris-Czaopla, by Deed dated December 20, 2004 and recorded in the Chester County Recorder of Deeds Office on January 3, 2005 in Doc ID: 10494055 granted and conveyed unto Ronald Lockhart and Meredith

Lockhart, husband and wife.

PLAINTIFF: JPMorgan Chase Bank  
National Association

VS

DEFENDANT: **RONALD &  
MEREDITH LOCKHART**

SALE ADDRESS: 19 Andrews Road,  
Malvern, PA 19355

PLAINTIFF ATTORNEY:  
**CHRISTOPHER ARTHUR DeNARDO, 610-  
278-6800**

**SALE NO. 13-384**

**Writ of Execution No. 12-02753**

**DEBT \$276,341.91**

BY virtue of a Writ of Execution No.  
12-02753

OWNER(S) of property situate in the  
Township of Wallace, Chester County,  
Pennsylvania, being 210 Highspire Road,  
Glenmoore, PA 19343-1718

UPI No. 31-7-16

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$276,341.91

PLAINTIFF: Deutsche Bank Trust  
Company Americas (Trustee) DBA Rali 2006QS3  
VS

DEFENDANT: **DANIEL T. &  
CATHY L. SCARINGI**

SALE ADDRESS: 210 Highspire  
Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **JOHN M.  
KOLESNIK, 215-563-7000**

**SALE NO. 13-5-385**

**Writ of Execution No. 12-08874**

**DEBT \$233,250.36**

BY virtue of a Writ of Execution No.  
12-08874

OWNER(S) of property situate in Caln  
Township, Chester County, Pennsylvania, being  
1521 Reed Street, Coatesville, PA 19320-2552

UPI No. 39-3R-75.1

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$233,250.36

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RICHARD A.  
DUSEWICZ**

SALE ADDRESS: 1521 Reed Street,  
Coatesville, PA 19320

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

**SALE NO. 13-5-386**

**Writ of Execution No. 12-08727**

**DEBT \$288,589.90**

BY virtue of a Writ of Execution No.  
12-08727

OWNER(S) of property situate in the  
East Fallowfield Township, Chester County,  
Pennsylvania, being 108 Danbury Drive,  
Coatesville, PA 19320-5607

UPI No. 47-4-382

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$288,589.90

PLAINTIFF: Deutsche Bank National  
Trust Company  
VS

DEFENDANT: **WILLIAM RUBIN-  
CAM aka WILLIAM V. RUBINCAM &  
TIFFANY RUBINCAM aka TIFFANY L.  
RUBINCAM**

SALE ADDRESS: 108 Danbury Drive,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY:  
**MATTHEW BRUSHWOOD, 215-563-7000**

**SALE NO. 13-5-387**

**Writ of Execution No. 12-08377**

**DEBT \$137,308.24**

BY virtue of a Writ of Execution No.  
12-08377

OWNER(S) of property situate in the  
Township of West Bradford, Chester County,  
Pennsylvania, being 1410 Steeple Chase Road,  
Downingtown, PA 19335-3650

UPI No. 50-2Q-19

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$137,308.24

PLAINTIFF: JPMorgan Chase Bank  
NA

VS

DEFENDANT: **BRIAN D. & PAULA  
M. RESETCO**

SALE ADDRESS: 1410 Steeple Chase  
Road, Downingtown, PA 19335

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

**SALE NO. 13-5-388****Writ of Execution No. 12-10420****DEBT \$266,598.82**

BY virtue of a Writ of Execution No.  
12-10420

OWNER(S) of property situate in  
Upper Uwchlan Township, Chester County,  
Pennsylvania, being 112 Whistling Swan Lane,  
Downingtown, PA 19335-4553

UPI No. 32-3Q-55

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$266,598.82

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **REBECCA****GIOVENELLA and SCOTT COLOSIMO**

SALE ADDRESS: 112 Whistling  
Swan Lane, Downingtown, PA 19335

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

**SALE NO. 13-5-389****Writ of Execution No. 08-03217****DEBT \$180,050.49**

BY a virtue of a Writ of Execution No.  
08-03217

OWNER(S) of property situate in the  
Township of New London, Chester County,  
Pennsylvania, being 6 Karnick Court, a/k/a 6  
Karnick Court, Lincoln University, PA 19352-9315

UPI No. 71-2-64.7

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$180,050.49

PLAINTIFF: Chase Home Finance  
LLC (S/B/M) AKA Chase Manhattan Mortgage  
Corporation

VS

DEFENDANT: **ESTATE OF**  
**ROBERT F. SINGER, SR. aka ROBERT F.**  
**SINGER; ROBERT F SINGER, JR. EXECU-**  
**TOR AND DEVISEE OF THE ESTATE OF**  
**ROBERT F. SINGER, SR. aka ROBERT F.**  
**SINGER**

SALE ADDRESS: 6 Karnick Court,  
London University, PA 19352

PLAINTIFF ATTORNEY: **ANDREW**  
**C. BRAMBLETT, 484-454-5875**

**SALE NO. 13-5-390****Writ of Execution No. 12-10286****DEBT \$351,082.09**

BY virtue of a Writ of Execution No.  
12-10286

OWNER(S) of property situate in the  
West Pikeland Township, Chester County,  
Pennsylvania, being 708 Fox Lane, Chester  
Springs, PA 19425-2308

UPI No. 34-4N-23

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$351,082.09

PLAINTIFF: JPMorgan Chase Bank  
National Association (S/I/I) DBA Federal Deposit  
Insurance Corp The (Receiver) DBA Washington  
Mutual Bank (F/K/A) FKA Washington Mutual  
Bank FA

VS

DEFENDANT: **KEVIN J. & KIM-**  
**BERLY A. O'ROURKE**

SALE ADDRESS: 708 Fox Lane,  
Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MERED-**  
**ITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-391****Writ of Execution No. 09-07401****DEBT \$283,747.64**

BY virtue of a Writ of Execution No.  
09-07401

OWNER(S) of property situate in the  
Township of East Nottingham, Chester County,  
Pennsylvania, being 110 Quail Drive, Lincoln  
University, PA 19352-1725

UPI No. 69-3-150

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$283,747.64

PLAINTIFF: JP Morgan Chase Bank

NA

VS

DEFENDANT: **KHRISTINE &**  
**PAUL J. KING**

SALE ADDRESS: 110 Quail Drive,  
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **ANDREW**  
**LEONARD SPIVACK, 215-563-7000**



**SALE NO. 13-5-392****Writ of Execution No. 12-07498****DEBT \$332,031.73**

BY virtue of a Writ of Execution No.  
12-07498

OWNER(S) of property situate in the  
Borough of Kennett Square, Chester County,  
Pennsylvania, being 224 East Mulberry Street,  
Kennett Square, PA 19348-3816

UPI No. 3-5-52.3

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$332,031.73

PLAINTIFF: JPMorgan Chase Bank  
National Association

VS

DEFENDANT: **KEVIN &  
HEATHER MALSEED**

SALE ADDRESS: 224 E. Mulberry St,  
Kennett Square, PA 19348

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

**SALE NO. 13-5-393****Writ of Execution No. 10-03875****DEBT \$258,302.84**

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

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

UPI No. 52-5C-45

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$258,302.84

PLAINTIFF: BAC Home Loans  
Servicing LP

VS

DEFENDANT: **WILLIAM H.  
ATZROTT**

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

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

**SALE NO. 13-5-394****Writ of Execution No. 12-05205****DEBT \$138,707.90**

By virtue of a Writ of Execution No.  
12-05205

Owner(s) of property situate in the  
Township of Caln, Chester County, Pennsylvania  
being 191 Loomis Avenue, Coatesville, PA 19320-  
2327.

UPI No 39-4J-63

Improvements thereon: Residential  
Dwelling

Judgment Amount: \$138,707.90

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **ELLEN D. JACK-  
SON**

SALE ADDRESS: 191 Loomis Ave,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY:  
**MATTHEW BRUSHWOOD, 215-563-7000**

**SALE NO. 13-5-395****Writ of Execution No. 12-07267****DEBT \$109,749.24**

BY virtue of a Writ of Execution No.  
12-07267

OWNER(S) of property situate in New  
London Township, Chester County, Pennsylvania,  
being 479 Kirks Mill Road, Lincoln University, PA  
19352-1006

UPI No. 71-3-24.3G

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$109,749.24

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **WILLIAM & PATRI-  
CIA TAYLOR**

SALE ADDRESS: 479 Kirks Mill  
Road, Lincoln University, PA 19352

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

**SALE NO. 13-5-396****Writ of Execution No. 12-03121****DEBT \$46,644.20**

ALL THAT CERTAIN lot or piece of  
ground situate in Penn Township, Chester County,  
Pennsylvania, bounded and described according to  
a Final Plan of "3 Lot Subdivision" drawn for  
Emiline B. Gray, by N.M. Lake, Inc., Engineers-



Surveyors, dated 9/17/85, and revised 1/6/86, said Plan recorded in Chester County as Plan recorded in Chester County as Plan No. 6173, as follows, to wit:

BEGINNING at a P.K. Nail on the title line in the bed of Ewing Road (LR 15031) (133 feet wide), said point being a corner of lands now or late of Earl M. Cole; thence extending from said point of beginning along said lands, south 17 degrees 32 minutes 42 seconds west and crossing the southwesterly side of Ewing Road, 221.58 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same, north 74 degrees 50 minutes 14 seconds west 310.51 feet to an iron pin on the southwesterly side of a 50 feet wide right-of-way; thence extending along same the three following courses and distances, (1) north 15 degrees 08 minutes 46 seconds east 191.70 feet to a point of curve, (2) northeastwardly along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 47.65 feet to a point of tangent, and (3) north 37 degrees 00 minutes 12 seconds east and recrossing the southwesterly side of Ewing Road, 100.00 feet to a point on the title line in the bed of same; thence extending along same, south 52 degrees 59 minutes 48 seconds east 294.70 feet to the first mentioned point and place of beginning.

CONTAINING 2,000 acres of land.

BEING Lot No. 1 as shown on the above-mentioned Plan.

IMPROVEMENTS: land

TAX Parcel: 58-1-12.1

PROPERTY ASSESSED AS: 759 Ewing Road, Cochranville, PA 19330

TO BE SOLD AS the property of :  
Nicole Gray a/k/a Nicole Gray-Wilson a/k/a  
Nicole Allen and James E. Davidson

PLAINTIFF: National Loan Investors  
LP

VS

DEFENDANT: **NICOLE GRAY and  
NICOLE GRAY-WILSON a/k/a NICOLE  
ALLEN and JAMES E. DAVIDSON**

SALE ADDRESS: 729 Ewing Rd,  
Cochranville, PA 19330

PLAINTIFF ATTORNEY: **RYAN C.  
THOMPSON, 610-779-0772**

**SALE NO. 13-5-397**

**Writ of Execution No. 12-07741**

**DEBT \$190,056.28**

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Meadowlake Phase Two" made for Fitzpatrick-Fanning Corp., made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA., dated 2/10/1977, as follows, to wit:

BEGINNING at a point on the northerly side of Park Drive (50 feet wide) said point also being at corner of Lot #32; thence extending from said beginning point and along Lot #32, north 3 degrees 34 minutes 6 seconds west, passing through a 20 feet wide sanitary sewer easements, 150.18 feet to a point in line of land of the Open Space; thence extending along same and crossing aforesaid 20 feet wide sanitary sewer easement, south 76 degrees 47 minutes 29 seconds east, 106 feet to a point, a corner of Lot #30, thence extending along same south 9 degrees 17 minutes 30 seconds west, 131.02 feet to a point on the northerly side of Park Drive, thence extending on a line curving to the left, having a radius of 325 feet, the arc distance of 72.94 feet to the first mentioned point and place of beginning.

TAX Parcel #39-4D-121

BEING known as: 230 Park Drive,  
Downingtown, PA 19335

BEING the same premises which  
Deutsche Bank National Trust Company, as  
Trustee for GSR 2006-OA1 BT BAC Home Loans  
Servicing LP f/k/a Countrywide Home Loans  
Servicing LP, by Deed dated 7/13/09 and recorded  
12/4/09, in the Office of the Recorder of Deeds in  
and for Chester County, in Deed Book 7283 Page  
1157, granted and conveyed unto Melissa A  
Carlyle.

PLAINTIFF: JPMorgan Chase Bank  
National Association

VS

DEFENDANT: **MELISSA A. CAR-  
LYLE**

SALE ADDRESS: 230 Park Dr,  
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SALVA-  
TORE FILIPPELLO, 215-627-1322**

**SALE NO. 13-5-399****Writ of Execution No. 12-07748****DEBT \$298,736.16**

BY virtue of a Writ of Execution No.  
2012-07748-RC

OWNER(S) of property situate in the  
Township of Charlestown, Chester County,  
Pennsylvania, being 116 Victoria Court, Malvern,  
PA 19355-8503

UPI No. 35-3-163

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$298,736.16

PLAINTIFF: JPMorgan Chase Bank  
National Association

VS

DEFENDANT: **TIMOTHY D. &  
CAROL POND**

SALE ADDRESS: 116 Victoria Court,  
Malvern, PA 19355

PLAINTIFF ATTORNEY: **MERED-  
ITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-400****Writ of Execution No. 11-10522****DEBT \$148,423.82**

BY virtue of a Writ of Execution No.  
11-10522

OWNER(S) of property situate in the  
Township of Tredyffrin, Chester County,  
Pennsylvania, being 158 Old Forge Crossing a/k/a  
1027 Valley Forge Rd, Unit 158, Devon, PA  
19333-1121

UPI No. 43-5-567

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$148,423.82

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **AMANDA H.  
WHITE**

SALE ADDRESS: 158 Old Forge  
Xing, a/k/a 1027 Valley Forge Rd, Unit 158,  
Devon, PA 19333

PLAINTIFF ATTORNEY: **MERED-  
ITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-401****Writ of Execution No. 12-01190****DEBT \$240,197.33**

BY virtue of a Writ of Execution  
No.12-01190

OWNER(S) of property situate in the  
Township of West Fallowfield, Chester County,  
Pennsylvania, being 1456 Glen Run Road, Atglen,  
PA 19310-9662

UPI No. 44-1-33.2E

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$240,197.33

PLAINTIFF: US Bank National  
Association (Trustee) DBA RASC 2006-EMX6

VS

DEFENDANT: **ROBERT P. STAN-  
TON**

SALE ADDRESS: 1456 Glen Run  
Road, Atglen, PA 19310

PLAINTIFF ATTORNEY: **MERED-  
ITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-403****Writ of Execution No. 11-13697****DEBT \$213,144.77**

BY virtue of a Writ of Execution No.  
11-13697

OWNER(S) of property situate in the  
Township of East Goshen, Chester County,  
Pennsylvania, being 233 Summit House, West  
Chester, PA 19382-6552

UPI No. 53-6-1522.33L

IMPROVEMENTS thereon: condo-  
minium unit

JUDGMENT amount: \$213,144.77

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHRISTIAN M.  
DEFINO**

SALE ADDRESS: 233 Summit House,  
West Chester, PA 19382

PLAINTIFF ATTORNEY: **MERED-  
ITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-405****Writ of Execution No. 11-10348****DEBT \$327,309.48**

BY virtue of a Writ of Execution No.  
11-10348

OWNER(S) of property situate in the  
Township of East Pikeland, Chester County,

Pennsylvania, being 1204 Carriage Hill, a/k/a 1204 Carriage Hill Drive, Kimberton, PA 19442

UPI No. 26-2-191.17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$327,309.48

PLAINTIFF: Citimortgage Inc

(S/B/M) AKA ABN Amro Mortgage Group, Inc VS

DEFENDANT: **STEVEN C. & CELESTE V. MCGILVERY**

SALE ADDRESS: 1204 Carriage Hill a/k/a 1204 Carriage Hill Dr, Kimberton, PA 19442

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

**SALE NO. 13-5-406**

**Writ of Execution No. 12-10413**

**DEBT \$229,753.06**

BY virtue of a Writ of Execution No. 12-10413

OWNER(S) of property situate in the East Fallowfield Township, Chester County, Pennsylvania, being 228 John Stevens Drive, Coatesville, PA 19320-4678

UPI No. 47-2-20.62

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,753.06

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHURCHILL Q. MENSAN**

SALE ADDRESS: 228 John Stevens Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-408**

**Writ of Execution No. 12-09299**

**DEBT \$158,247.34**

BY virtue of a Writ of Execution No. 12-09299

OWNER(S) of property situate in the West Grove Borough, Chester County, Pennsylvania, being 6 Townview Drive, West Grove, PA 19390-1309

UPI No. 47-2-20.62

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,247.34

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID B. BOUNDS**

SALE ADDRESS: 6 Townview Dr., West Grove, PA 19390

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

**SALE NO. 13-5-409**

**Writ of Execution No. 12-08133**

**DEBT \$215,750.70**

BY virtue of a Writ of Execution No. 12-08133

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 323 William Taft Avenue, Downingtown, PA 19335

UPI No. 11-8-157.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$215,750.70

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ALLAN LEVINE & SHIRLEY LEVINE aka SHIRLY REBECCA BARRIER**

SALE ADDRESS: 323 William Taft Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-410**

**Writ of Execution No. 12-08170**

**DEBT \$223,307.82**

BY virtue of a Writ of Execution No. 12-08170

OWNER(S) of property situate in the Borough of Oxford, Chester County, Pennsylvania, being 111 Sebastian Drive, Oxford, PA 19363-1129

UPI No. 6-3-55

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$223,307.82

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **TARA J. & SCOTT aka SCOTT W. MAHONEY**

SALE ADDRESS: 111 Sebastian Dr, Oxford, PA 19363

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

**SALE NO. 13-5-411****Writ of Execution No. 12-05937****DEBT \$131,381.98**

12-05937 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in Tredyffrin Township, Chester County, Pennsylvania, being 948 Mount Pleasant Avenue, Wayne, PA 19087-2713

UPI No. 43-6R-22

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$131,381.98

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **DAWN L. BANKS**

SALE ADDRESS: 948 Mount Pleasant Ave, Wayne, PA 19087

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

**SALE NO. 13-5-412****Writ of Execution No. 11-14030****DEBT \$324,408.03**

11-14030 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of Londonderry, Chester County, Pennsylvania, being 34 Wheatsheaf Lane, Cochranville, PA 19330-1413

UPI No. 46-4-125

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$324,408.03

PLAINTIFF: Wells Fargo Bank NA (S/B/M) FKA Wells Fargo Home Mortgage, Inc VS

DEFENDANT: **CAROLYN & ROBERT GUINAN**

SALE ADDRESS: 34 Wheatsheaf Lane, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-413****Writ of Execution No. 12-11479****DEBT \$270,798.47**

12-11479 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 100 South Radford Way, East

Fallowfield Township, PA 19320-4346

UPI No. 47-4-512

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$270,798.47

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JOSEPH C. REED,****III**

SALE ADDRESS: 100 South Radford Way, Coatesville, PA 19320

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

**SALE NO. 13-5-414****Writ of Execution No. 12-04897****DEBT \$174,543.23**

ALL THAT CERTAIN unit in the property known, named and identified as Goshen Valley Condominium Two, in the Township of East Goshen, County of Chester, and Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording on 11/2/1977 in the Office of the Recorder of Deeds in and for the County of Chester and Declaration, dated 10/3/1997 and recorded in Miscellaneous Deed Book 390 Page 4779, a First Amendment thereto dated 8/14/1978 and recorded 9/12/1978 in Miscellaneous Deed Book 418 Page 114, a Second Amendment thereto dated 7/31/1979 and recorded 8/2/1979 in Miscellaneous Deed Book 450 Page 65 and a Third Amendment thereto dated 3/18/1980 and recorded 3/18/1980 in Miscellaneous Deed Book 472 Page 546, a Fourth Amendment thereto dated 10/29/1980 and recorded 10/31/1980 in Miscellaneous Deed Book 495 Page 133 and Amended in Miscellaneous Deed Book 504 Page 186, a Fifth Amendment to the Declaration of Condominium recorded in Miscellaneous Deed Book 512 Page 46, a Declaration Plan, dated 10/31/1977 and recorded as Plan No. 1351 and a Code of Regulations dated 10/31/1977 and recorded in Miscellaneous Deed Book 390 Page 508 amended in Miscellaneous Deed Book 554 Page 318, a Second Amendment in Miscellaneous Deed Book 594 Page 424, being designated on said Declaration Plan as Unit No. 1421 and more fully described in such Declaration Plan together with a proportionate undivided interest in the Common Elements, as the same is set forth in said Amendments.

BEING UPI No. 53-6-463

BEING known as 1421 Valley Drive,  
Unit 1421

BEING the same premises which  
Joseph V. Arabia, Michael J. Arabia and Cherie A.  
Cremer, by Deed dated January 22, 2008, and  
recorded February 22, 2008 in Chester County  
Record Book 7370 Page 973 granted and conveyed  
unto Joseph W. Shultz.

PLAINTIFF: JPMorgan Chase Bank  
National Association

VS

DEFENDANT: **JOSEPH W.  
SHULTZ**

SALE ADDRESS: 1421 Valley Drive  
Unit 1421, West Chester, PA 19382

PLAINTIFF ATTORNEY: **KRISTINE  
M. ANTHOU, 412-281-7650**

**SALE NO. 13-5-415**

**Writ of Execution No. 12-09888**

**DEBT \$751,698.99**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of East Nantmeal,  
County of Chester and Commonwealth of  
Pennsylvania, bounded and described according to  
a Final Plan for the Estate of Charles Mascio, pre-  
pared by Beideman Associates, Inc., dated  
8/8/2003, last revised 3/9/2004 and recorded in  
Chester County as Plan No. 17002 as follows, to  
wit:

BEGINNING at a point on the south-  
easterly side of Coventryville Road (T-517), a cor-  
ner of lands of Daniel K. and Cindy G. Stoudt as  
shown on said Plan; thence from said point of  
beginning, along the said side of Coventryville  
Road north 47 degrees 04 minutes 56 seconds east  
164.00 feet to a corner of lands of Donald R. and  
Nancy K. Gorman, thence along said lands of  
Donald R. and Nancy K. Gorman south 54 degrees  
40 minutes 00 seconds east 209.56 feet to a corner  
of Lot No. 2; thence along Lot No. 2 the following  
three courses and distances (1) south 45 degree 13  
minutes 35 seconds west 168.90 feet (2) south 17  
degrees 21 minutes 11 seconds west 74.28 feet (3)  
south 45 degrees 13 minutes 35 seconds west  
58.57 feet to a point in line of lands of Daniel K.  
and Cindy G. Stoudt; thence along said lands of  
Daniel K. and Cindy G. Stoudt north 32 degrees 20  
minutes 44 seconds west 353.27 feet to the first  
mentioned point and place of beginning.

BEING Lot No. 1 as shown on said  
Plan.

UNDER AND SUBJECT to a common  
driveway and utility easement as shown on said

Plan and more fully described in Record Book  
6125 Page 538.

TAX Parcel No. 24-5-175

BEING the same premises which D &  
H Ventures, LP, a Pennsylvania Limited  
Partnership, by Indenture dated July 31, 2006 and  
recorded on August 3, 2006 in Chester County  
Record Book 6915 Page 1394, granted and con-  
veyed to Ronald R. Bradshaw and Vivian R.  
Bradshaw, their heirs and assigns, as tenants by the  
entirety.

PLAINTIFF: US Bank National  
Association (Successor Trustee) DBA Bank of  
America NA (S/B/M) DBA Lasalle Bank NA  
(Trustee) DBA Thornburg Mortgage Securities  
Trust

VS

DEFENDANT: **RONALD & VIVIAN  
BRADSHAW**

SALE ADDRESS: 3874 Coventryville  
Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **BARBARA  
ANN FEIN, 215-653-7450**

**SALE NO. 13-5-416**

**Writ of Execution No. 12-08381**

**DEBT \$224,138.61**

ALL THAT CERTAIN lot or piece of  
land with the buildings and improvements thereon  
erected situate in the City of Coatesville, County  
of Chester and Commonwealth of Pennsylvania  
bounded and described according to a Plan of  
"Millview" Subdivision Plan of Property of  
Coatesville Communities Corporation made by  
G.D. Houtman & Son, Inc., Civil Engineers &  
Land Surveyors, Media, PA dated November 2,  
1998 last revised November 8, 2001 and recorded  
as Plan Nos. 16144 as follows, to wit:

BEGINNING at a point of curve on the  
northeasterly side of Mayfield Drive (50 feet wide)  
said point also marking a corner of Lot No. 99 on  
said Plan; thence from said beginning point and  
extending along the northeasterly side of Mayfield  
Drive on the arc of a circle curving to the right hav-  
ing a radius of 225 feet the arc distance of 58.86  
feet to a point, a corner of Lot No. 97; thence leav-  
ing said side of Mayfield Drive and extending  
along said Lot No. 97 north 52 degrees 00 minutes  
00 seconds east 153.43 feet to a point in the rear of  
Lot No. 59; thence extending along said Lot No.  
58 south 58 degrees 23 minutes 52 seconds east  
25.96 feet to a point, a corner of aforesaid Lot No.  
99; thence extending along said Lot No. 99 south  
39 degrees 35 minutes 00 seconds east 153.51 feet

to the first mentioned point and place of beginning.

CONTAINING 6,447 square feet of land more less.

BEING Lot No. 98 on said Plan.

Being known as 120 Mayfield Drive

TAX Parcel Number: 16-04-0378

BEING the same premises which Coatesville Communities Corporation, a PA Corporation by Indenture dated May 31, 2002 and recorded June 11, 2002 in the Office of the Recorder of Deeds in and for County of Chester in Record Book 5302, at Page 946, granted and conveyed to Matthew J. Soubik and Terria Phillips Soubik, husband and wife.

PLAINTIFF: Franklin Venture LLC

VS

DEFENDANT: **MATTHEW & TERRIA PHILLIPS SOUBIK**

SALE ADDRESS: 120 Mayfield Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARBARA ANN FEIN, 215-653-7450**

**SALE NO. 13-5-417**

**Writ of Execution No. 12-03698**

**DEBT \$458,247.62**

BY virtue of a Writ of Execution No. 12-03698

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 969 Pinehurst Drive, Chester Springs, PA 19425-3661

UPI No. 25-7-350

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$458,247.62

PLAINTIFF: Citigroup Global Markets Realty Corporation

VS

DEFENDANT: **TAMARA L. HABERMANN**

SALE ADDRESS: 969 Pinehurst Dr, Chester Springs, PA 19425

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

**SALE NO. 13-5-418**

**Writ of Execution No. 12-01374**

**DEBT \$524,099.00**

ALL THAT CERTAIN lot with improvements of a 2 1/2 story dwelling situate in Highland Township, County of Chester, Commonwealth of Pennsylvania as the same

appears as Lot 5 on a Final Plan #88112 prepared by N.M. Lake & Associates, Inc. Civil Engineers & Land Surveyors, Oxford PA recorded in the Office for the Recording of Deeds in and for Chester County as Plan #9803 bounded and described as follows:

BEGINNING at a 3/4" iron pipe set in the center line of Gibble Road (T-336) at the southwest corner of Lot 2; thence along Lot 2 the following 4 courses and distances: (1) north 86 degrees 55 minutes 41 seconds east 252.91 feet to a 3/4" iron pipe set; (2) south 39 degrees 33 minutes 43 seconds east 647.58 feet to a 3/4" iron pipe set; thence crossing an unnamed tributary of Doe Run; (3) north 63 degrees 48 minutes 02 seconds east 72.05 feet to a 3/4" iron pipe set; thence (4) south 36 degrees 31 minutes 48 seconds east 693.00 feet to a 3/4" iron pipe set in center line of Doe Run being the southwest corner of Lot 2; thence along center line of Doe Run, the municipal boundary line between Highland and Londonderry Townships and along the northerly line of Lot 1 the following 12 courses: (5) south 65 degrees 50 minutes 09 seconds west 87.39 feet to a point; (6) south 1 degrees 40 minutes 09 seconds west 25.59 feet to a point; (7) south 87 degrees 03 minutes 12 seconds west 93.97 feet to a point; (8) south 4 degrees 19 minutes 42 seconds west 31.38 feet to a point; (9) south 80 degrees 00 minutes 15 seconds west 48.36 feet to a point; (10) south 16 degrees 39 minutes 02 seconds west 25.78 feet to a point; (11) south 84 degrees 37 minutes 29 seconds west 103.79 feet to a point; (12) south 77 degrees 40 minutes 48 seconds west 74.06 feet to a point (13) south 89 degrees 02 minutes 51 seconds west 114.00 feet to a point; (14) south 0 degrees 59 minutes 07 seconds west 28.07 feet to a point; (15) south 77 degrees 03 minutes 28 seconds west 91.85 feet to a point; (16) north 75 degrees 10 minutes 08 seconds west 61.21 feet to a point; thence leaving Doe Run and by line of Lot 1 the following 5 courses and distances: (17) along a curve to the left said curve having a radius of 270.00 feet an arc of a circle curving of 187.77 feet and a chord of north 8 degrees 38 minutes 56 seconds west 184.01 feet to a 3/4" iron pipe set; (18) north 28 degrees 34 minutes 19 seconds west 92.55 feet to a 3/4" iron pipe set; (19) north 49 degrees 32 minutes 01 seconds west 33.35 feet to a 3/4" inch pipe set; (20) north 22 degrees 39 minutes 26 seconds west 130.77 feet to a 3/4" iron pipe set; thence along centerline of Gibble Road and along Lots 3 & 4 the following 4 courses and distances: (21) along a curve to the right, having a radius of 92.00 feet an arc of 96.10 feet and a

chord of north 48 degrees 54 minutes 20 seconds west 91.79 feet to a point in centerline of Gibble Road (T-336); thence (22) north 18 degrees 58 minutes 51 seconds west 292.79 feet to a point; thence (23) along a curve to the right said curve having a radius of 925.00 feet an arc of 256.83 feet and a chord of north 11 degrees 01 minutes 35 seconds west 256.01 feet to a point; (24) north 3 degrees 04 minutes 19 seconds west 225.36 feet to a 3/4" iron pipe, the point of beginning.

BEING Lot 5 as described is further restricted against any future subdivision.

BEING UPI #45-6-56

PLAINTIFF: C & C Associates

VS

DEFENDANT: **GIBBLE ROAD LLC**

SALE ADDRESS: 50 Gibble Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **MARK C. CLEMM, 610-825-0500**

**SALE NO. 13-5-419**

**Writ of Execution No. 12-09788**

**DEBT \$191,254.01**

BY virtue of a Writ of Execution No. 12-09788

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 1201 Durham Court, Apartment 45, Phoenixville, PA 19460-4821

UPI No. 26-3-478

IMPROVEMENTS thereon: apartment unit

JUDGMENT amount: \$191,254.01

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **WILLIAM KELLY**

SALE ADDRESS: 1201 Durham Court, Apt 45, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

**SALE NO. 13-5-420**

**Writ of Execution No. 12-01875**

**DEBT \$220,403.15**

BY virtue of a Writ of Execution No. 12-01875

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1226 Shadyside Road, Downingtown, PA 19335-3832

UPI No. 50-6-19

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$220,403.15

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **STEVEN & HEATHER SNYDER**

SALE ADDRESS: 1226 Shadyside Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-5-421**

**Writ of Execution No. 11-09484**

**DEBT \$138,530.85**

BY virtue of a Writ of Execution No. 11-09484

OWNER(S) of property situate in the Township of Warwick, Chester County, Pennsylvania, being 104 Northside Road, Elverson, PA 19520-8825

UPI No. 19-5-27.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$138,530.85

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JOHN H. POTTS, ESQUIRE, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF RICHARD H. PURDY AND PRESUMED TRUSTEE OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003**

**GREG A. PURDY, IN HIS CAPACITY AS THE DEVISEE OF THE ESTATE OF RICHARD H. PURDY AND PRESUMED BENEFICIARY OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003**  
**UNKNOWN BENEFICIARIES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003**

**UNKNOWN TRUSTEES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003**

SALE ADDRESS: 104 Northside Road, Elverson, PA 19520

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

**SALE NO. 13-5-422**

**Writ of Execution No. 09-09917**

**DEBT \$297,970.74**

ALL THAT CERTAIN lot or tract of land, situate in the Township of East Bradford,



County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by Thomas G. Colesworthy, County Surveyor, June 25, 1951 as follows, viz:

BEGINNING at an iron pin set in the north line of a public road being 30 feet north of the center line thereof, said road being the continuation of Price Street in the Borough of West Chester and being 650 feet west of the southwest corner of land conveyed to Charles C. Amet, measured along the north line of the above mentioned public road or Price Street, thence leaving the road and extending along other land of the Estate of S.M. Paxson et al, north 25 degrees 27 minutes 30 seconds west, 150 feet to an iron pin set in the south line of a proposed 16 feet wide public alley; thence extending along the south line of the alley, south 66 degrees 00 minutes 30 seconds west 234.60 feet to an iron pin set in the east side of the State Road leading from West Chester to Unionville and being 25 feet east of the center line thereof; thence extending along the east line of the State Road by a line parallel to and 20 feet east of the center line thereof south 26 degrees 24 minutes west, 235.20 feet to an iron pin set in the north line of the above mentioned public road being the extension of Price Street; thence extending long the north line of said road by a line parallel to and 20 feet north of the center line thereof, north 66 degrees 00 minutes 30 seconds east 419.65 feet to the first mentioned point and place of beginning.

CONTAINING 1.126 acres of land, be the same more or less.

EXCEPTING thereout and therefrom all that certain lot of land conveyed by Marshall F. Brinton and Anna C. Brinton, his wife, to Charles H. Limberger and Augusta M. Limberger, his wife, by Deed dated February 2, 1953 and recorded in Chester County in Deed Book K-26 Page 315.

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made by T.G. Colesworthy, County Surveyor, under date of January 12, 1953, as follows:

BEGINNING at an iron pin set 30 feet north of the center line of a public road, being the continuation of Price Street, in the Borough of West Chester at a corner of land belonging to Blaise Joseph Giancola, and being 650 feet west of the west line of land conveyed to Charles C. Armet, measured along the north line of Price Street extended thence leaving Price Street and extending along land of Blaise Joseph Giancola,

north 25 degrees 27 minutes 30 seconds west, 150 feet to the south line of the proposed 16 feet wide alley, thence extending along the south line of the proposed 16 feet wide alley, south 66 degrees 00 minutes 30 seconds west, 191.16 feet to an iron pin a corner of other land belonging to Marshall F. Brinton, thence extending along said other land of Marshall F. Brinton, south 23 degrees 59 minutes 30 seconds east, 149.95 feet to an iron pin set in the north line of the above mentioned extension of Price Street, thence extending along the north line of Price Street by a line parallel to and 30 feet north of the center line thereof, north 66 degrees 00 minutes 30 seconds east, 195 feet to the first mentioned point and place of beginning.

CONTAINING 28,952 square feet of land be the same more or less.

BEING Chester County Tax Parcel 51-5R-46

TITLE to said premises is vested in Dana A. Brinton by Deed from Anna C. Brinton and Dana Brinton dated August 24, 1998 and recorded September 8, 1998 in Deed Book 0345, Page 66250.

PREMISES being known as: 735 Price Street, West Chester, Pennsylvania 19382.

TAX I.D. #: 51-05R-0045

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **DANA A. BRINTON**  
SALE ADDRESS: 735 Price Street,  
West Chester, PA 19382

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

**SALE NO. 13-5-423**

**Writ of Execution No. 12-06484**

**DEBT \$237,579.91**

BY virtue of a Writ of Execution No. 12-06484

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1318 Edwards Drive, Downingtown, PA 19335-3550

UPI No. 50-5A-174

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$237,579.91

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **CARRIE A. WIMER**  
SALE ADDRESS: 1318 Edwards



Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-4-241**

**Writ of Execution No. 11-11580**

**DEBT \$877,837.44**

**PREMISES 'A'**

ALL THAT CERTAIN lot or parcel of ground SITUATE in West Pikeland Township, Chester County Pennsylvania, bounded and described according to a survey and plan thereof made by Thomas G. Colesworthy, County Surveyor, dated April 24, 1958, as follows, to wit:

BEGINNING at a point in the middle line of public road, known as Martins Lane, said point being the common corner of land of Aline T. Martin hereby being conveyed and land of Donald M. Livingstone; thence extending along the middle of said road the following courses and distance to wit; (1) North 79 degrees 24 minutes West 100 feet; (2) South 87 degrees 14 minutes West 100 feet; thence leaving the road and extending along another land of Aline T. Martin North 2 degrees 46 minutes West 240.64 feet to an iron pin; thence continuing along other land of Aline T. Martin North 48 degrees 17 minutes East 230.73 feet to an iron pin; thence continuing along other land of Alice T. Martin South 64 degrees 42 minutes East 271.55 feet to an iron pin set in a line of land belonging to Donald M. Livingstone; thence extending along land of Livingstone, the remaining two courses and distance to wit; (1) South 48 degrees 17 minutes West 285.17 feet; thence (2) South 2 degrees 46 minutes East 101.77 feet mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground SITUATE in West Pikeland Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the title line in the bed of Martins Lane, a corner of this and other land Pechstein; thence from said beginning point leaving the title line in the bed of Martins Lane, by land of Pechstein, the two following courses and distances; (1) north 2 degrees 46 minutes West 101.77 feet to a point (2) North 48 degrees 17 minutes East 285.17 feet to a point; thence by other land of Donald M. Livingston South 28 degrees 9 minutes 20 seconds West 354.03 feet to a point on the title line in the bed Martins Lane; thence by said title line the two following courses and distance; (1) North 62 degrees 49 minutes West 45 feet to a spike (2) North 79

degrees 24 minutes West, 89 feet to the first mentioned point and place of beginning.

**PREMISES 'B'**

ALL THAT CERTAIN interior tract or piece of ground SITUATE in the Township of West Pikeland, County, State of Pennsylvania and described according to a plan of part of Estate of Aline T. Martin, said plan made by T.C. Colesworthy, County Surveyor dated March 23, 1966, as follows, to wit:

BEGINNING at an iron pin set at an interior point, said point being a corner of Estate of Aline T. Martin, and being at the distance of 651.92 feet measured along the last mentioned land South 10 degrees 19 minutes East from an iron pin set on the Southeasterly right of way line of the Pennsylvania Turnpike (200 feet wide); thence extending from said point of beginning South 45 degrees 46 minutes 10 seconds East along land about to be conveyed to Hugh Kenworthy, Jr., 450 feet to an iron pin, a corner of land of David R. Appenzeller, thence extending along the last mentioned land South 52 degrees 52 minutes 20 seconds West 110 feet to an iron pin a corner of lane of Walter R. Sparks, thence extending along the last mentioned land the two following courses and distances; (1) North 61 degrees 9 minutes 50 seconds West 271.55 feet to a point and (2) South 51 degrees 49 minutes 10 seconds West 230.73 feet to an iron pin in line of Estate of Aline T. Martin aforesaid; thence extending along the last mentioned iron pin, the point and place of beginning.

Being BLR #34-6-4.1

Being the same premises which Walter A. Cubberley by Deed dated 4-1-1993 and recorded 4-8-1993 in Chester County in Record Book 3536 Page 61 conveyed unto Leslie L. Bear and Wendy E. Bear, Husband and Wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Wendy E. Bear, by Deed from Leslie L. Bear and Wendy E. Bear, h/w, dated 09/25/2006, recorded 10/04/2006 in Book 6972, Page 855.

PLAINTIFF: Hudson City Savings Bank

VS

DEFENDANT: **WENDY E. AKA WENDY E BEAREISENHOUR AKA WENDY E BEAR**

SALE ADDRESS: 527 Worthington Road, Chester Springs, PA 19425

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

**SALE NO. 13-5-402**  
**Writ of Execution No. 12-08176**  
**DEBT \$175,098.18**

ALL THAT CERTAIN lot of land situate in New London Township, Chester County, Pennsylvania, bounded and described according to a Plan of Property owned by Roy O. Yarnall made by George E. Regester, Jr. and Sons, registered Land Surveyors dated 11/30/1978 and recorded Chester County Plan #2319, as follows, to wit:

BEGINNING at point on the title line in the bed of School Road (T-356) a corner of lands of Chandler P. Yarnall; thence from the beginning and extending along the title line in the bed of said road South 28°20' West, 51.03 feet to a point a corner of Lot 2; thence leaving School Road crossing the Westerly side thereof and extending along said lot North 73° 12' 20" West, 416.34 feet to an iron pin a corner of Lot 3; thence extending along said lot North 75° 21' 16" West, 597.54 feet to an iron pin; thence extending North 2° 4' 35" West, 102.08 feet to an iron pin; thence extending North 86° 59' 38" East, 450 feet to an iron pin; thence extending South 81° 46' 42" East, 263.99 feet to an iron pin a corner of lands of Chandler P. Yarnall; thence extending along said lands the following courses and distances to wit: (1) South 28° 20' West,

220.43 feet to an iron pin; (2) South 73° 12' 20" East Recrossing School Road, 416.34 feet to the first mentioned point and place of BEGINNING.

BEING Lot 1 on said plan.

CONTAINING 3.384 acres more or less.

BEING known as 492 School Road, Lincoln university, PA 19353

BEING THE SAME PREMISES with Barry L. Seese, by Deed dated 8/26/1998 and recorded 9/3/1998 in the Office of Recorder of Deeds in and for Chester County Deed Book 4413, Page 1012, granted and conveyed unto Kath Gail Glenn and David Austin Glenn Sr., wife and husband.

PARCEL NO.: 71-2-65.3

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **KATHY GAIL GLENN, DAVID AUSTIN (SR) GLENN**

SALE ADDRESS: 492 School Road, Lincoln University, PA 19352

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



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May 14	PBI: Spring into Pro Bono Action (g)	9 AM – 4:30 PM	5 SUB/1 ETH
May 16	PBI: From File to Trial – 8 Keys to Success in Court & Beyond (v)	9 AM – 5 PM	5 SUB/1 ETH
May 22	PBI: 11 <sup>th</sup> Annual Nonprofit Institute (g)	9 AM – 4:45 PM	5 SUB/1 ETH
May 23	PBI: The Gun Control Debate (g)	12 PM – 3:15 PM	3 SUB
June 5	BULL Session: Get Noticed Get Found***	5 PM – 6 PM	1 ETH
June 6	PBI: Using Trusts as Building Blocks for Your Client's Estate Plan (g)	8:30 AM – 4:45 PM	7 SUB
June 11	PBI: Communication Essentials & Ethical Practice (v)	9 AM – 4 PM	4 SUB/2 ETH
June 12	PBI: Environmental Impact of Hydraulic Fracturing: Dispelling the Myths (v)	9 AM – 1:30 PM	4 SUB
June 13	PBI: The Family Lawyer's Discovery Tool Kit (g)	8:30 AM – 12:45 PM	3 SUB/1 ETH
June 25	PBI: The Basics of Litigation Involving State & Local Gov (g)	12 PM – 4:15 PM	4 SUB
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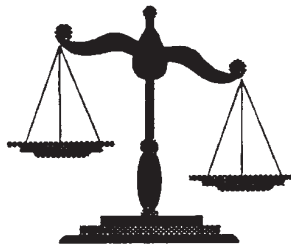
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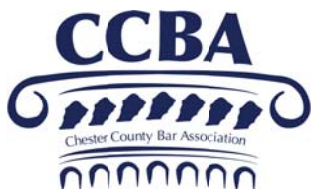


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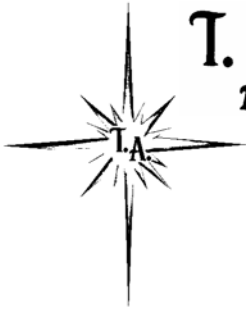
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