



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 60

WEST CHESTER, PENNSYLVANIA, FEBRUARY 2, 2012

No. 5

TABLE OF CONTENTS

60 CHESTER COUNTY REPORTS

Rivkin, et al. v. East Vincent Township Board Zoning Hearing Board, et al.	
<i>Land use appeal – Standard of review – Credibility – Ordinance</i>	
<i>interpretation</i>	28 (2012)

Classified Ads Page 12

Meeting Space
West Chester

Legal Notices

See Table of Contents 1

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**

15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

**www.chescobar.org
gcunningham@chescobar.org**

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editors

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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

Copyright ©2011 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2012 CCBA Officers

Donald F. Kohler, Jr, *President*

Kim Denise Morton, *President-Elect*

Lisa Comber Hall, *Vice President*

Craig A. Styer, *Treasurer*

William T. Wilson, *Secretary*

Lance J. Nelson

Immediate Past President

Executive Director

Wendy C. Hoffman

2012 CCBA Directors

Mary-Ellen H. Allen

Rami Bishay

Samuel W. Cortes

John K. Fiorillo

Stacey L. Fuller

Hon. Thomas G. Gavin

Stanley J. Lieberman

David M. Melchiorre

2012 YLD Division

Juan P. Sanchez, *Chair*

Ashley Lerch, *Chair-Elect*

Amanda Sundquist, *Immediate Past Chair*

Rivkin, et al. v. East Vincent Township Board Zoning Hearing Board, et al.
Land use appeal – Standard of review – Credibility – Ordinance interpretation

1. Where the trial court does not receive any additional evidence, the Court's scope of review is limited to determining whether the Board committed an error of law or abuse of discretion. Substantial evidence is such relevant evidence as a reasonable mind might accept to support a conclusion.
2. The Board abuses its discretion if its findings are not supported by substantial evidence. In addition, the Court may not substitute its interpretation of the evidence for that of the Board, the fact-finder in the case.
3. The Board is the sole judge of the credibility of witnesses and the weight to be afforded their testimony. Thus, it is the Board's function to weigh the evidence before it. If the record contains substantial evidence, the Court is bound by the Board's findings that result from the resolution of credibility and conflicting testimony.
4. The words of the ordinance control its meaning and application, and effect must be given to all relevant provisions. An ordinance must be interpreted, if possible, to give effect to all its provisions.
5. Where the words of the ordinance are ambiguous, courts construe the ordinance in favor of the landowner.
6. A zoning hearing board's interpretation of its own zoning ordinance is entitled to great weight and deference. Such deference is appropriate because a zoning hearing board, as the entity charged with administering a zoning ordinance, possesses knowledge and expertise in interpreting that ordinance.
7. It is proper to give undefined terms their plain meaning. When construing provisions of the township's zoning ordinance, the Court may use dictionaries to determine the common and approved usage of a term.
8. Whether or not a proposed zoning use falls within a given category of permitted uses of a zoning ordinance is a question of law; however, it is noted that the ordinances are to be construed expansively, affording the landowner the broadest possible use and enjoyment of his land.
9. To define an undefined term, one may consult the definitions found in statutes, regulations or the dictionary for assistance. Undefined terms are given their plain meaning and any doubt is resolved in favor of the landowner and the least restrictive use of the land.
10. Appellants filed an appeal to the Zoning Hearing Board of East Vincent Township from a decision of the East Vincent Township Zoning Officer. Appellant and several of the other persons who became parties at the hearing filed an appeal to the Court of Common Pleas from the decision of the ZHB, arguing that the ZHB erred in finding the challenged use permitted as a recreational use and, second, that the proposed use is prohibited by the Historic Overlay Resource Zoning District provisions of the ordinance. The Court *Held*

that the appeal was denied and the decision of the Zoning Hearing Board of East Vincent Township was affirmed.

P.McK.

C.C.P. Chester County, Civil Action – Land Use Appeal, No. 2011-04212-ZB;
Saul Rivkin, Jonathan Bailey, Diane Benelli, Alan Brody, Mary Caracciolo,
Michael Pavesi, James Reifsneider, Valerie Reifsneider, and Bruce Wentworth v.
East Vincent Township Zoning Hearing Board, East Vincent Township, and
Pennhurst Acquisitions L.P.

Michael G. Crotty, for Appellants
Glenn R. Diehl, for Appellee
William J. Brennan, for Intervenor East Vincent Township
Michael B. Murray, Jr., for Intervenor Pennhurst
Shenkin, J., December 29, 2011:-

SAUL RIVKIN, et al., : IN THE COURT OF COMMON PLEAS
Appellants, : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 11-04212

EAST VINCENT TOWNSHIP :
ZONING HEARING BOARD, :
Appellee, :

AND :

EAST VINCENT TOWNSHIP and :
PENNHURST ACQUISITIONS, : CIVIL ACTION
L.P., Intervenor : LAND USE APPEAL

Michael G. Crotty, Esquire, Attorney for Appellants
Glenn R. Diehl, Esquire, Attorney for Appellee
William J. Brennan, Esquire, Attorney for Intervenor East Vincent Township
Michael B. Murray, Jr., Esquire, Attorney for Intervenor Pennhurst

ORDER

AND NOW, this 29th day of December, 2011, upon consideration of appellants' land use appeal and the response thereto of intervenor Pennhurst, it is hereby ORDERED that the appeal is DENIED and the decision of the Zoning Hearing Board of East Vincent Township is hereby AFFIRMED.¹

BY THE COURT:

/s/ Hon. Robert J. Shenkin

¹Saul Rivkin and Linda Fulton-Rivkin filed an appeal to the Zoning Hearing Board of East Vincent Township (hereinafter "ZHB") from a decision of the East Vincent Township Zoning Officer. Several other persons sought party status at the hearing on this appeal. Saul Rivkin and several of the other persons who became parties at the hearing (hereinafter, collectively, "Appellants") filed this appeal to this court from the decision of the ZHB. Appellants argue, first, that the ZHB erred in finding the challenged use permitted as a recreational use and, second, that the proposed use is prohibited by the Historic Overlay Resource Zoning District provisions of the ordinance. Intervenor Pennhurst (hereinafter "Pennhurst") argues that the ZHB did not err. We were not requested to and we did not

take any additional evidence. “Where, as here, the trial court did not receive any additional evidence, this Court’s scope of review is limited to determining whether the Board committed an error of law or abuse of discretion. *Rittenhouse Row v. Aspite*, 917 A.2d 880 (Pa.Cmwlth. 2006). ‘Substantial evidence’ is such relevant evidence as a reasonable mind might accept to support a conclusion. *Id.* The Board abuses its discretion if its findings are not supported by substantial evidence. *Id.* In addition, this Court may not substitute its interpretation of the evidence for that of the Board, the fact-finder in this case. *Pohlig Builders, LLC v. Zoning Hearing Board of Schuylkill Township*, 25 A.3d 1260 (Pa.Cmwlth. 2011). The Board is the sole judge of the credibility of witnesses and the weight to be afforded their testimony. *Id.*; *Laurento v. Zoning Hearing Board of Borough of West Chester*, 162 Pa.Cmwlth. 226, 638 A.2d 437 (Pa.Cmwlth.1994). Thus, it is the Board’s function to weigh the evidence before it. *Pohlig Builders, LLC*. If the record contains substantial evidence, this Court is bound by the Board’s findings that result from the resolution of credibility and conflicting testimony. *Id.*” *Oxford Corporation v. Zoning Hearing Board of Borough of Oxford*, ___ A.3d ___, ___, 2011 WL 5599663, 8 (Pa.Cmwlth. 2011). In this case, our scope of review is the same as that described above for the appellate court. Finally, we note that this appeal is based upon the contention that the ZHB did not properly apply the terms of the Zoning Ordinance of East Vincent Township. Accordingly, the following legal precepts are particularly apt. “The words of the ordinance control its meaning and application, and effect must be given to all relevant provisions. See *Beers v. Zoning Hearing Board of Towamensing Township*, 933 A.2d 1067, 1071 (Pa.Cmwlth.2007) (‘[An] ordinance must be interpreted, if possible, to give effect to all its provisions.’) Where the words of the ordinance are ambiguous, courts construe the ordinance in favor of the landowner. *City of Hope v. Sadsbury Township Zoning Hearing Board*, 890 A.2d 1137, 1143–44 (Pa.Cmwlth. 2006). Finally, ‘a zoning hearing board’s interpretation of its own zoning ordinance is entitled to great weight and deference. *Smith v. Zoning Hearing Bd. of Huntingdon Borough*, 734 A.2d 55, 57 (Pa.Cmwlth. 1999), *pet. for allowance of appeal denied*, 561 Pa. 664, 747 A.2d 904 (1999). Such deference is appropriate because a zoning hearing board, as the entity charged with administering a zoning ordinance, possesses knowledge and expertise in interpreting that ordinance. *Id.* at 58.’ *Id.* at 1143.” *Lench v. Zoning Board of Adjustment of City of Pittsburgh*, 13 A.3d 576, 579 (Pa.Cmwlth. 2011). With these legal principles in mind, we reviewed the decision of the ZHB.

The proposed use is a “haunted house” as more fully detailed in the proceedings before the ZHB. In general terms, the use involves inviting patrons, for a fee, to tour the building in which the use is to be conducted to scare, amuse, thrill and excite them. To further those purposes, actors, sound effects and other special effects are utilized. The ZHB found this use to be permitted by the section of the zoning ordinance that permits “recreation building” in the LR – Low Density Residential District, §27-602(1)(D). ZHB found that neither “recreation” nor “recreation building” are defined terms in the zoning ordi-

nance. ZHB concluded that the term “recreation building” means “a building used primarily for any recreational purpose(s).” Conclusion No. 12. Appellants do not appear to challenge that conclusion which, in any event, seems unassailable. What appellants do challenge is the conclusion that the “haunted house” use fits within the definition of “recreation” or “recreational.” Appellants do not point to any specific definition of “recreation” or “recreation building” in the zoning ordinance but do point to other provisions of the ordinance that use the term “recreational uses”, §27-1501(9)((A)(2), or “recreational areas”, §27-202. We do not find the latter reference to be particularly helpful. The definition pointed to by appellants in §27-202 is of “public grounds or public facilities” which are defined as any areas “used for public purposes.” The definition then goes on to list a litany of things included within the term “public purposes” one of which is “other recreational areas or facilities.” Whatever that term may mean in that section and within the context in which it is therein being used, we see no way in which it precludes or even tends to impugn ZHB’s conclusion as to the definition of “recreation.” The use of the term “recreational uses” in §27-1501(9)(A)(2) is more troubling but, we conclude, not dispositive. Section 27-1501(9) deals with use regulations in floodplain districts. Section 27-1501(9)(A)(2) provides that in a Flood Hazard District, “recreational uses” are permitted as of right and examples of such uses are given although the term is not defined nor limited to just the examples given. We cannot fault ZHB for not finding that examples of uses permitted as recreational uses in a Flood Hazard District are conclusive as to the meaning of that term in the context of other sections of the zoning ordinance. Appellants further argue that a “haunted house” use is “expressly permitted” in the General Commercial and General Industrial Zoning Districts. Appellants argue that a “haunted house” use is specifically permitted by a provision of the zoning ordinance which permits “indoor amusements, recreation or entertainment, including theaters and bowling alleys.” §27-1102(1)(J)(2). Appellants argue that a “haunted house” would be permitted as an amusement — and they would probably concede, as entertainment — but not as recreation and that from the use of all of these words in §27-1102(1)(J)(2) ZHB was bound to conclude that amusement is amusement, entertainment is entertainment, and recreation is recreation and never the twain shall meet. The argument with respect to uses in the General Industrial District is even less persuasive. Appellants argue that “haunted house” use is permitted by §27-1302(4)(F) which permits use, by conditional use, “for any lawful purpose.” We agree that “haunted house” is included within the definition of “any lawful purpose” but fail to see how that fact leads to the conclusion that “haunted house” is not a recreational use. With the possible exception of the effect of §27-1302(4)(F), appellants’ arguments are all reasonable and worthy of consideration. However, we see no way in which they strongly suggest, let alone conclusively determine, the one and only proper meaning of “recreation building” as used in §27-602(1)(D).

ZHB correctly concluded that it was proper to give undefined terms “their plain

meaning.” *Airport Professional Office Center 100 Condominium Association v. Zoning Hearing Board of Moon Township*, 20 A.3d 649, 652 (Pa.Cmwlt. 2011), citing *Caln Nether Co., L.P. v. Board of Supervisors of Thornbury Township*, 840 A.2d 484 (Pa.Cmwlt. 2004). Interestingly enough, in *Airport Professional*, *supra*, in attempting to ascertain the plain meaning of a term in a zoning ordinance, the Commonwealth Court turned to MERRIAM-WEBSTER’S COLLEGIATE DICTIONARY, a well sanctioned practice. “When construing provisions of the township’s zoning ordinance, this Court uses dictionaries to determine the common and approved usage of a term.” *Pennsy Supply, Inc. v. Zoning Hearing Board of Dorrance Township*, 987 A.2d 1243, 1253 (Pa.Cmwlt. 2009). ZHB found that the term “recreation” was an undefined term in a zoning ordinance under consideration in *Mt. Laurel Racing Association v. Zoning Hearing Board, Municipality of Monroeville*, 73 Pa.Cmwlt. 531, 458 A.2d 1043 (1983) and in that case the Commonwealth Court turned to WEBSTER’S THIRD NEW INTERNATIONAL DICTIONARY which defined “recreation as ‘a means of getting diversion or entertainment.’” *Id* at 534, 458 A.2d at 1044. Parenthetically we note that in *Mt. Laurel Racing*, *supra*, the Commonwealth Court held that development of a harness racing facility, including construction of public grandstands, clubhouses, restaurants, barns, and other sport facilities such as baseball and soccer fields, was within the meaning of the term “recreation” when used but undefined in a zoning ordinance, albeit in an industrial zoning district. Based on the foregoing, we cannot find that ZHB committed an error of law or abused its discretion in determining “haunted house” use to be a use permitted by §27-602(1)(D).

Appellants also argue that even if a “haunted house” use is a permitted recreational use, nevertheless the use proposed in this case is not permitted as it is not “operated on a non-commercial basis.” §27-602(1)(D). ZHB found that this restriction does not apply to a “recreation building”. We have no basis upon which to find that conclusion to be an error of law or an abuse of discretion.

In summary, whether or not a proposed use falls within a given category of permitted uses is a question of law. “However, it is noted that the ordinances are to be construed expansively, affording the landowner the broadest possible use and enjoyment of his land. [citation omitted] In addition, to define an undefined term, one may consult the definitions found in statutes, regulations or the dictionary for assistance. [citation omitted] **Undefined terms are given their plain meaning and any doubt is resolved in favor of the landowner and the least restrictive use of the land.** *Caln Nether Company, L.P. v. Board of Supervisors of Thornbury Township*, 840 A.2d 484 (Pa.Cmwlt.), *petition for allowance of appeal denied*, 579 Pa. 694, 856 A.2d 835 (2004). **In addition, the governing body is entitled to considerable deference in interpreting its own ordinance and such interpretation is accorded great weight.** *Id.*” *Tink-Wig Mountain Lake Forest Property Owners Association v. Lackawaxen Township Zoning Hearing Board*, 986 A.2d

935, 941 (Pa.Cmwlt. 2009)(emphasis added).

Accordingly, we can find no fault with the finding that the term “recreation building” means a building in which recreation occurs and that the “haunted house” use is recreation conducted within a building and is permitted by §27-602(1)(D).

Appellants also argue that the ZHB erred by failing to apply the provisions of the zoning ordinance relating to the Historic Resource Overlay Zoning District. This argument appears to us to be entirely irrelevant. We have not found — and appellants have not cited — any provision of §27-1403 of the zoning ordinance, Special Provisions for Historic Resources — the section which includes the Historic Resources Overlay District — which prohibits or places any additional restrictions on a use otherwise permitted by the provisions of the zoning ordinance applicable to the zoning district in which the property is located. Pennhurst has not claimed to be entitled to any use under the provisions of that section. Appellants argue various restrictions are applicable because Pennhurst’s use of the property is not a use permitted as of right in the LR-Low Density Residential District. But if that is so, then the decision of the ZHB would be reversed in any event. Consideration of §27-1403 of the zoning ordinance and of all of its components is simply unnecessary.

The Practice of Law is Just Part of a Successful Firm — Your Legal Administrator Takes Care of the Rest

The Association of Legal Administrators, Independence Chapter, provides education, support, and professional networking opportunities to law firm administrators and office managers.



Is your legal administrator in this photo? If not, why?

Seated left to right: Linda Andrews, *Lentz, Cantor & Massey, Ltd.*; Suzanne Cressman, *Rubin, Glickman, Steinberg & Gifford PC*; Anne Paisley, *Unruh, Turner, Burke & Frees*; Deborah Pinho, *Flamm Walton PC*; Amy Coral, *Pepper Hamilton LLP*; Adelaine Williams, *Kaplin Stewart*; Carmela Ginsberg, *Bennett, Bricklin & Saltzburg LLP*; Cristin Bucciaaglia, *Saul Ewing LLP*; Joan Wean, *Hamburg, Rubin, Mullin, Maxwell & Lupin*; Beth Boyer, *Drinker, Biddle & Reath LLP*; Dacey Keller, *Grim, Biehn & Thatcher*; Standing back row left to right: Jennifer Katz, *Heckscher, Teillon, Terrill & Sager*; Beth Romberger, *Mannion Prior, LLP*; Mark Wallace, *Pepper Hamilton LLP*; Lindsey Goldberg, *Fox Rothschild LLP*; Barbara Foley, *RatnerPrestia*; Katherine Cook, *Mason, Griffin & Pierson PC*; Sharon O'Donnell, *Health Care Law Associates*; Kitty Malcolm, *Timoney Knox LLP*; Lynn Denizit, *RatnerPrestia*; Holly Porcellini, *Kaplin Stewart*; Conni Sota, *Heckscher, Teillon, Terrill & Sager*; Dena Lyons, *Gadsden, Schneider & Woodward LLP*; Carlotta Frye, *Semanoff Ormsby Greenberg & Torchia*; Janet Molloy, *Sweet, Stevens, Katz & Williams LLP*; and Diane Scholl, *Law Offices of William L. Goldman PC*.

Legal administrators manage more than a law firm's personnel, finances, and human resources — they assist in managing your firm's level of service and reputation for quality. As they navigate the daily pressures of firm management, who can they turn to to improve their skills?

The Independence Chapter of the Association of Legal Administrators brings together legal administrators from Bucks, Chester, Delaware, Lehigh and Montgomery counties for:

- **Educational Opportunities**
Seminars in finance, human resources, technology, disaster recovery, ethics, marketing, and professional development.
- **Networking and Leadership Opportunities**
- **Collegial Support through Monthly Luncheons**



A Chapter of the Association of Legal Administrators

For membership and meeting information, view www.ALA-Independence.org or contact Membership Chair Joan Wean at 215-661-0400 or via email at jwean@hmmml.com.

The Ultimate Piggy Bank



Access Up To \$50 Million In FDIC Insurance

The basic FDIC coverage limit is \$250,000. Which means, if you have more than that, your money may be lying around uninsured. At First Resource Bank, you can take advantage of CDARS® and know your funds can be fully protected. Every hard-earned penny.

1 First
Resource
Bank

CDARS®

First Resource Bank, Member FDIC. Funds may be submitted for placement only after a depositor enters into the CDARS Deposit Placement Agreement. The agreement contains important information and conditions regarding the placement of funds by First Resource Bank. Please read the agreement carefully before signing it. CDARS and Certificate of Deposit Account Registry Service are registered service marks of Promontory Interfinancial Network, LLC.

Member FDIC



TABLE OF CONTENTS
LEGAL NOTICES

Certificate of Authority 2
Change of Name Notice 2
Corporation Notice 3
Dissolution Notice 5
Estate Notices **1st Publication** 5
Estate Notices **2nd Publication** 8
Estate Notices **3rd Publication** 9
Fictitious Name 11
Trust Notice 12
Notice of Complaint in a Mortgage Foreclosure 13
Notice of Action to Quiet Title 14
Notice of Complaint in Civil Action – Motor Vehicle Collision 15
First Amendment and Restatement of Trust 16
Sheriff’s Sales 17
2nd Publication

Lawyer Referral



A Community Outreach Service of the
Chester County Bar Assoc.
Serving the Community since 1929

Do You Need a Qualified
LAWYER?

With one simple phone call, we will
find you a lawyer who can help.

Call: **610.429.1500**
E-mail: jlindsay@chescobar.org
www.chescobar.org

**Chester County
Legal Resources**

- Chester County Courthouse
610.344.6000
- Lawyer Referral Service
610.429.1500
- Legal Aid of Southeastern Pennsylvania
1-877.429.5994
- Crime Victims Center of Chester County
Sexual Assault – 610.692.7273
Other Crimes – 610.692.7420
- Women’s Center of Chester County
Toll Free – 1-877.229.CCWS
- Domestic Relations Office
610.344.6215
- Public Defender’s Office
610.344.6940

**Chester County
Bar Association**

NOTICES

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the **Law Reporter** makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The **Law Reporter** makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

CERTIFICATE OF AUTHORITY

MANOR INVESTMENT FUNDS, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at c/o The Corporation Trust Co., 1209 Orange St., Wilmington, DE 19801, has applied for Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The registered office in PA is located at 15 Chester Commons, Malvern, PA 19355, and shall be deemed for venue and official publication purposes to be located in Chester County.

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania by InSyte Medical Technologies, Inc., a foreign corporation formed under the laws of the State of Delaware where its principal office is provided by Corporation Service Company and located at 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania is located at 880 East Swedesford Road, Ste. 220, Wayne, Chester County, Pennsylvania 19087. FOX ROTHSCHILD LLP, Solicitors
747 Constitution Drive, Suite 100
P.O. Box 673
Exton, PA 19341-0673

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-00626**

NOTICE IS HEREBY GIVEN that the name change petition of Gilbert Andrew Leidig III was filed in the above-named court and will be heard on April 2, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 19, 2012

Name to be changed from: Gilbert Andrew Leidig III to: Andrew Gilbert Leidig

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-00342**

NOTICE IS HEREBY GIVEN that the name change petition of Yvonne McLarty-Russell, natural mother of minor child, Kayla Ariana McLean was filed in the above-named court and will be heard on February 27, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 10, 2012

Name to be changed from: Kayla Ariana McLean to: Kayla Ariana McLarty

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 12-00550**

NOTICE IS HEREBY GIVEN that the name change petition of Christina Alexander Eisenstadt was filed in the above-named court and will be heard on March 19, 2012, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 17, 2012

Name to be changed from: Christina Alexandra Eisenstadt to: Christina Alexandra Wentz

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

FRANCIS C. MILLER, Attorney for Petitioner
21 W. Washington Street
Suite D
West Cheser, PA 19380

CORPORATION NOTICE

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

EUGENE STEGER & ASSOCS., PC, Solicitors
411 Old Baltimore Pike
Suite 101
Chadds Ford, PA 19317

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that J. Jameson, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

JAMES B. GRIFFIN, Solicitor
James B. Griffin, P.C.
623 North Pottstown Pike
Exton, PA 19341

CHARLES T. DeTULLEO

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

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

Criminal Law

**All Crimes
Drunk Driving
ARD
IP Programs
Expungements
Firearms cases
Firearm permits**

Traffic Cases

**Driver License Suspensions
Traffic Tickets
License Suspensions
Penndot Appeals
Occupational Licenses
Probationary Licenses
Medical Recall of Licenses
Nunc Pro Tunc Appeals**

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988, P.L. 1444, Number 177, effective October 1, 1989 as amended.

The name of the Corporation is DK, Inc.

The Articles of Incorporation have been filed on or about the 12th of December, 2011.

The purpose for which it was organized is to engage and do any and all lawful Business for which corporations may be incorporated under the Business Corporation Law of the Commonwealth of Pennsylvania.

LEE F. MAUGER, Solicitor

Mauger & Meter

240 King Street

P.O. Box 698

Pottstown, PA 19464

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 9, 2012 for NP PhotoGraphics, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: To donate photography, graphics and public relations services to charitable organizations and assist with their fundraising events.

JANINE CONNELL, Solicitors

Reed Smith LLP

1650 Market St., One Liberty Place
Philadelphia, PA 19103

CORPORATION NOTICE

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

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

**CORPORATION OUTFITS AND
LIMITED LIABILITY COMPANY OUTFITS**

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURRKEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113

FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

DISSOLUTION NOTICE

Notice is hereby given to all creditors and claimants of MANOR INVESTMENT FUNDS, INC., a Pennsylvania (PA) business corporation, that said corporation has filed Articles of Dissolution under the provisions of PA Business Corporation Law on 1/3/2012.

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

BEMIS, James B., late of East Whiteland Township. Jessica L. Bemis, care of JAMES S. BRYAN, Esquire, 11 Park Street, North East, PA 16428, Executrix. JAMES S. BRYAN, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428, atty.

CASENTA, Vinette E., late of Parkesburg Borough. Ronald L. Bair, 563 Country Club Road, Coatesville, PA 19320, Administrator. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

COX, George H., Jr., late of West Brandywine Township. Nermin S. Cox, care of JENNIFER LEVY-TATUM, Esquire, 803 West Market Street, West Chester, PA 19382, Executrix. JENNIFER LEVY-TATUM, Esquire, Binder & Canno, LLC, 803 West Market Street, West Chester, PA 19382, atty.

DAVIDOFF, Jerry P., late of West Whiteland Township. Teresa L. Daviodoff, care of VERA PARENTI-ANCONE, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. VERA PARENTI-ANCONE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

DILLON, Mary Madeleine, late of East Goshen Township. Eileen M. Prilutski, 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.

FARRA, Russell A., Jr., late of City of Coatesville. Nancy L. Mattson, 789 Willow Lane, Gap, PA 17527, Executrix. ROBERT L. BEGGS, Esquire, 380 East Chestnut Street, Coatesville, PA 19320, atty.

FORNESS, Marion S., late of East Goshen Township. Beth F. Simmons, Karen F. Ritterson, Thomas R. Forness, Jr. and Frederick J.M. La Valley, care of FREDERICK J.M. LA VALLEY, Esquire, 1701 Market Street, Philadelphia, PA 19103, Executors. FREDERICK J.M. LA VALLEY, Esquire, Morgan, Lewis & Bockius, LLP, 1701 Market Street, Philadelphia, PA 19103, atty.

FRIDAY, Noel B., late of Phoenixville Borough. Carrie N. Eastwick, 31 Morgan Spring Drive, Morgantown, PA 19543, Administratrix. PATRICIA T. BRENNAN, Esquire, 31 Turner Lane, West Chester, PA 19380, atty.

GARBUS, Julia B., late of East Nantmeal Township. Barbara L. Garbus, 2047 Fairview Road, Glenmoore, PA 19343, Executrix. CATHERINE J. GARBUS, Esquire, 24 E. Tioga St., Tunkhannock, PA 18657, atty.

GEEDEY, Ronald E., Sr., late of Cochransville. Ronald E. Geedey Jr., 5483 Highview Drive, Gap, PA 17527, Executor.

GEST, Florence M., late of Phoenixville. John P. Gest, 16720 Caldwell Ct., Williamsport, MD 21795, Executor.

GILMAN, Janice, late of Kennett Township. Bethany Bridgham and Graystone Wealth Management, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

GRAVES, Margaret J., late of Strafford. Larry K. Graves, care of STEVEN M. ROMANO, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, Executor. STEVEN M. ROMANO, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, atty.

GRAY, Henry D., late of Penn Township. Daniel Gray and Damon Gray, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd, Suite 200, Downingtown, PA 19335, Administrators. HUDSON L. VOLTZ, Esquire, Hudson L. Volt, P.C., 110 Hopewell Rd, Suite 200, Downingtown, PA 19335, atty.

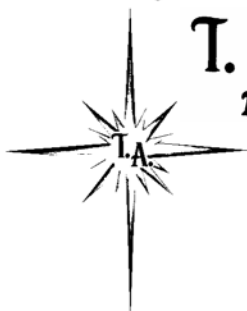
HUEBNER, William A., late of Thornbury Township. Margaret A. Huebner, care of STANLEY J. LIEBERMAN, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. STANLEY J. LIEBERMAN, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

KYLER, John Francis, a/k/a John F. Kyler, late of East Vincent Township. John Leonard Kyler, P.O. Box 461, Bernville, PA 19506, Executor. RICHARD L. GESCHWINDT, Esquire, 203 East Noble Avenue, Shoemakersville, PA 19555, atty.

LEE, Vernon C., late of Uwchlan Township. Donna M. Lee, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MANCUSO, Vincent Anthony, a/k/a Gordon Black, late of City of Coatesville, Chester County. Josephine Coppola, care of JOY DICKSTEIN, Esquire, 457 Woodbourne Rd., Suite 102, Langhorne, PA 19047, Executrix. JOY DICKSTEIN, Esquire, 457 Woodbourne Rd., Suite 102, Langhorne, PA 19047, atty.

Friendly, Knowledgeable & Responsive



T.A. TITLE INSURANCE COMPANY

There is a difference in the capability, accuracy, and promptness of title companies. Since 1948, T.A. Title has been a leader in the title industry.

Title Insurance Services ✧ Convenient Closings ✧ Title Searches

Contact our local offices or inquire about our Agency Program

Paoli Office

42 E. Lancaster Ave.

(610) 644-5650

Downingtown Office

112 E. Lancaster Ave.

(610) 269-6360

Ask about 1031 Exchange Services to Defer Capital Gains Tax
For more information go to www.1031corp.com

MILLER, James L., Jr., a/k/a James Lafayette Miller, Jr., late of West Caln Township. Patricia Miller, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PETYK, Jane A., late of Tredyffrin Township. Susan Chally, care of JOAN AGRAN, Esquire, 259 N. Radnor-Chester Road, Suite 160, Radnor, PA 19087, Executrix. JOAN AGRAN, Esquire, McCausland, Keen & Buckman, 259 N. Radnor-Chester Road, Suite 160, Radnor, PA 19087, atty.

ROSHELLI, Albert, a/k/a Albert G. Roshelli, late of Tredyffrin Township. Ronald Roshelli, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

SHAUB, Virginia N., late of Borough of West Chester. Virginia Ziegler Chapin, 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.

SOUDER, Paul S., Jr., a/k/a Paul Sessler Souder, Jr., late of Tredyffrin Township. Rebecca L. Souder, 500 Berwyn Baptist Road, 1 L Fleur Arborescence, Devon, PA 19333, Executrix. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, atty.

SWANTKOWSKI, Alan, late of London Grove. Janice Fetzer, 12 Twin Turns Lane, Chadds Ford, PA 19317, Executrix. CATHERINE T. DUFFY, Esquire, 25 E. Second Street, P.O. Box 1590, Media, PA 19063, atty.

TURNER, Michael David, late of Borough of Elverson. MICHAEL J. RESTREPO, Esquire, 531 Court Street, Reading, PA 19601, Administrator. MICHAEL J. RESTREPO, Esquire, 531 Court Street, Reading, PA 19601, atty.

Need CLE?

The Association of REALTORS® School has plenty of credits available at affordable prices!



The Association of REALTORS® School is an accredited provider with the Pennsylvania Continuing Legal Education Board.

Our state-of-the-art school in Malvern has an extensive roster of quality real estate continuing education courses that offer CLE credits. The School also features the best real estate industry instructors in the area and a tremendous learning environment since 1975.

For more information on courses and to register, **log on to**
suburbanwestrealtors.com/cle or call 866-495-7972.



ASSOCIATION OF REALTORS® SCHOOL

Owned and Operated by Suburban West REALTORS® Association

100 Deerfield Lane, Ste 240
Malvern, PA 19355

YOST, Madeleine E., late of Willistown Township. Chantal A. Boyer, 141 Camp Council Road, Phoenixville, PA 19460, Executor. **NIKO-LAOS I. TSOUROS**, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

YOUNG, James Clayton, Sr., late of East Marlborough Township. James C. Young, Jr., 130 Jackson Road, Christiana, PA 17509, Executor.

2nd Publication

BECKER, Gabrielle M., late of New London Township. Amelia Becker Berberich, care of **GEORGE G. HEINEY, II**, Esquire, P.O. Box 80, Oxford, PA 19363, Executrix. **GEORGE G. HEINEY, II**, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

BYRNES, Richard T., Sr., late of East Goshen Township. Kathleen M. Jarrett, 511 William Ebbs Lane, West Chester, PA 19380 and (First National Bank of CC), Graystone Wealth Management, A division of Graystone Tower Bank, 17 E. Market Street, P.O. Box 3105, West Chester, PA 19381, Executors. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

D'ANNUNZIO, John J., late of West Caln Township. Brent M. Snyder and Thomas M. Ford, care of **DUKE SCHNEIDER**, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Administrators. **DUKE SCHNEIDER**, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

DAWSON, Edward B., Jr., late of Malvern Borough. Ellen D. Ferrise, 22 Warren St., Plainsboro, NJ 08536, Administratrix. **CHRISTOPHER M. MURPHY**, Esquire, Pappano & Breslin, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

DI MARINO, Gina Marie, late of New Garden Township. Karen Mildred Di Marino, care of **DAVID L. MYERS**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **DAVID L. MYERS**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FECONDA, Kathy A., late of Elk Township. John F. Feconda, care of **GEORGE G. HEINEY, II**, Esquire, P.O. Box 80, Oxford, PA 19363, Executrix. **GEORGE G. HEINEY, II**, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

FRANZINI, John A., late of East Goshen Township. Louis M. Franzini, care of **DAVID S. WORKMAN**, Esquire, The Bellevue, 6th Floor, 200 S. Broad Street, Philadelphia, PA 19102, Executor. **DAVID S. WORKMAN**, Esquire, Astor Weiss Kaplan & Mandel, LLP, The Bellevue, 6th Floor, 200 S. Broad Street, Philadelphia, PA 19102, atty.

HARRIS, Myrtle J., late of Elverson. Deborah J. Dayton, 80 Cold Run Road, Elverson, PA 19520, Executor. **TERRY D. WEILER**, Esquire, 536 Court Street, Reading, PA 19601, atty.

HILL, Melba B., late of London Britain Township. H. James Hill, 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.

MICHNUK, William, late of West Brandywine Township. Paul S. Michnuk, care of **BARRY S. RABIN**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. **BARRY S. RABIN**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROBINSON, Claire F., a/k/a Claire Francis Robinson, late of New Garden Township. Margaret Y. Robinson, care of **MARY R. LASOTA**, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. **MARY R. LASOTA**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

THORING, Marie C., late of West Whieland Township. Ingrid Dolan, 1278 Country Lane, West Chester, PA 19380, Executor. **JERRY L. JOHNSON**, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

WATKINS, Thomas H., late of South Coventry. Jeffrey Watkins, 144 Trinley St., Pottstown, PA 19465, Executor.

WILGIS, Jeanne P., late of East Goshen Township. Stephany L. Hillary, care of JOSEPH S. NESCIO, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executrix. JOSEPH S. NESCIO, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

WOODBURY, Ann Kirkham, late of Oxford. Page Kirkham Woodbury, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executor. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

3rd Publication

CARROLL, Dorothy Marie, late of West Chester, East Goshen Township. Marilyn Peterson, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administrator. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

CRAMP, Gloria Maddox, late of Wayne. Kim Corcoran, 710 Pugh Road, Wayne, PA 19087, Executrix.

DEMBOSKY, Dorothy, late of West Chester. Robert Dembosky, 20 Remington Way, West Grove, PA 19390, Executor.

DENNIS, Ronald L., late of Phoenixville Borough. Eric Dennis, 68 Ridge Road, Phoenixville, PA 19460, Executor. PAUL J. RUBINO, Esquire, 50 Darby Road, Paoli, PA 19301, atty.

DIFILIPPO, Attilio, Jr., late of West Grove, PA. Michelle Johnson, P.O. Box 651, Kennett Square, PA 19348, Administrator.

DOWNING, William C., late of Lyndell, East Brandywine Township. Dale W. Downing and Diane Y. Dietrich, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administrators. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

DOWNS, Mary A., late of East Pikeland Township. Richard S. Downs, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DUFFY, Joseph P., Sr., a/k/a Joseph P. Duffy, late of Willistown Township. Joseph P. Duffy, Jr., care of JOSEPH S. NESCIO, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executor. JOSEPH S. NESCIO, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

HESS, Eleanor Kay, a/k/a Eleanor K. Hess and Eleanor Hess, late of Tredyffrin Township. Bonnie Lee Ashby, care of JOHN H. POTTS, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executrix. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

IMES, Melvin E., late of East Vincent Township. Robert L. Imes, care of ROBERT M. SLUTSKY, Esquire, 1950 Butler Pike, PMB 260, Conshohocken, PA 19428, Administrator. ROBERT M. SLUTSKY, Esquire, Robert M. Slutsky Associates, 1950 Butler Pike, PMB 260, Conshohocken, PA 19428, atty.

KEENAN, Peggy Ann, late of Phoenixville. John Keenan, III, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MARCH, Robert L., late of East Nantmeal Township. Walter L. March, 1149 Broadway Boulevard, Reading, PA 19602, Executor. SEAN J. O'BRIEN, Esquire, 520 Walnut Street, P.O. Box 8581, Reading, PA 19603-8581, atty.

MC GARRITY, Brian J., late of Tredyffrin Township. Mark D. Mc Garrity, care of EUGENE STEGER, Esquire, 411 Old Baltimore Pike, Chadds Ford, PA 19317, Administrator. EUGENE STEGER, Esquire, Eugene Steger & Associates, P.C., 411 Old Baltimore Pike, Chadds Ford, PA 19317, atty.

MITCHILL, Warren L., a/k/a Warren Latham Mitchell, late of West Whiteland Township. Susan M. McDermott, care of DAVID W. WOOD, JR., Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. DAVID W. WOOD, JR., Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

MOORE, Karen S., late of Coatesville. Richard B. Moore, Sr., care of FITZPATRICK LENTZ & BUBBA, PC., Esquire, 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219, Administrator. FITZPATRICK LENTZ & BUBBA, PC., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219, atty.

MUMMA, Julia Ellen, late of Parkesburg, PA. Lorraine C. Stolzhus, 5810 Anchorage Ave., Madison, WI 53705, Executor.

PETKA, Bredt E., late of West Chester. Edward R. Petka, 1022 Longview Drive, West Chester, PA 19380 and Nancy M. Petka, 1022 Longview Drive, West Chester, PA 19380, Administrators.

POPP, Kurt A., late of East Whiteland Township. Melissa Shukis, 92 Mill Road, Wharton, NJ 07885, Executrix. BRETT B. WEINSTEIN, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

SAPNAGIS, Violet M., a/k/a Violet Sapnagis, late of Cain Township. Shirley A. Harvey, PO Box 162, Drexel Hill, PA 19026, Executrix. BRETT B. WEINSTEIN, Esquire, Weinstein Law Offices PC, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

SCHRAMM, Florence J., late of Kennett Township. Richard E. Schramm, care of DENISE M. ANTONELLI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. DENISE M. ANTONELLI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

SMITHGALL, Melvin H., late of East Goshen Township. Johanna Rosen and Kristina McGuirk, care of RICHARD L. HUGHEY, Esquire, 117 N. Monroe Street, P.O. Box 87, Media, PA 19063, Executors. RICHARD L. HUGHEY, Esquire, 117 N. Monroe Street, P.O. Box 87, Media, PA 19063, atty.

SPANOS, Anne D., late of Malvern. Christine A. Spencer, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd, Suite 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd, Suite 211, Paoli, PA 19301, atty.

SZITA, Mark, late of Uwchlan Township. Anne P. Szita, 2745 First Street, Unit 704, Fort Myers, FL 33916, Executrix. FRANCIS J. MURPHY, Esquire, Murphy and Murphy, 801 Old Lancaster Road, Bryn Mawr, PA 19010, atty.

ATTORNEY DISCIPLINARY / ETHICS MATTERS

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

James C. Schwartzman, Esq.

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania
Former Federal Prosecutor • Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania • Pennsylvania Interest on Lawyers Trust Account Board
Selected by his peers as one of the top 100 *Super Lawyers* in PA • Named by his peers to *Best Lawyers in America* in the areas of legal malpractice and professional responsibility

Dana Pirone Carosella, Esq.

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

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

(215) 751-2863

THORBURN, Ethel Anne, late of East Goshen Township. Susan Sawyer, Peter Thornburn and Leslie Beuaregard, care of EDWARD M. WATTERS, III, Esquire, 899 Cassatt Road, Berwyn, PA 19312, Executors. EDWARD M. WATTERS, III, Esquire, Pepper Hamilton LLP, 899 Cassatt Road, Berwyn, PA 19312, atty.

WARNER, Peter J., late of Downingtown Borough. Kimberly W. Habel, care of JEFFREY R. ABBOTT, Esquire, 108 Chesley Drive, Media, PA 19063, Administratrix. JEFFREY R. ABBOTT, Esquire, Abbott, Lastowka & Overholt, LLP, 108 Chesley Drive, Media, PA 19063, atty.

WARTENBURG, Gladys J., late of Oxford. Phoenixville Federal Bank & Trust, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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

Ayuvia, with its principal place of business at 4 Lake Shore Lane, Landenberg, PA 19350.

The application has been (or will be) filed on: December 5, 2011 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Surround Health, LLC, 4 Lake Shure Lane, Landenberg, PA 19350.

KENNETH E. CARROWAY, Solicitor
1379 Dilworthtown Crossing
#115

West Chester, PA 19382

Thinking CLE? Act Locally.



Need CLE credit? Look no further than your county bar association, where you'll find local judges and practitioners, convenience, great peer networking opportunities and affordable, quality course content that's sure to hit home. Can't find a CLE to satisfy your needs? Look to our neighboring County Bar Associations for the best in CLE!

CHESTER COUNTY BAR ASSOCIATION
www.CHESCOBAR.org

MONTGOMERY BAR ASSOCIATION
www.MBACLE.org

DELAWARE COUNTY BAR ASSOCIATION
www.DELCOBAR.org

BUCKS COUNTY BAR ASSOCIATION
www.BUCKSBAR.org

Hops Records, with its principal place of business at 780 Brintons Bridge Road, West Chester, PA 19382.

The application has been (or will be) filed on: June 8, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: KAKAS Limited, 780 Brintons Bridge Road, West Chester, PA 19382.

KENNETH CARRAWAY, Solicitor
1379 Dilworthtown Crossing

#115

West Chester, PA 19382

1st Publication

NOTICE

WILLIAM K. HEADLEY DEED OF TRUST
DATED JUNE 15, 2007

Notice is hereby given of the death of WILLIAM K. HEADLEY, also known as WILLIAM KENNETH HEADLEY, late of Tredyffrin Township, Chester County, PA. This trust is in existence and all persons having claims or demands against said decedent or the Trust are requested to make known the same to the trustees or the trustee's Attorney and all persons indebted to said decedent or to the Trust are requested to make payment without delay to the trustees or the trustee's attorney, named below:

TRUSTEES: LUNETTA F. HEADLEY and
LISA H. GUGLIELMINO
c/o GEORGE M. RITER, Esquire
400 Maryland Drive
Fort Washington, PA 19034-7544

TRUSTEE'S ATTORNEY: GEORGE M.
RITER
Timoney Knox, LLP
400 Maryland Drive, P.O. Box 7544
Fort Washington, PA 19034-7544

CLASSIFIED ADS SECTION

MEETING SPACE?

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

SAMPLE AD

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

NOTICE**Attorney for Plaintiff:**

**Louis P. Vitti, Esquire,
Vitti & Vitti & Associates, P.C.,
215 Fourth Ave.
Pgh., PA 15222
(412) 281-1725**

In Re: PNC Mortgage, a division of PNC Bank, National Association	: In the Court of Common Pleas : : of Chester County, Pennsylvania.
Plaintiff, vs.	: CASE NO. 10-14970 :
Raymond E. Crooms , II, Defendant.	: :

COMPLAINT IN MORTGAGE FORECLOSURE

You have been named as Defendants in a civil action instituted by PNC Mortgage, a division of PNC Bank, National Association. against you in this Court. This action has been instituted to foreclose on a Mortgage dated December 4, 2006, and recorded in the Recorder's Office of Chester County at Book No. 7027 page No. 1579 on December 7, 2006.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

**LAWYER REFERRAL SERVICE:
CHESTER COUNTY BAR ASSOCIATION
15 WEST GAY STREET
WEST CHESTER, PA 19382
(610) 429-1500**

NOTICE

**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
CIVIL ACTION/LAW – ACTION TO QUIET TITLE
NO. 2011-02677-RC**

RALPH J. VALENTEEN, SR. AND
TINA M. VALENTEEN, Plaintiffs
v.
PUBLIC FINANCIAL SERVICES, Defendant

NOTICE

NOTICE is hereby given that YOU HAVE BEEN SUED IN COURT. A COMPLAINT TO QUIET TITLE has been filed against you in connection with a request to the Court to quiet title and to declare that the mortgage held by defendant on property known as 1093 Lane Avenue, Phoenixville, Chester County, Pennsylvania, should be satisfied of record and that defendant has no right, title or interest in the property.

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

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

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

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
610-429-1500

By: Lauren P. McKenna, Esquire
Fox Rothschild LLP
2000 Market St., 20th Floor
Philadelphia, PA 19103
(215) 299-2000

NOTICE

LAW OFFICES OF RICHARD A. STOLOFF
BY: RICHARD A. STOLOFF
I.D. #62001
605 New Road
Linwood, NJ 08221
215-988-9800
Attorney for Plaintiffs

MAJOR CASE NON-JURY

DOROTHY COLE AND	:	COURT OF COMMON PLEAS
ALEXANDER COLE, individually and h/w	:	CHESTER COUNTY
1317 2nd Avenue	:	
Seabrook, NJ 08302	:	
AND	:	
TANECHA LEE AND	:	
PAUL WAKEFIELD, individually and h/w	:	
52 Dare Lane	:	
Pottstown, PA 19465	:	
VS.	:	NO: 2010-11065
ALEXANDER FUENTES	:	
375 Church Street	:	
Phoenixville, PA 19460	:	
AND	:	
JOSIAS EXEGUIEL MENDES FUENTES	:	
322 Bridge Street, Apt. 1	:	
Phoenixville, PA 19460	:	

TO: ALEXANDER FUENTES
JOSIAS EXEGUIEL MENDES FUENTES

COMPLAINT IN CIVIL ACTION
MOTOR VEHICLE COLLISION - OCTOBER 28, 2008

NOTICE: "YOU HAVE BEEN SUED IN COURT. If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose money or property or other rights important to you."

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

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

CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, Second Floor
West Chester, PA 19380
Ph: 610.692.1889
Fax: 610.692.9546

2nd Publication

FIRST AMENDMENT AND RESTATEMENT OF PATRICIA C. BOYD DEED OF TRUST DATED MARCH 13, 1995.

PATRICIA C. BOYD, also known as PATRICIA KLAPPER BOYD, Deceased

Late of the Township of Penn, Chester County, PA

All persons having claims or demands against the FIRST AMENDMENT AND RESTATEMENT OF PATRICIA C. BOYD DEED OF TRUST DATED MARCH 13, 1995 , PATRICIA C. BOYD, also known as PATRICIA KLAPPER BOYD, Deceased,

to make known the same and all persons indebted to the decedent to make payment without delay to THE PENNSYLVANIA TRUST COMPANY, SUCCESSOR TRUSTEE, 5 Radnor Corporate Center, Suite 450, Radnor, PA 19087,

Or to its Attorney:

IRWIN S. LOVE

The Pennsylvania Trust Company

5 Radnor Corporate Center, Suite 450

Radnor, PA 19087

The Legal Intelligencer

10% OFF ALL PRODUCTS

to Chester County Bar Members
(offer good for new purchases only)

To order, visit www.lawcatalog.com/pa
or call 800-722-7670 x2311 and use code 4726799

SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, FEBRUARY 16, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MARCH 19, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 12-2-73
Writ of Execution No. 10-07936
DEBT \$709,517.72

ALL THAT CERTAIN tract or piece of ground with the buildings thereon erected, situate in Elk Township, Chester County, Pennsylvania, described according to a survey made for Percy Kerr by George E. Pagestor, Jr. & Sons, Inc, Surveyors, dated 10/17/1973, as follows, to wit:

BEGINNING at a spike set in the title line of public road, L.R., 15016 known as Old Lewisville Road leading in the easterly direction to Strickersville and westerly direction to Lewisville, said spike marking a corner of land of Harold Hicks; thence leaving said spike of beginning and

by said title line south 88 degrees 31 minutes 00 seconds east 186.99 feet to a spike; thence continuing partly by said title line and partly by land of Spring Lawn Corporation, south 71 degrees 09 minutes 34 seconds east 797.41 feet to an iron pin marking the northeasterly corner of this and a corner of Spring Lawn Corporation; thence continuing by said land of Spring Lawn Corporation, south 18 degrees 34 minutes 51 seconds west 1509.75 feet to a P.K. Nail in corner post in line of land of Fair Hill, Inc., said line also being the state line dividing Pennsylvania from Maryland; thence by said state land and by land of Fair Hill, Inc., north 76 degrees 36 minutes 24 seconds west 646.14 feet to an iron pin, a corner of land of William T. Ayers; thence by said land of Ayers, north 03 degrees 22 minutes 15 seconds east 1398.40 feet to an iron pin set for a corner of land of Harold Hicks; thence by said land the following two courses and distances to wit; (1) south 88 degrees 31 minutes 00 seconds east 77.01 feet to an iron pin (2) north 03 degrees 22 minutes 15 seconds east 150.01 feet to a spike being the first mentioned point and place of beginning.

CONTAINING 29.956 acres of land be the same more or less.

EXCEPTING and reserving thereout and therefrom all that certain tract of ground situate in Elk Township, Chester County, Pennsylvania, containing 1.037 acres of land be the same more or less as more particularly described in a certain Deed from Robert M. Thompson, Jr. and Mary Jane Thompson, his wife as Grantors, to Helen B. Thompson, as Grantee, dated 6/25/75 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book W 45 at Page 72.

EXCEPTING and reserving thereout and therefrom all that certain tract of ground situate in Elk Township, Chester County, Pennsylvania, containing 5.01 acres of land be the same more or less as more particularly described in a certain Deed from Robert M. Thompson, Jr. and Judith A. Thompson, his wife as grantors, to John L. Dennison and Denise A. Dennison, his wife, as Grantees, dated February 7, 1992 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 2791 at Page 297.

EXCEPTING and reserving thereout and therefrom all that certain tract of ground situate in Elk Township, Chester County, Pennsylvania, containing 2.00 acres of land be the same more or less as more particularly described in a certain Deed from Robert M. Thompson, Jr. and Judith A. Thompson, husband and wife, as grantors, to W. Jeffrey Hicks and Sue Ellen Hicks,

husband and wife, as Grantees, dated August 30, 1993 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 3614 at Page 190.

PARCEL No.: 70-5-14

BEING known as: 668 Strickersville Road a/k/a 672 Strickersville Road, Lewisville, PA 19351.

BEING the same premises which Robert M. Thompson and Judith A. Thompson, by Deed dated October 12, 2005 and recorded March 8, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6783, Page 2032, granted and conveyed unto Jerry A. Thurston and June A. Thurston, husband and wife, tenants by the entireties.

PLAINTIFF: Aurora Loan Services LLC

VS

DEFENDANT: **JERRY & JUNE THURSTON**

SALE ADDRESS: 678 Strickersville Rd, Lewisville, PA 19351

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

SALE NO. 12-2-74

Writ of Execution No. 09-08788

DEBT \$353,177.75

ALL THAT CERTAIN lot or piece of ground with the buildings, improvements, hereditaments and appurtenances thereon erected, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Julius Blosenski, made by G.D. Houtman and Son, Civil Engineers, dated 04/19/1960 and revised 03/22/1961, as follows, to wit:

BEGINNING at a point on the title line in the bed of Chester Road (Route No. 352) (proposed 50 feet wide) at the distance of 1,371.59 feet measured on a bearing of south 25 degrees 43 minutes east, along the said title line through the bed of Chester Road from its point of intersection with the extension of the title line in the bed of Green Road; thence extending from said beginning point, north 64 degrees 17 minutes east, 345 feet to a point, thence extending south 25 degrees, 43 minutes east, 125 feet to a point; thence extending south 64 degrees 17 minutes west, 345 feet to a point on the title line in the bed of Chester Road aforesaid; thence extending along same, north 25 degrees 43 minutes west, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 as shown on said

Plan.

PARCEL No.: 67-03-0138.13B

BEING known as: 905 South Chester Road, Westchester, PA 19382.

BEING the same premises which Paul J. Fasbinder, by Deed dated October 29, 2004 and recorded November 8, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6328, Page 1679, granted and conveyed unto Justin K. Billhime.

PLAINTIFF: First Horizon Home Loans

VS

DEFENDANT: **JUSTIN K. BILLHIME**

SALE ADDRESS: 905 Chestnut Road, West Chester, PA 19382

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

SALE NO. 12-2-75

Writ of Execution No. 11-02690

DEBT \$322,486.65

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase II, drawn by Lake, Roeder, Hillard & Beers dated 12/15/1997 and revised 1/27/1998, said Plan recorded in Chester County as Plan No. 14291, as follows, to wit:

BEGINNING at an iron pin on the northwesterly side of Heron Drive (50 feet wide) said point being a corner of Lot No. 49 on said Plan; thence extending from said point of beginning along the northwesterly side of Heron Drive the 2 following courses and distances (1) south 63 degrees 10 minutes 51 seconds west, 138.69 feet (erroneously set forth on said Plan as 108.33 feet) to a point of curve, and (2) southwesterly along the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 11.32 feet to a point, a corner of Lot No. 51 on said Plan, thence extending along same the 2 following courses and distances (1) north 26 degrees 49 minutes 09 seconds west 127.64 feet to an iron pin, a corner, and (2) north 35 degrees 33 minutes 16 seconds west 183.21 feet to an iron pin in line of Lot No. 53 on said Plan; thence extending along same, north 43 degrees 11 minutes 21 seconds east, 37.02 feet to an iron pin, a corner of Lot No. 54 on said Plan; thence extending along same north 63 degrees 16 minutes 24 seconds east, 143.02 feet to an iron pin, a corner of Lot No. 49 on said Plan; south 26 degrees 49 minutes 09 seconds east 321.40 feet to

the first mentioned point and place of beginning.

CONTAINING 1.17 acres of land.

PARCEL No.: 69-3-171

BEING known as: 326 Heron Drive,
Lincoln University, PA 19352.

BEING the same premises which
Daniel B. D'Angelo and Jan O. D'Angelo, hus-
band and wife, by Deed dated June 30, 2006 and
recorded August 9, 2006 in and for Chester
County, Pennsylvania, in Deed Book Volume
6921, Page 651, granted and conveyed unto Joseph
Devlin and Theresa Devlin, husband and wife, ten-
ants by the entireties.

PLAINTIFF: U S Bank National
Association

VS

DEFENDANT: **JOSEPH & THERE-
SA DEVLIN**

SALE ADDRESS: 326 Heron Drive,
Lincoln University, PA 19352

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

SALE NO. 12-2-76

Writ of Execution No. 10-08951

DEBT \$212,768.71

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in the Borough of Oxford,
County of Chester and Commonwealth of
Pennsylvania and described according to a Plan
thereof made by Jerre P. Trout, registered engineer,
dated the eighth day of October, A.D. 1949 as fol-
lows, to wit:

BEGINNING at a point on the title line
in the bed of Park Street (45 feet wide) at the dis-
tances of 252.5 feet southeastwardly measured
along the said title line from its point of intersec-
tion with the center line of North Fourth Street;
thence extending north 26 degrees 3 minutes east
crossing the northeasterly side of Park Street
140.68 feet to a point; thence extending south 64
degrees 19 minutes east 59 feet to a point; thence
extending south 26 degrees 3 minutes west
recrossing the northeasterly side of Park Street
141.05 feet to a point on the aforesaid title line in
the bed of Park Street; thence extending north 63
degrees 57 minutes west along said title line
through the bed of Park Street 59 feet to the first
mentioned point and place of beginning.

BEING UP No. 6-5-29

BEING known as: 427 Park Street,
Oxford, PA 19363

PROPERTY ID No.: 06-05-0029

UPI No.: 6-5-59

TITLE to said premises is vested in
Clarence Boyer and Amanda Boyer, husband and
wife, as tenants by the entirety by Deed from
Robert M. Butler and Juliett Bogert-Butler, hus-
band and wife dated 04/27/2007 recorded
05/11/2007 in Deed Book 7158 Page 14.

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **CLARENCE &
AMANDA BOYER**

SALE ADDRESS: 427 Park Street,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHERRI J.
BRAUNSTEIN, 856-669-5400**

SALE NO. 12-2-77

Writ of Execution No. 10-00345

DEBT \$133,875.04

ALL THAT CERTAIN parcel of land
situate in West Sadsbury Township, Chester
County, Pennsylvania, bounded and described
according to a subdivision plan prepared for
Clarence H. and Lillie C. Nixon by John D.
Stapleton, III, Registered Surveyor, dated 10/24/91
last revised 6/8/92, recorded as Plan No. 11742, as
follows, to wit:

BEGINNING at a point on the title line
within Church Road (T-379), a corner of Lot No. 2,
said point being located by a bearing of north 02
degrees 33 minutes 16 seconds west and a distance
of 15.25 feet as measured from a planted stone
found on the south side of said road, a corner of
other lands of Clarence H. and Lillie C. Nixon;
thence extending along the title line within said
Church Road, south 87 degrees 44 minutes 00 sec-
onds west 425.52 feet to a point in line of land of
Joseph A. and Mary H. Morrissey; thence leaving
the road and along said Morrissey's land north 02
degrees 00 minutes 23 seconds west 542.41 feet to
an existing iron pipe in line of land of Daniel S.
Kauffman, Jr., et ux; thence along said Kauffman's
land north 87 degrees 06 minutes 48 seconds east
420.33 feet to a point; a corner of the aforemen-
tioned Lot No. 2; thence along said Lot No. 2,
south 02 degrees 33 minutes 16 seconds east,
546.96 feet to the point and place of beginning.

BEING Lot No. 1 as shown on the
above mentioned subdivision plan.

BEING UPI #36-5-32.

BEING the same premises which
Clarence H. Nixon, Jr., Valorie E. Nixon, Lewis H.
Nixon and Terence H. Nixon, single persons, by
Deed dated June 16, 1997 and recorded in the
Office of the Recorder of Deeds, in and for Chester

County, Pennsylvania, in Record Book 4191, Page 1255, granted and conveyed unto Lewis H. Nixon, Mortgagor herein, in fee.

PLAINTIFF: Coatesville Savings Bank
VS

DEFENDANT: **LEWIS H. NIXON,**

SR

SALE ADDRESS: 4251 Church Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **GEORGE
G. HEINEY, 610-932-3666**

SALE NO. 12-2-78

Writ of Execution No. 10-10301

DEBT \$403,793.43

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester and State of PA, bounded and described according to a Plan of Medford Farms, made by Lake, Roeder Hillard & Associates, Lancaster, PA (717) 397-9037, dated 08/20/2001 and recorded in Chester County Plan File #16157, as follows, to wit:

BEGINNING at a point on the southerly side of Newtown Circle, said point being a corner of Lot #13; thence from said beginning point along Newtown Circle the (2) courses and distances (1) south 88 degrees, 49 minutes, 51 seconds east, 14.00 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 208.97 feet to a point, a corner of open space and a drainage easement, as shown on said Plan, thence along the same south 71 degrees, 56 minutes, 16 seconds west, 187.18 feet to a point, a corner of Lot #13; thence along the same north 01 degree, 10 minutes, 09 seconds east, 172.28 feet to the first mentioned point and place of beginning.

BEING Lot #14 as show on said Plan.

BEING Part of Parcel #59-8-134.14

PROPERTY address: 15 Newtown
Circle, West Grove, PA 19390

PLAINTIFF: The Bank of New York
Mellon

VS

DEFENDANT: **USHA & SUNDARA
KAVIDASS**

SALE ADDRESS: 15 Newton Circle,
West Grove, PA 19390

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

SALE NO. 12-2-79

Writ of Execution No. 11-01567

DEBT \$270,138.59

ALL THAT CERTAIN lot or land, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Fox Run made by Yerkes Associates, Inc., dated August 16, 1976, last revised December 2, 1976 and recorded in Chester County, Plan #694; and further revises and recorded in Chester County Plan #3610, as follows, to wit:

BEGINNING at the northeasterly corner thereof at a point set in the westerly right of way line of Mill Road as the same is laid out and opened 50 feet wide; said point also being a common corner with Lot 31, said point also being distant 25 feet measured at right angles from the centerline of Mill Road; and this last mentioned point being distant 117.76 feet measured on a course of north 1 degrees 23 minutes 0 seconds west along the centerline of Mill Road from its intersection with the centerline of Oak Street; thence extending from the first mentioned point and place of beginning, extending along the westerly right of way line of Mill Road, south 1 degrees 23 minutes 0 seconds east, 75 feet to a point, a common corner with Lot 29, thence leaving the road and extending along Lot 29, south 88 degrees 37 minutes 0 seconds west 100 feet to a point set in a line of land belonging to Silvio and Anthony Raimondo, thence extending along land of Silvio and Anthony Raimondo, north 1 degrees 23 minutes 0 seconds 75 feet to a point a common corner with Lot 31; thence extending along Lot 31, north 88 degrees 27 minutes 0 seconds east 100.14 feet to the first mentioned point and place of beginning.

CONTAINING an area of 7500 square feet of land be the same more or less.

HAVING erected thereon a dwelling known as 802 South Maill Road, Kennett Square, PA 19348

PARCEL #3-6-1.9

BEING the same premises of Michael J. Dix and Michele K. Dix, by their Deed dated 10/30/08 and recorded on 11/7/08 in the Recorder of Deeds Office of Chester County, Pennsylvania in Deed Book Volume 7542, page 2254 granting and conveyed unto Miguel Baeza Arroyo, Ysabel Lemus De Baeza, husband and wife, Rocio Baeza Lemus a married individual, as to husband and wife, tenants by the entirety, as to husband and wife and single individual, Rocio Baeza Lemus, joint tenant with right of survivorship.

PLAINTIFF: PNC Bank National

Association

VS

DEFENDANT: MIGUEL A. ARROYO and ROCIO B. LEMUS and YSABEL L. DE BAEZA

SALE ADDRESS: 802 South Mill Road, Kennett Square, PA 19348

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

SALE NO. 12-2-80

Writ of Execution No. 07-06438

DEBT \$164,649.10

ALL THAT CERTAIN message and parcel of land, the southern half of Lot No. 15 on Plan of Lots as laid out by John Nicholson, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech is bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of a public street leading southward to the Lincoln Highway, a corner of Lots Nos. 16, 13 and 14; thence extending along the middle of said street north 25 degrees, 10 minutes west, 28 feet to an iron pin; thence leaving the street and extending by the northern half of Lot No. 15 belonging to William L. Benn, et ux, the next 3 courses and distances; (1) north 66 degrees, 29 minutes east, 79 feet to an iron pin (2) south 23 degrees, 31 minutes east, 27 feet to an iron pin; (3) north 68 degrees, 37 minutes east, 63.92 feet to an iron pin in the middle of another street as laid out on said Plan and in line of Lot No. 35; thence along the middle of said street and Lot No. 35, south 25 degrees, 10 minutes east, 33 feet to an iron pin, a corner of Lot No. 16; thence extending by Lot No. 16, south 8 degrees, 0 minutes west, 147.1 feet to the first mentioned iron pin and place of beginning.

CONTAINING 4,628 square feet of land, be the same, more or less.

ALSO all that certain tract of land situate in East Whiteland Township, Chester County, Pennsylvania, being a part of Lot No. 15 on Plan of Lots of John Nicholson, recorded in the Recorder's Office of said County in Plan Book No. 2 Page 43, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road north 25 degrees, 10 minutes west, 33 feet from the corner of Lots Nos. 15 and 16 on said Plan of Lots, thence leaving said road and along other land of the said William L. and Helen A. Benn, his wife, the 2 following courses and distances, to wit: (1) south 65 degrees west, 63.92 feet

to an iron pin and (2) north 25 degrees, 10 minutes west, 27 feet to an iron pin; thence by remaining land of the said William M. Benn, Sr., north 65 degrees east, 63.92 feet to the middle of said public road; thence along the center of said road south 25 degrees, 10 minutes east, 27 feet to the place of beginning.

CONTAINING 1,725 square feet of land, more or less.

PARCEL No. 42-3Q-11

TOWNSHIP of East Whiteland

BEING the same premises which John J. Hally, Sr., William P. Hally, III and Joseph R. Halley, by their Power of Attorney, James T. Owens, Esquire, by Deed dated February 6, 2006 and recorded February 23, 2006 in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 6771 Page 1967, granted and conveyed unto Thomas J. McGarvey and Diane McGarvey, in fee.

PLAINTIFF: First Horizon Home Loans (Division of) AKA First Tennessee Bank National Association

VS

DEFENDANT: DIANE & THOMAS MCGARVEY

SALE ADDRESS: 31 Prospect Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY: ILANA C. ZION, 610-278-6800

SALE NO. 12-2-81

Writ of Execution No. 11-08081

DEBT \$159,777.57

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Survey by J. W. Harry, C.E., dated 1/1/1941 as follows:

BEGINNING at a point on the south-west side of Madison Street (33 feet wide) at the distance of 250 feet measured west from the west side of Eighth Avenue, continuing in front of or breadth on said Madison Street 50 feet measured south 74 degrees 26 minutes west and extending of that width in length or depth southeast between parallel lines at right angles to said Madison Street 135 feet north side of Lemon Street.

BEING Lot #136 on Said Plan.

TAX ID/Parcel No. UPI No. 16-8-17

BEING known as: 816 Madison Street, Coatesville, PA 19320.

BEING the same premises which Larry

L. Lawrence, by Deed dated November 30, 2004 and recorded December 10, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6357, Page 1710, granted and conveyed unto Daryl R. Gaffney and Lisa M. Gaffney, husband and wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DARYL & LISA GAFFNEY**

SALE ADDRESS: 816 Madison Street, Coatesville, PA 19320

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

SALE NO. 12-2-82

Writ of Execution No. 09-01326

DEBT \$188,017.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Victoria Hills made by Hugh Engineers, Inc., dated November 19, 1973 recorded in Plan Book 55 page 44 as follows:

BEGINNING at a point on the south-west side of Crown Lane, a corner of Lot 22 on said Plan, said point being located the three following courses and distances from a point of tangent on the southeast side of Queen Lane (1) on the arc of a circle curving to the right having a radius of 25.00 feet the distance of 39.27 feet to a point of tangent on the southwest side of Crown Lane (2) south 17 degrees 23 minutes 50 seconds east 190.72 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 14.28 feet; thence extending from said point of beginning and along the cul-de-sac of Crown Lane the two following courses and distances (1) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 112.90 feet to a corner of Lot #24 on said Plan, thence extending along the same leaving the said cul-de-sac south 9 degrees 41 minutes 40 seconds west 155.00 feet to a point in line of lands of Leroy R. Romig, Jr., thence extending along the same, north 80 degrees 16 minutes 20 seconds west 361.78 feet to a corner of Lot 20 on said Plan, thence extending along the same, north 17 degrees 23 minutes 50 seconds west, 107.07 feet to a corner of Lot 21; thence extending along the same, north 72 degrees 36 minutes 10 seconds east, 200.00 feet to a corner of Lot 22, thence extending

along the same, north 74 degrees 31 minutes 30 seconds east 193.56 feet to a point on the south-west side of Crown Lane being the first mentioned point and place of beginning.

BEING known as 8 Crown Lane, Coatesville, PA 19320

HAVING erected thereon a detached, two story bi-level single family residential dwelling.

BEING the same premises as Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., by Carole Armstrong, their attorney-in-fact, by Deed dated April 25, 2005, and recorded on May 4, 2005, by the Chester County Recorder of Deeds in Deed Book Volume 6481, at Page 399, granted and conveyed unto Melissa T. Roop, an individual.

PIN # 47-4P-23

PLAINTIFF: National City Bank (F/K/A)

VS

DEFENDANT: **MELISSA ROOP**

SALE ADDRESS: 8 Crown Lane, Coatesville, PA 19320

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

SALE NO. 12-2-83

Writ of Execution No. 10-11643

DEBT \$257,573.09

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being:

UNIT number: Lot 134 in Branford Village, a Planned Community as established by the filing of declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing subdivision Plan 9015651).

BEING UPI Number: 47-4-309.

HAVING erected thereon a detached, two story single family residential dwelling.

BEING the same premises as Christopher M. Bowler and Kelly J. Bowler, by Deed dated November 29, 2005, and recorded on December 16, 2005, as Instrument Number 10606877, granted and conveyed unto Sara J.

Koskei, an individual.

BEING known and numbered as 201
Milbury Road, Coatesville, PA 19320.

PLAINTIFF: PNC Bank National
Association

VS

DEFENDANT: SARAH J. KOSKEI

SALE ADDRESS: 201 Milbury Rd,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: BARBARA
ANN FEIN, 215-563-7450

SALE NO. 12-2-84

Writ of Execution No. 10-06352

DEBT \$150,277.28

ALL THAT CERTAIN message and
lot of land with the buildings erected heredita-
ments and appurtenances thereon more fully
described as Tract No. 1 and a part of Tract No. 2,
situate in the Borough of Elverson, County of
Chester and Commonwealth of Pennsylvania,
bounded and described as follows, to-wit;

BEGINNING in the public street at a
corner in the middle of the said street, leaving
through the Borough a corner of Joseph Mauger
lot; thence along said street north eighty-eight
degrees east, fifty feet to a stone; thence north one
and one-half degrees west, by land of Miss Nora
Witman one hundred sixty-five feet to a stone;
thence south eighty-eight degrees, (erroneously
described in prior deeds as eight degrees) west,
forty feet to a corner of the said Miss Nora Witman
lot; thence along the same south one and one-half
degrees east, twenty-two feet and six inches to a
corner; thence south eighty-eight degrees (erro-
neously described in prior deeds as eight degrees)
west, ten feet to a corner of Joseph Mauger's lot;
thence along the same south one and one-half
degrees east, one hundred forty-two feet and six
inches to the place of beginning.

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

HAVING erected thereon, a detached,
two and one half story single family residential
dwelling.

BEING the same premises as Elmer R.
Deibert and Miriam C. Deibert, by Deed
November 30, 1970, and recorded on December 2,
1970, by the Office of the Recorder of the Deeds
of Delaware County in Record Book Volume R39,
at Page 279, granted and conveyed unto Frank
Delrossi and Lee [Delrossi], as Tenants by the
Entireties.

BEING known and numbered as 50

East Main Street, Elverson, PA 19520.

TAX Parcel No. 13-4-26.

PLAINTIFF: Residential Credit
Solutions Inc
VS

DEFENDANT: SOON JAI LEE
DELROSSI (AKA)

SALE ADDRESS: 50 E. Main Street,
Elverson, PA 19520

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

SALE NO. 12-2-85

Writ of Execution No. 10-02356

DEBT \$204,666.13

ALL THAT CERTAIN tract or parcel
of land situated on the south side of South Sandy
Hill Road (T-443) and on the east side of Old
Wilmington Road (SR 4001) in West Caln
Township, Chester County, Pennsylvania, and
being Lot No. 2 on a subdivision plan prepared for
Sandy Hill Mennonite Church by Berger & Hayes,
Inc., Thorndale, PA, Plan #4649-92 dated
December 1, 1992 and recorded in Chester County
Subdivision Plan #12155, and being more fully
bounded and described as follows, to wit:

BEGINNING at a masonry nail set in
the title line of South Sandy Hill Road, a common
corner between Lot No. 1 and Lot No. 2; thence
from said point of beginning along the aforemen-
tioned title line of South Sandy Hill Road, north 70
degrees 49 minutes 43 seconds east, 817.89 feet to
a spike found, a corner of land belonging to
Douglas Perrault; thence by the same, south 24
degrees 22 minutes 47 seconds east, 24.90 feet to a
steel pin found; thence south 49 degrees 13 min-
utes 14 seconds east, 335.84 feet to a steel pin
found; thence by the same and land of Lloyd
Simmers, south 06 degrees 34 minutes 24 seconds
east, 573.01 feet to a large rock located 50.7 feet
southwest of a limestone; thence by the same,
south 53 degrees 14 minutes 18 seconds west,
190.49 feet to a steel pin found; thence by land of
Kevin Deets and Leonard Burgentine, south 55
degrees 34 minutes 03 seconds west, 794.67 feet to
a steel pin set on the east side of the aforemen-
tioned Old Wilmington Road; thence along the title
line of said road, north 35 degrees 18 minutes 58
seconds west, 574.87 feet to a masonry nail set, a
corner of Lot No. 1; thence by Lot No. 1, passing
over a steel pin set 23.92 feet from the last-
described point, north 54 degrees 03 minutes 07
seconds east, 385.50 feet to a steel pin set; thence
by the same, passing over a steel pin set 27.46 feet
from the next-described point, north 33 degrees 45

minutes 15 seconds west, 493.90 feet to the point of beginning.

CONTAINING in area 22.4013 gross acres, be the same more or less.

BEING known as 350 South Sandy Hill Road, Coatesville, Pennsylvania 19320.

TITLE to said premises is vested in John F. Petersheim and Lena Mae Petersheim, husband and wife, by Deed from Paul B. Lapp and Lena S. Lapp, husband and wife, dated May 11, 1994 and recorded May 16, 1994, in Record Book 3756, Page 223.

BLR Number: 28-8-14

TAX Map Number: 2808_00140000

SEIZED in execution as the property of John F. Petersheim and Lena Mae Petersheim, husband and wife, on Judgment No. 2010-02356.

PLAINTIFF: Lena S. Lapp

VS

DEFENDANT: **JOHN & LENA PETERSHEIM**

SALE ADDRESS: 350 South Sandy Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **TAMARA E. HOGAN, 717-397-7544**

SALE NO. 12-2-86

Writ of Execution No. 11-08267

DEBT \$262,404.58

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Alva A. Rogers, Engineers on the 17th day of July A.D. 1923 as follows to wit:

BEGINNING at a point in the middle of Old Gulph Road at the distance of 113.80 feet, southeastward from the intersection of said middle line of Gulph Road with the middle of Radnor Road; thence extending north 11 degrees 42 minutes west along the other ground of the said Lewis A. Noblitt, Jr. and wife, 241.61 feet to a stake set in line of land of Daniel C. Hilferty and Margaret C., his wife; thence extending north 65 degrees 31 minutes east along said ground of Daniel C. Hilferty and wife, 63.33 feet to a stake; thence extending south 30 degrees 51 minutes east 317.86 feet to a stone set in the said middle line of Gulph Road; thence extending north 86 degrees 37 minutes west along said middle line of Old Gulph Road 171.85 feet to the first mentioned point and place of beginning.

BEING UPI #43-11D-8

BEING the same premises which

Thomas F. Horgan, by Indenture dated December 13, 2004 and recorded January 26, 2005 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6395 Page 61, granted and conveyed unto Jeanine C. Makara and Kevin D. Dyson, wife and husband, as Tenants by the Entirety.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **FEBA & ASSOCIATES LP**

SALE ADDRESS: 916 Upper Gulph Road, Wayne, PA 19087

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 12-2-87

Writ of Execution No. 11-03850

DEBT \$731,315.50

OF THE FIRST PART:

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

BEGINNING at an iron pin, a corner of this and land of "Community Park" which said point 170.07 feet distant easterly from the easterly line of Brown Street; thence along said "Community Park" south 43 degrees and 52 minutes east 861.50 feet to a stake in line of lands of Ralph T. Richards; thence along said land south 41 degrees 50 minutes west 492 feet to a post and south 46 degrees east 115.5 feet to a stake in a public road; thence along said road south 50 degrees west 89.8 feet to a stone; thence along lands now or late of Levi Keller north 45 degrees and 20 minutes west 1040.63 feet to a point, a corner; thence along the lands of said grantor north 49 degrees 8 minutes east 570.18 feet to the place of beginning.

CONTAINING 11 acres 140 perches of land more or less.

EXCEPTING thereout and therefrom all that certain tract or piece of land, situate in the Township of North Coventry, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point, the northeast corner at the intersection of Kerper Drive and Erb Place; thence along Kerper Drive north 42 degrees 15 minutes west 160.05 feet to a point, a corner of this and land of George N. Kerper; thence along land of George N. Kerper north 49 degrees 8 minutes east 103.92 feet to a point, a corner of this and Lot No. 5 about to be conveyed to Robert D. Erb;

thence along the land of Robert D. Erb south 40 degrees 25 minutes east 160 feet to the street called Erb Place; thence along the same south 49 degrees 8 minutes west 100 feet to the point or place of beginning.

BEING Lots No. 3 and 4 on the Plan of Lots as laid out by Charges and Isabel Rosewarne according to a survey and place dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO, excepting thereout and therefrom all that certain tract or piece of land, suite in the Township of North Coventry, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the north line of Erb Place, a corner of this Lot and Lot No. 4, which said point of beginning is 100 feet northeast from the corner of Kerper Drive and Erb Place; thence along Lot No. 4 about to be conveyed to Earl F. Erb, et ux north 40 degrees 25 minutes west 160 feet to a point a corner of this land of George N. Kerper; thence along land of said George n. Kerper north 49 degrees 9 minutes east 100 feet to a point a corner of this and Lot No. 7; thence along said Lot no. 7 south 40 degrees 25 minutes east 160 feet to the north side of the Street called Erb Place; thence along the same south 49 degrees 8 minutes west 100 feet to the point or place of beginning.

BEING Lots No. 5 and 6 on the Plan of Lots as laid out by Charles and Isabel Rosewarne according to a survey and plan dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO, excepting thereout and therefrom all those two certain lots or pieces of land, situate in the Township of North Coventry, County of Chester and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Erb Place, a corner of this Lot and Lot No. 8, which said point of beginning is 300 feet northeast from the northeast corner of Kerper Drive and Erb Place; thence along Lot No. 8 north 40 degrees 25 minutes, west 160 feet to a point, a corner of this and land of George N. Kerper; thence along the same north 49 degrees 8 minutes east 96 feet to a point a corner of this and line of Community Park; thence along the same south 44 degrees 27 minutes east 160.31 feet to the north line of Erb Place aforesaid; thence along the same south 49 degrees 8 minutes west 96 feet to the point or place of beginning.

BEING Lots No. 9 and 10 in the Plan of Lots as laid out by Charles and Isabel

Rosewarne according to a survey and plan dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO excepting thereout and therefrom all those two certain lots or pieces of land, situate in the Township of North Coventry, County of Chester and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Erb Place, a corner of this lot and Lot No. 6, which said point of beginning is 200 feet northeast from the northeast corner of Kerper Drive and Erb Place; thence along Lot No. 6 north 40 degrees 25 minutes, west 160 feet to a point, a corner of this and land of George N. Kerper; thence along the same north 49 degrees 8 minutes east 100 feet to a point a corner of this and Lot No. 9; thence along the same south 40 degrees 25 minutes east 160 feet to the north side of the street called Erb Place; thence along the same south 49 degrees 8 minutes west 100 feet to the point or place of beginning.

BEING Lots No. 7 and 8 in the Plan of Lots as laid out by Charles and Isabel Rosewarne according to a survey and plan dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO excepting thereout and therefrom all that certain tract or parcel of land, being Lot No. 1 and 2 laid out on a plan of lots of Chares E. Rosewarne and Isabel K. Rosewarne, his wife, July 6, 1945 by Ralph E. Shaner & Son R.E., Pottstown, PA, situate in North Coventry Township, County of Chester, Pennsylvania and bounded and described as follows.

BEGINNING at a point in the west line of Kerper Drive a private fifty feet wide road, other lands of Charles E. Rosewarne and Isabel K. Rosewarne his wife; thence along said Kerper Drive south 42 degrees 16 minutes east 160.05 feet to a stake still in lands of Charles E. and Isabel K. Rosewarne; thence along the same south 49 degrees 08 minutes west 131.49 feet to lands of Levi Keller; thence along same north 43 degrees 23 minutes west 160.07 feet to lands of George Kerper; thence along the same north 49 degrees 08 minutes east 134.13 feet to the place of beginning.

OF THE SECOND PART:

ALL THOSE TWO CERTAIN lots or pieces of ground situate in North Coventry Township, Chester County, Pennsylvania, bounded and described according to a survey made by Howard H. Ranck in October 1955 and revised by George F. Shaner, in January 1957, as follows, to wit:

BEGINNING at a point on the norther-

ly side of Miller Road (50 feet wide), said point being in the center line of the continuation of Meadowbrook Road, said point also being the southeasterly corner of property now or late of Charles Rosewarner; thence continuing along the northerly side of Miller Road north 43 degrees 48 minutes east 200 feet to a point; thence continuing along the same by a curve bearing to the right having a radius of 125 feet, a distance along the arc of 65.45 feet to a point; thence continuing along said Miller Road north 73 degrees 48 minutes east 75.93 feet to a point; thence by a line curving to the left having a radius of 125 feet, a distance of along said arc of 39.27 feet to a point; thence by a curve bearing to the left having a radius of 20 feet, a distance along the arc of 31.42 feet to a point on the northwesterly side of Keller Road; thence continuing along Keller Road north 46 degrees 12 minutes west 165.25 feet to a point; thence along other property now or late of Charles Rosewarne south 40 degrees 43 minutes west 400.440 feet to a point in line of other property now or late of Charles Rosewarne, which said point would also be the continuation of the center line of Meadowbrook Road; thence continuing along said property south 46 degrees 12 minutes east 99.14 feet to the place of beginning.

BEING UPI No. 17-4-28

BEING the same premises that Isabel K. Rosewarne, by Indenture bearing the date of July 7, 2006, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, at book 6907, page 87, et. seq. on July 26, 2006, granted and conveyed unto Clover Hill Construction, LLC, in fee.

PLAINTIFF: New Century Bank
(D/B/A) Customers Bank

VS

DEFENDANT: **CLOVER HILL
CONSTRUCTION LLC and WILLIAM &
TINA KELLY**

SALE ADDRESS: 1337 West
Meadowbrook Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JESSICA
M. GULASH, 610-668-0770**

SALE NO. 12-2-89

Writ of Execution No. 10-13435

DEBT \$248,134.74

ALL THAT CERTAIN piece of land, together with the buildings and improvements thereon erected and the appurtenances thereto.

SITUATE in East Nottingham Township, County of Chester, Commonwealth of

Pennsylvania, being.

UNIT Number, Lot 9 in Locksley Glen a Planned Community as established by the filing of the Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen Planned Community in East Nottingham Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4565, Page 1186 as amended by 1) the First Amendment to Declaration of Covenants, Restrictions Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book 4744, Page 1015 and 2) the Second Amendment to Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania, recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4762, Page 2027 (referencing Subdivision Plans 14921, 15097 and 15391).

TAX ID/Parcel No. 69-6-466.1

TITLE to said premises is vested in Julie Wehner and Andrew R. Wehner by deed from Albert Harry Hincken dated October 18, 2006 and recorded November 13, 2006 in Deed Book 7004, Page 160.

PREMISES being known as: 206 Sheffield Lane, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-6-466.1

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JULIE & ANDREW
WEHNER**

SALE ADDRESS: 206 Sheffield Lane,
Unit No 9, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MAR-
GARET GAIRO, 215-790-1010**

SALE NO. 12-2-91

Writ of Execution No. 11-07529

DEBT \$393,893.75

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Hunter's Ridge, now known as Manchester Farms, made by Chester Valley

Engineers, Inc., Civil Engineers and Land Surveyors, dated 12/20/2001, last revised 5/30/2003 and recorded as Plan No. 16882, as follows, to wit:

BEGINNING at a point on the north-westerly side of Cyprus Lane, a corner of Lot No. 52, thence extending along said side of Cyprus Lane the following (2) courses and distances, (1) south 50 degrees 51 minutes, 41 seconds west 71.03 feet to a point of curve, (2) along the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 21.47 feet to a point tangent and corner of Lot No. 50, thence extending along said side of Lot No. 50 north 43 degrees 36 minutes, 45 seconds west 218.40 feet to a point and corner of lands of Open Space as shown on said Plan, thence extending along said side of lands of open space north 43 degrees 48 minutes, 12 seconds east 110.30 feet to a point and corner of Lot No. 52, thence extending along said side of Lot No. 52 south 39 degrees 08 minutes, 19 seconds east 230.46 feet to the first mentioned point and place of beginning.

CONTAINING 22,664 square feet more or less

BEING Lot No. 51 on said Plan

TAX Parcel # 47-06-0120

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DAVID L. DECKER**

SALE ADDRESS: 116 Cyprus Lane,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY E. McCAFFERTY, 215-627-1322**

SALE NO. 12-2-92

Writ of Execution No. 08-12976

DEBT \$211,732.60

ALL THAT CERTAIN tract of land, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Cross View Estates" made by Berger & Hayes, Inc., Thorndale, PA, dated 11/5/89, last revised 8/10/90 and recorded 9/18/90 as Plan #10711 as follows to wit:

BEGINNING at a point on the north-westerly side of proposed road "B", said point being a corner of Lot #20 (as shown on said Plan): thence from said point of beginning extending along said road south 76 degrees 08 minutes 53 seconds west 35.00 feet to a point, being a corner of Lot #22; thence leaving said road extending along Lot #22 north 13 degrees 51 minutes 07 seconds west 130.00 feet to a point in line of Lot #24,

being a corner of Lot #22; thence extending partially along Lot #24 north 76 degrees 08 minutes 53 seconds east 35.00 feet to a point, being a corner of Lot #20; thence leaving Lot #24 extending along Lot #20 south 13 degrees 51 minutes 07 seconds east 130.00 feet to the first mentioned point and place of beginning.

BEING Lot #21 on the above mentioned Plan.

BEING known as: 223 Talucci Drive,
Downingtown, PA 19335

TAX Parcel No: 11-11-113-25

PLAINTIFF: Deutsche Bank National
Trust

VS

DEFENDANT: **MELYNN SMITH WYLIE**

SALE ADDRESS: 223 Talucci Dr,
Downingtown, PA 19335

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

SALE NO. 12-2-93

Writ of Execution No. 11-08085

DEBT \$264,515.64

ALL THAT CERTAIN 15 feet wide strip of land located on Upper Valley Road and situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of present land of Walter D. Bair and Rita A. Bair, his wife at a point in or near the center of Upper Valley Road, located a distance of 495.4 feet westward from a point in the intersection with Limestone Road; thence extending along in or near the center line of Upper Valley Road, south 87 degrees west 15 feet to a point in said road, being the southeast corner of land about to be conveyed to J.L. Laird, Jr., et ux; thence along J.L. Laird, Jr.'s land north 1 degree and 50 minutes west 200 feet to a point in line of land now or late of Leon M. Thompson et ux; thence along Thompson's land north 84 degrees 42 minutes 35 seconds east 15 feet to a point being the northwest corner of land of Walter D. Bair, his wife; thence along land of Bair's south 1 degree and 50 minutes east 200 feet to a point and place of beginning.

CONTAINING 3000 square feet of land to be the same more or less.

BEING the same premises which David P. Springer and Cynthia S Springer, his wife, by Deed dated April 10, 2007 and recorded in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Record Book 7145, Page 2037, granted and conveyed unto Peter

Anthony, LLC. in fee.

AND also all that certain lot of land, together with the improvements thereon erected, situate at the north side of Upper Valley Road, West Sadsbury Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey made July 22, 1961, by Howard Ranck, Registered Surveyor, to wit:-

BEGINNING at the southeast corner thereof, a point in or near the center of Upper Valley Road, located a distance of 345.4 feet westward from a point in the intersection with Limestone Road; thence extending along in Upper Valley Road, by land now or late of Lewis Bair and Vernon Bair respectively, south 87 degrees west, 150.00 feet to a point in said road; thence by land retained by Vernon Bair, of which these premises were a part, north 01 degree and 50 minutes west, 200.00 feet to an iron pin; thence by same, north 87 degrees east, 150 feet to an iron pin; thence by land retained by Vernon Blair, and Benjamin Werntz respectively, south 01 degree and 50 minutes east 200.00 feet to the place of beginning.

CONTAINING 30,000 square feet of land, be the same more or less.

EXCEPTING thereout and therefrom the same premises which Walter D. Bair and Rita A. Bair, his wife, by Deed dated May 12 1987 and recorded in the Office aforesaid in Record Book 737, Page 188, granted and conveyed unto Barry R. Wertz and Carol A. Wertz, his wife as follows:

ALL THAT CERTAIN tract of land, situate in West Sadsbury Township, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the north side of Upper Valley Road, a public road leading from Parkesburg to Atglen, said point being the southwest corner of present lands of Barry Wertz, et ux, thence along the north side of Upper Valley Road, south 87 degrees west, 15 feet to a point; thence north 10 degrees 50 minutes west, 200 feet to northern property line of Walter Bair, et ux.; thence north 87 degrees east, 15 feet to the northeast corner of present property of Walter Bair, et ux; thence south 10 degrees 50 minutes east, 200 feet passing along present land of Barry Wertz, et ux, to a point on Upper Valley Road, the point and place of beginning.

CONTAINING 3,000 square feet of land, to be the same more or less.

BEING the same premises which Mary Helen Gruzs, Executrix of the Estate of Rita A Bair, deceased, by Deed of Correction recorded March 6, 2007 in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in

Record Book 7098, Page 1116, granted and conveyed unto David P. Springer and Cynthia Springer, h/w, in fee, and which the said David P. Springer and Cynthia S. Springer, his wife by Deed recorded April 30, 2007 recorded in the Office of the Recorder of Deeds in and for Chester County in Record Book 7145, Page 2037 granted and conveyed unto Peter Anthony, LLC.

BEING UPI # 36-5-85.3

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **PETER A. BERARDI and PETER ANTHONY, LLC**

SALE ADDRESS: 2903 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, 610-296-9020**

SALE NO. 12-2-94

Writ of Execution No. 10-06693

DEBT \$278,204.53

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., consulting engineers and land surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

BEING Lot #227, as shown on said Plan

BEING Parcel #18-1-422

TITLE to said premises is vested in Anthony Dustin Locklear by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated October 22, 2008 and recorded October 28, 2008 in Deed Book 7537, Page 1815 Instrument #10882327.

PREMISES being known as: 199 S. Savanna Drive, Pottstown, Pennsylvania 19465.

TAX I.D. #: 18-01-04-22-00000

PLAINTIFF: BAC Homes Loans Servicing LP

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

SALE ADDRESS: 199 .S Savanna Drive, Pottstown, PA 19465

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

SALE NO. 12-2-95

Writ of Execution No. 11-01722

DEBT \$266,704.03

ALL THAT CERTAIN lot or piece of ground, situate, in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan made for C. Edward Lawrie by N.M. Lake and Associates, Inc., dated 7/1/1987 and last revised 4/5/1988 and recorded in Chester County as Plan No. 8207, as follows, to wit:

BEGINNING at a point on the west side of Fifth Street, at a corner of Lot No. 6, as shown on said Plan; thence extending from said beginning point along the west side of Fifth Street the two following courses and distances; (1) south 13 degrees 22 minutes 25 seconds east, 131.79 feet to a point; and (2) south 27 degrees 46 minutes 47 seconds east, 96.7 feet to a point, a corner of lands now or late of Leo A. and Lawrence P. Tighe; thence extending along the same south 77 degrees 27 minutes 29 seconds west, 338.84 to a point in line of lands now or late of C. Edward Lawrie; thence extending along the same north 19 degrees 10 minutes 00 seconds west, 225.54 feet to a point, a corner of Lot No. 6 aforesaid; thence extending along the same north 77 degrees 27 minutes 29 seconds east, 328.24 feet to the first mentioned point and place of beginning.

TAX Id No: 69-6-67.9

FOR information purposes only –
Property also known as:

626 5th St, Oxford, PA 19363-2817

TITLE to said premises is vested in William J. Miller and Tina M. Miller, by Deed from Thomas A. Haba and T. Jane Haba, dated 9/7/2001, recorded 10/9/2001 as Book: 5082, Page 1341.

PLAINTIFF: Deutsche Bank National
Trust Company
VS

DEFENDANT: **JOHN & LENA
PETERSHEIM and WILLIAM & TINA
MILLER**

SALE ADDRESS: 626 5th Street,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **KIERA
McFADDEN-ROAN, 856-840-5815**

SALE NO. 12-2-96**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, heredi-

taments 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: 28-6-97

FOR information purposes only – property a/k/a 559 W. Kings Hwy, Coatesville, PA 19320-1724

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: **CHRISTINE A. PINTO, 856-810-5815**

SALE NO. 12-2-97

Writ of Execution No. 11-02006

DEBT \$567,962.30

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Marlborough, County of Chester and State of Pennsylvania, described according to a Final Subdivision Plan of Marlboro Meadow, dated 2/24/1993 last revised 5/11/1993 Drawing No. C-729, recorded at West Chester in the Office of the Recorder of Deeds in Plan File No. 12229, as follows:

BEGINNING at a point on the easterly side of the cul-de-sac at the terminus of Arrowwood Lane, said point marking a corner of this Lot and a corner of Lot No. 2, as shown on said Plan; thence extending along the said side of said cul-de-sac, the two (2) following courses and distances; (1) along the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 30.06 feet to a point of reverse curve; and (2) along the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 21.03 feet to a point on the easterly side of Arrowwood Lane; thence extending along same, the two (2) following courses and distances: (1) along the arc of a circle curving to the left having a radius of 425.00 feet, the arc distance of 220.91 feet to a point of reverse curve; and (2) along the

arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 37.17 feet to a point on the southerly ultimate right of way line of Lenape-Unionville Road (T-461) as shown on said Plan; thence extending along same, north 85 degrees 49 minutes 45 seconds east, 89.36 feet to a point in line of lands now or late of William R. Landefeld, Jr.; thence leaving the said side of Lenape-Unionville Road, extending along line of lands of Landefeld, south 00 degrees 06 minutes 56 seconds west, 343.10 feet to a point, another corner of Lot No. 2, aforesaid; thence extending along line of Lot No. 2, north 73 degrees 18 minutes 39 seconds west, 179.68 feet to the first mentioned point and place of beginning.

TAX ID: 61-5-55.4

ADDRESS for information purposes only 1 Honeysuckle Ln, Kennett Square, PA, 19348-1356

TITLE to said premises is vested in Robert J. Cohen and Jennifer M. Cohen, husband and wife, by Deed from JMW Land Company, Inc., A Corporation, dated 6/9/1998 and recorded 6/19/1998 in Book 4368, Page 1786.

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

VS

DEFENDANT: **ROBERT & JENNIFER COHEN**

SALE ADDRESS: 1 Honeysuckle Lane, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **MARY WU, 856-810-5815**

SALE NO. 12-2-98

Writ of Execution No. 11-08074

DEBT \$54,317.43

ALL THAT CERTAIN lot of land situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a recent survey thereof made by T.G. Colesworthy, County Surveyor, as follows,:

BEGINNING at an iron pin set in the center line of Maple Lane where the same intersects the south line of Edkin Avenue, said pin being the southwest corner of Lot No. 138 on Chatwood Plan, and at the southeast corner of land now or late of Joseph W. Belt; thence extending through lands now or formerly of Aaron S. Edkin by a line being the projection of the center line of Maple Lane on the Chatwood Plan, south 18 degrees 50 minutes east, 150 feet to an iron pin, said street to be opened to a width of 33 feet; thence leaving the street and extending through

land now or formerly of A.S. Edkin, south 71 degrees 10 minutes west, 397.16 feet to a corner of lands now or formerly of the Greenmount Cemetery and Thomas Shank; thence extending along land now or formerly of the Greenmount Cemetery north 17 degrees 17 minutes west, 150.05 feet to an iron pin a corner of lands now or late of Joseph W. Belt; thence extending along said land, north 71 degrees 10 minutes east, 393.10 to the first mentioned point and place of beginning.

EXCEPTING thereout and therefrom the following described premises:

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a Plan of Land of Joseph P. and Caroline Taylor, made by T.G. Colesworthy, County Surveyor, dated May 11, 1964, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Maple Lane with the southerly line of Edkin Avenue (extended); thence extending from said beginning point along the center line of Maple Lane proposed south 18 degrees 50 minutes east 150 feet to a point a corner of land now or formerly of Aaron S. Edkin; thence extending along the same south 71 degrees 10 minutes west 135 feet to a point a corner of lands now or formerly of Joseph P. and Caroline Taylor; thence extending along the same the two following courses and distance: (1) north 37 degrees, 16 minutes west 137.03 feet to a point and (2) north 71 degrees 10 minutes east 170.81 feet to a point in the bed of Maple Lane proposed, aforesaid; thence extending along the same 8.25 feet from the center line thereof, north 18 degrees 15 minutes west 25 feet to a point; thence extending north 71 degrees 10 minutes west, 8.25 feet to the first mentioned point and place of beginning.

BEING the same real estate which Joseph P. Taylor, III and Caroline Taylor, husband and wife, conveyed to Richard R. Love and Patricia S. Love, husband and wife, by Deed dated May 1, 1989, and recorded in Chester County Deed Book Volume 1529, Page 566, and by which Richard R. Love and Patricia S. Love, husband and wife, conveyed to themselves by Deed April 6, 2001, and recorded in Chester County Deed Book Volume 4929, Page 2345.

TOGETHER with and subject to all notes, restrictions and conditions set forth on the aforementioned survey prepared by T.G. Colesworthy together with all covenants, conditions, easements, rights-of-ways, restrictions, reservations and limitations of record.

SUBJECT to any other restrictions, reservations and exceptions affecting the real estate.

BLR #52-5G-57

IMPROVEMENTS: residential dwelling

PROPERTY address – 200 Maple Lane, West Chester, PA

PLAINTIFF: Graystone Tower Bank VS

DEFENDANT: **RICHARD R. & PATRICIA S. LOVE**

SALE ADDRESS: 200 Maple Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **DONALD KORNFIELD, 717-762-8222**

SALE NO. 12-2-99

Writ of Execution No. 11-10030

DEBT \$216,320.69

ALL THAT CERTAIN messuage and tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, known as 413 West Gay Street, bounded and described as follows:

BEGINNING at a point in the center line of West Gay Street at a corner of land known as 411 West Gay Street; thence along the center line of West Gay Street, sixteen feet to a point, being the boundary line with property known as 415 West Gay Street; thence along said boundary line north twenty three degrees, fourteen minutes west, ninety-nine and five tenths feet to a point; thence north sixty-seven degrees, zero minutes east, sixteen feet to a point being the boundary line with property known as 411 West Gay Street; thence along said boundary line south twenty-three degrees, fourteen minutes east, ninety-nine and five tenths feet to the point and place of beginning.

TAX ID/Parcel No. 1-8-321.12

BEING the same premises which Angel Gonzalez and Gloria Gonzalez, husband and wife by Deed dated 6-24-2004 and recorded 6-28-2004 in Chester County in Record Book 6202 Page 793, conveyed unto Lee Smith, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **LEE A. SMITH**

SALE ADDRESS: 413 West Gay Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN, 610-889-0700**

SALE NO. 12-2-100
Writ of Execution No. 10-07611
DEBT \$191,279.74

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, described according to a Subdivision Plan for Thomas Natalie, Jr. made by Comstock and Stapleton, Registered Land Surveyors, Glen Moore, PA dated November 14, 1973 as follows, to wit:

BEGINNING at a point in the title line in the bed of Wilmington Road (proposed 50 feet wide) said point of beginning being south 4 degrees 15 minutes east 125 feet from a corner of land now or late of Gertrude Umstead; thence extending along the title line through the bed of Wilmington Road south 4 degrees 15 minutes east, 135 feet to a point, a corner of land now or late of Louis Kramer; thence leaving said highway and extending along land of said Kramer south 85 degrees 45 minutes west 300 feet to a point, a corner of land now or late of Anthony H. Cimeo, et ux; thence extending along said land of Cimeo, north 4 degrees 15 minutes west 182.20 feet to an iron pin; thence from said point, the 3 following courses and distances: (1) north 87 degrees 51 minutes east 123.82 feet to an iron pin; (2) south 2 degrees 9 minutes east 42.69 feet to an iron pin and (3) north 85 degrees 45 minutes east 177.82 feet to the first mentioned point and place of beginning.

CONTAINING 46,000 square feet of land the same more or less.

TAX ID: #37-4-49.010

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **TENANTS OCCUPYING PROPERTY**

SALE ADDRESS: 943 Old Wilmington Pike, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, 610-296-9020**

SALE NO. 12-2-101
Writ of Execution No. 10-05499
DEBT \$83,872.44

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situate in the Township of West Nottingham, County of Chester and State of Pennsylvania, bounded and described

as follows, to wit:

BEGINNING at an iron pin in the State Road, leading from Nottingham to Cooper's School; thence along in said road, north 69 degrees 30 minutes east, 100 feet to a corner; thence leaving said road by land of John Wood and other land now or late of Roscoe C. Morad, et ux, of which this was a part, south 21 degrees, 12 minutes east, 200 feet to an iron pin; thence by the same south 69 degrees 30 minutes west, 105 feet to an iron pin, a corner of land of Russell Howell, thence by the same, north 20 degrees 30 minutes west, 200 feet to the place of beginning.

BEING Chester County UPI No. 68-6-110.

PLAINTIFF: Thelma I. Howell
VS

DEFENDANT: **MICHAEL J. & MICHELE WRIGHT SOMA**

SALE ADDRESS: 193 W. Ridge Rd, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **GEORGE G. HEINEY, 610-932-3666**

SALE NO. 12-2-102
Writ of Execution No. 10-13481
DEBT \$187,098.03

ALL THAT CERTAIN tract of land with the building and improvements thereon erected, hereditaments and appurtenances, designated as Lot No. 213 on the original Plan of Lots known as Megargee Heights, duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Plan Book No. 1 Page 76, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a new survey made by J.W. Harry, Civil Engineer, dated 06/29/1945, as follows, to wit:

BEGINNING at an iron pin at the point of intersection of the south curb line of Stirling Street with the east curb line of 15th Avenue; thence along the said south curb line of Stirling Street, north 85 degrees 03 minutes 30 seconds east, 67 feet to an iron pin at the northwest corner of the Lot No. 212 on the Original Plan of Megargee Heights; thence along said Lot no. 212 south 04 degrees 56 minutes 30 seconds east, 168 feet to an iron pin in the north line of Buttonwood Street (20 feet wide); thence along the said north line of Buttonwood Street south 85 degrees 03 minutes 30 seconds west, 67 feet to an iron pin at the point of intersection of the north line of Buttonwood Street with the east curb line of 15th Avenue; thence along the said east curb line of

15th Avenue north 04 degrees 56 minutes 30 seconds west, 168 feet to the place of beginning.

BEING the same premises which James P. DeForge by Deed dated May 31, 1996 and recorded June 7, 1996 in the County of Chester in Record Book 4042 Page 844 conveyed unto Nathaniel D. Anderson, Sr. and Gladys M. Anderson, husband and wife, in fee.

BEING Tax Parcel No. 39-3R-35

ASSESSMENT: \$103,330.00

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **NATHANIEL D. &**

GLADYS M. ANDERSON

SALE ADDRESS: 1500 Stirling Street,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 12-2-103

Writ of Execution No. 09-06497

DEBT \$41,071.73

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances,

SITUATE in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Property made for J. Richard Vishneski, by Henry S. Conrey, Inc., Chester Valley Engineers, dated 3/1/1973 and last revised 4/22/1975, as follows, to wit:

BEGINNING at a point on the south side of Suzanne Drive, said point being the next 2 following courses and distances from a point of tangent on the southwest side of Hidden View Drive; (1) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 28.61 feet to a point of tangent on the south side of said Suzanne Drive; and (2) south 73 degrees 44 minutes 23 seconds west 432 feet to a point, a corner of Lot No. 35, and place of beginning; thence from said point of beginning, and along Lot No. 35, south 17 degrees 45 minutes 20 seconds east, crossing through a 105 feet wide Philadelphia Electric Company right-of-way, 313.09 feet to a point, a corner of Lot No. 33; thence along the same south 72 degrees 14 minutes 37 seconds west 251.03 feet to a point on the northeast side of Suzanne Drive; thence along the same, north 17 degrees 45 minutes 20 seconds west, 242.67 feet to a point of tangent inline of said right-of-way; thence on the arc of a circle curving to the right, having a radius of 75 feet, to a point of tangent on the south side of Suzanne Drive; thence along the

same north 73 degrees 44 minutes 23 seconds east, 174.15 feet to the point and place of beginning.

BEING Lot No. 34 on said Plan.

BEING Tax Parcel No. 50-5-153.35.

PLAINTIFF: Benchmark Federal
Credit Union
VS

DEFENDANT: **SHIVOAN SWAVE-
LY**

SALE ADDRESS: 1627 Suzanne Dr,
West Chester, PA 19380

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 12-2-104

Writ of Execution No. 10-04058

DEBT \$479,435.05

BY virtue of a Writ of Execution No.
10-04058

OWNER(S) of property situate in the
Township of West Bradford, Chester County,
Pennsylvania, being 1517 East Sedona Drive,
Downingtown, PA 19335-4306

UPI No. 50-1-36.42

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$479,435.05

PLAINTIFF: Deutsche Bank National
Trust Company
VS

DEFENDANT: **EDWIN SEGARRA
and JANNETTE VASQUEZ**

SALE ADDRESS: 1517 East Sedona
Drive, Downingtown, PA 19335

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

SALE NO. 12-2-105

Writ of Execution No. 11-08071

DEBT \$174,842.50

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected; hereditaments and appurtenances, situate in Valley Township, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Subdivision Plan for Alfred R. Verna and Alan R. Hanscom, made by Berger Hayes and Lake Raeder Hillard & Associates, dated December 9, 2003 and recorded as Plan File #17277 as follows, to wit:

BEGINNING at a point on the southern side of the right-of-way line of Willow Street, a/k/a Walnut Street, a corner of lands now or late of Carl G. and Betty M. Barker, thence from said

beginning point along the aforesaid right of way line, north 80 degrees, 20 minutes, 00 seconds east, 87.00 feet to a point, a corner of Lot No. 2; thence along the same, south 09 degrees, 40 minutes, 00 seconds east, 238.02 feet to a point in the bed of unimproved 20 feet wide alley unopened and not ordained; thence extending along the same, south 69 degrees, 12 minutes 00 seconds west, 78.19 feet to a point, a corner of lands now or late of the aforesaid Carl G. and Betty M. Barker; thence along the same, north 11 degrees, 59 minutes, 32 seconds west, 253.33 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the aforementioned Plan.

SUBJECT to an offer of dedication to Valley Township of a 5 feet wide strip of land extending along the south right-of-way line of Willow Street, a/k/a Walnut Street for a distance of 178.00 feet.

EXCEPTING therefrom and thereout that portion of the herein described premises lying within the bed of the unimproved and unopened 20 feet wide alley.

BEING Tax Parcel No. 38-2P-44.

TITLE is vested in Bryan Ellis, by Deed from Thomas George Ellis, dated 4/6/2007 and recorded 4/13/2007 in Record Book 7132, Page 2370.

PLAINTIFF: Springleaf Financial Services of PA Inc

VS

DEFENDANT: **BRYAN ELLIS**

SALE ADDRESS: 1120 Willow Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-JAMIN ELI WITMER, 610-275-7990**

SALE NO. 12-2-106

Writ of Execution No. 10-10604

DEBT \$150,201.53

BY virtue of a Writ of Execution No. 10-10604

OWNER(S) of property situate in the Chester County, Pennsylvania, being 414 West 4th Avenue, A/K/A 414 4th Avenue, Parkesburg, PA 19365-1410

UPI No. 8-5-361, 8-5-364.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$150,201.53

PLAINTIFF: GMAC Morthgage LLC

VS

DEFENDANT: **DANIEL EVANS**

SALE ADDRESS: 414 West 4th

Avenue, a/k/a 414 4th Avenue, Parkesburg, PA 19365

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

SALE NO. 12-2-107

Writ of Execution No. 10-05487

DEBT \$90,144.18

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

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

UPI No. 8-5-40

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$90,144.18

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **PAMELA & WILLIAM M. TATUM**

SALE ADDRESS: 503 West 1st Avenue, Parkesburg, PA 19365

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

SALE NO. 12-2-108

Writ of Execution No. 09-10094

DEBT \$323,462.62

BY virtue of a Writ of Execution No. 09-10094

OWNER(S) of property situate in the Township of Warwick Township, Chester County, Pennsylvania, being 161 Laurel Road, Elverson, PA 19520-8929

UPI No. 19-4-38.12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$323,462.62

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **PATRICK REILLY**
SALE ADDRESS: 161 Laurel Road, Elverson, PA 19520

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

SALE NO. 12-2-109

Writ of Execution No. 11-10922

DEBT \$12,000.00

ALL THAT CERTAIN parcel of land, situate in Willistown Township, Chester County, Pennsylvania, being shown as Unit 124 on As-Built Plan, Units 116, 118, 120, 122, 124, 126 of Deerfield Knoll for Blair & Son, dated November 2, 1987 by Chester County Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

BEGINNING at the northernmost corner thereof, said point of beginning being measured the four following courses and distances from the intersection of the centerlines of Hedgerow Lane and Shaker Lane; (1) along said centerline of Hedgerow Lane, north sixty three degrees, thirty five minutes, twenty eight seconds east, ninety five and twenty four one-hundredths feet to a point of curvature; (2) continuing along said centerline, along a curve concave to the southeast having a radius of three hundred fifty feet, an arc distance of fifty three and fifty two one-hundredths feet to the intersection of the centerline of an unnamed road providing access to Units 116, 118, 120, 122, 124 and 126; (3) along said access road centerline, along a curve concave to the north having a radius of two hundred feet, an arc distance of two hundred forty six and four one-hundredths feet and a chord which bears south seventy eight degrees, eighteen minutes, twenty two seconds east a distance of two hundred forty six and four one-hundredths feet and chord which bears south seventy eight degrees eighteen minutes, twenty two seconds east a distance of two hundred thirty and eighty two one-hundredths feet to a point; (4) south twenty three degrees thirty two minutes, fifty six seconds east, thirty one and one one-hundredths feet to a point of beginning; thence from the point of beginning, south twenty four degrees, thirty minutes, fifty two seconds east, twenty seven feet to a point; thence south sixty five degrees, twenty nine minutes, eight seconds west, twelve and thirty three one-hundredths feet to a point; thence north twenty four thirteen and seventeen one-hundredths feet to a point; thence south twenty four degrees, thirty minutes, fifty two seconds east, twenty two feet to a point; thence south sixty five degrees, twenty nine minutes, eight seconds west, twelve and thirty three one-hundredths feet to a point; thence north twenty four degrees, thirty minutes, fifty two seconds west, two feet to a point; thence south sixty five degrees, twenty nine minutes, eight seconds west, thirteen and sixty seven one-hundredths feet to a point; thence north twenty four degrees, thirty minutes, fifty two seconds west, thirty eight feet to a point; thence north sixty five degrees, twenty nine minutes, eight seconds east, twenty five and sixty seven one-hun-

dredths feet to a point; thence north twenty four degrees, thirty minutes, fifty two seconds west, nine feet to a point; thence north sixty five degrees, twenty nine minutes, eight seconds east, twenty five and sixty seven one-hundredths feet to point; thence north twenty four degrees, thirty minutes, fifty two seconds west, nine feet to a point; thence north sixty five degrees, twenty nine minutes, eight seconds east, thirteen and fifty one-hundredths feet to the point of beginning.

BEING part of the same premises which J.T.J., Inc. (a Pa. Corp.) by indenture bearing date the 26th day of September AD, 1985 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on 4th day of October AD, 1985 in Deed Book No. 93 page 462 etc., granted and conveyed unto Deerfield Associates, Ltd. (a Pa. Corp.), in fee.

BEING the same premises which Deerfield Associates Ltd., a PA Corp., by indenture bearing the date of March 10, 1988, herewith and intend to be forthwith recorded, granted and conveyed unto Peggy A. Antonius, in fee.

TAX Parcel No.: 54-8-324

PLAINTIFF: Deerfield Knoll Homeowners Association

VS

DEFENDANT: PEGGY ANTONIOUS (ESTATE OF)

SALE ADDRESS: 124 Hedgerow Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: ASHLEY L. LERCH, 610-458-2997

SALE NO. 12-2-110

Writ of Execution No. 10-13749

DEBT \$204,161.64

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania, described in accordance with a map of property of Robert Bruce, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated April 25, 1962 and revised April 30, 1962 as follows, to wit:

BEGINNING at a point on the southwest side of Delancey Circle (fifty feet wide), measured along the said side thereof, the three following courses and distances form a point on the southeast side of Gregory Lane (fifty feet wide): (1) northeastwardly and southeastwardly on the arc of a circle curving to the right with a radius of fifty feet the arc distance of thirty seven and seventy one-hundredths feet; (2) south seventy two degrees, twenty eight minutes east, fifty one and thirty two one-hundredths feet; (3) southwestward-

ly on the arc of a circle curving to the right having a radius of two hundred thirty five feet, the arc distance of fifty one and thirteen one-hundredths feet; thence from said point of beginning along the southwest side of Delancey Circle, the two following courses and distances: (1) southwestwardly on the arc of a circle curving to the right with a radius of two hundred thirty five feet the arc distance of one hundred thirty one and twenty five one-hundredths feet to a point; (2) south twenty eight degrees east, twenty eight and ninety five one-hundredths feet to a corner of Lot No. 3 and the middle of said easement. South sixty two degrees west one hundred sixty feet to a point; thence north thirty nine degrees, seven minutes, thirty seconds west twenty three and thirty eight one hundredths feet to a point; thence south sixty five degrees, forty eight minutes west, twenty and seventy one hundredths feet to an iron pin; thence north thirty nine degrees, seven minutes, thirty seconds west, thirty two and forty eight one-hundredths feet to a corner of Lot No. 1; thence along Lot No. 1 north thirty degrees east, one hundred eighty three and sixty two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan

BEING UPI No. 43-10D-46.2

BEING the same premises which Kent I. Oroff and Fredrika S. Oroff, his wife by Deed dated June 28, 1982 and recorded in the Office for the Recording of Deeds in Chester County on June 30, 1982, granted and conveyed unto Thomas H. Bush and Rita F. Bush, his wife, in Deed Book C-60 Page 175, in fee.

BEING known as 518 Delancey Circle

PLAINTIFF: TD Bank NA (F/K/A)

VS

DEFENDANT: **THOMAS & RITA**

BUSH

SALE ADDRESS: 518 Delancey Circle, Devon, PA 19333

PLAINTIFF ATTORNEY: **EVERETT**

KIT SHEINTOCH, 484-318-7582

SALE NO. 12-2-111

Writ of Execution No. 11-03349

DEBT \$229,368.56

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan of property for Caribou Village made by Donald W. Doran, Inc. surveyor dated 4/17/1978 last revised 6/19/1978 and recorded in Chester County as Plan 1752 as follows, to wit:

BEGINNING at a point on the westerly side of West Phoenix Drive a corner of Lot 12 as shown on said Plan; thence extending along the westerly side of West Phoenix Drive on the arc of a circle curving to the left radius 225 feet an arc distance of 86.39 feet to a point of reverse curve still on the westerly side of West Phoenix Drive on the arc of a circle curving to the right radius 15 feet an arc distance of 23.56 feet to a point of tangent on the northerly side of Dianna Drive; thence along the northerly side of Dianna Drive north 44° 27' 20" west 45 feet to a point a corner of Lot 10; thence extending along Lot 10 north 45° 32' 40" east 100 feet to a point in line of Lot 13; thence partly along Lot 13 and along Lot 12, south 43° 55' 17" east 76.39 feet to the first mentioned point and place of beginning.

BEING Lot 11 as shown on said Plan.

BEING known as 110 West Phoenix Drive, Phoenixville, PA 19460

BEING the same premises which Stella Meccariello by Indenture dated June 30, 2006 and recorded July 25, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6906, Page 126 granted and conveyed unto Wendy R. Kelly, as sole owner.

PARCEL No. 15-18-1.5

IMPROVEMENTS: residential property.

PLAINTIFF: Vericrest Financial Inc (F/B/O) DBA Vericrest Opportunity REO 2009-PL1 LLC

VS

DEFENDANT: **WENDY R. KELLY**

SALE ADDRESS: 110 W. Phoenix Dr, Phoenixville, PA 19460

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

SALE NO. 12-2-112

Writ of Execution No. 09-05508

DEBT \$149,026.64

ALL THAT CERTAIN lot of land situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to a survey made by Manley N. White, registered surveyor, dated April 8, 1952, as follows, to wit:

BEGINNING at a point in the middle of the Chambers Rock Road, said point being a corner now or late of Hans A. Seaburg and Ruth E. Seaburg, his wife, and being eastwardly 1270.32 feet from the intersection of the middle of the said Chambers Rock Road with the middle of the Newark-New London concrete road; thence along land of said Seaburg south 12 degrees 52 minutes

east 300 feet and passing over an iron pipe set in the south edge of Chambers Rock Road, to an iron pipe; thence by land now or late of Samuel W. Pierson and Jessie A. Pierson, his wife, the following two (2) courses and distances, to wit: (1) north 87 degrees 42 minutes 30 seconds west 266.47 feet to an iron pipe; and (2) north 02 degrees 17 minutes 30 seconds east 286.71 feet to a point in the middle of the said Chambers Rock Road, and passing over an iron pipe set in the south edge of said road; thence along the middle of said road the following two (2) courses and distances, to wit: (1) south 87 degrees 42 minutes and 30 seconds east 172.11 feet to a point; and (2) north 82 degrees 15 minutes east 16.34 feet to the point and place of beginning.

CONTAINING 1 and 1/2 acres of land, be the same more or less.

TITLE to said premises is vested in Davis G. Durham, Jr. and Marie A. Durham, husband and wife, by deed from William E. Bland and Marilyn M. Bland, his wife, dated January 28, 1988 and recorded January 29, 1983 in Deed Book 104, Page 511 Instrument #004427.

PREMISES being known as: 506 Chambers Rock Road, Landenberg, Pennsylvania 19350.

TAX I.D. #: 73-6-23

PLAINTIFF: Citibank NA

VS

DEFENDANT: **DAVIS & MARIE**

DURHAM

SALE ADDRESS: 506 Chambers Rock Rd, Landenberg, PA 19350

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

SALE NO. 12-2-113

Writ of Execution No. 09-00187

DEBT \$174,128.78

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 Final Subdivision Plan for Robert M. & Wilma Jean Hopper by John D. Stapleton, III, registered land surveyor, Coatesville, PA. dated June 18, 1990 revised December 18, 1990 and recorded as Plan No. 11408 as follows, to wit:

BEGINNING at a point on the southwesterly ultimate right-of-way of Baron's Hill Road (T-378) (50 feet wide) said point also marking a corner of land's now or late of Douglas F. Towner & Rebecca K. Towner; thence from said

beginning point extending along the southwesterly ultimate right-of-way of Baron's Hill Road (T-378) the two following courses and distances: (1) south 53 degrees 00 minutes 00 seconds east 297.13 feet to a point; (2) south 62 degrees 00 minutes 00 seconds east 29.17 feet to a point; a corner of lands now or late of Peter James Leonard; thence extending along said lands of Leonard south 62 degrees 21 minutes 43 seconds west 311.76 feet to a point, a corner of aforesaid lands now or late of Towner; thence extending along said lands of Towner north 02 degrees 13 minutes 54 seconds east 337.39 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Richard A. Dusewicz by Deed from Alfred R. Hanscom dated July 28, 2004 and recorded August 3, 2004 in Deed Book 6238, Page 1590.

PREMISES being known as: 192 Barons Hill Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 29-3-16

PLAINTIFF: Citibank

VS

DEFENDANT: **RICHARD A. DUSEWICZ**

SALE ADDRESS: 192 Barons Hill Road, Coatesville, PA 19320

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

SALE NO. 12-2-114

Writ of Execution No. 10-13064

DEBT \$167,930.68

PREMISES A: ALL THAT CERTAIN lot or tract of land with any improvements thereon erected, known as Lot No. 68 on a revised plan of lots of John Wesley Cook, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey made by J. W. Harry C. E., May 15 1950, as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale Guthrieville Public Road to Caln Meeting House, at the southwest corner of Lot 67 on said Plan, distant seven hundred eighty (780) feet measured westwardly along the middle of said first mentioned public road from an iron pin at its point of intersection with said Thorndale-Guthrieville Public Road; thence along the middle of said road and leading to Caln Meeting House, south eighty-seven (87) degrees seven (7) minutes west. One hundred (100) feet to a corner of remaining land and John Cook, et ux; thence leaving said road and along said land passing over an iron pipe set on line seventeen and seventy-five one-hundredths

(17.75) feet from the last mentioned point, north two (2) degrees fifty-three (53) minutes west, one hundred sixty (160) feet to an iron pipe marker, a corner of the remaining land of John Cook et ux; thence still along the same, north eighty-seven degrees seven (7) minutes east, one hundred (100) feet to an iron pipe market set on line seventeen and seventy-five one-hundredths (17.75) feet from the next mentioned point, south two (2) degrees fifty-three (53) minutes east, one hundred sixty (160) feet to the place of beginning.

PREMISES B: ALL THAT CERTAIN lot or tract of land situate in Caln Township, Chester County, Pennsylvania. Being in the rear of Lot No. 68 on a revised Plan of Lots of John Wesley Cook and wife, bounded and described as follows:

BEGINNING at the rear corner of Lot No 68 owned N/A by Lloyd R. Byerly and the rear corner of Lot No. 69 N/F owned by Josiah D. Ashenfelder and wife; thence along the remaining land of the said John Wesley Cook and Grace R. Cook, his wife, north two (2) degrees fifty-three (53) minutes west, one hundred sixty (160) feet to a point in line of said remaining land of the said Cooks; thence along said land, north eighty-seven (87) degrees seven (7) minutes east, one hundred (100) feet to the place of beginning.

PARCEL no.: 39-4D-14

BEING known as: 3703 Humpton Road, Downingtown A/K/A Downingtown, PA 19335

BEING the same premises which PMC Specialty Mortgage, LLC F/K/A WM Specialty Mortgage, LLC by Keystone Asset Management, Inc. its attorney in fact by a power of attorney to be recorded simultaneously herewith, by Deed dated May 5, 2009 and recorded May 28, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7677, Page 895, granted and conveyed unto Howard Ford.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: HOWARD A. FORD

SALE ADDRESS: 3703 Humpton Rd, Downingtown, PA 19335

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

SALE NO. 12-2-115

Writ of Execution No. 11-05289

DEBT \$189,529.94

ALL THAT CERTAIN condominium unit designated as No. 1506 in Raintree, a Condominium, located at King and Sugartown

Roads, situate in the Borough of Malvern, County of Chester and State of Pennsylvania, as said unit is designated in the following all recorded in the office for the Recording of Deeds in and for Chester County, the Declaration of Condominium dated 5/18/1979 and recorded in Misc. Deed Book 442 Page 131 the Code of Regulations dated 5/18/1979 and recorded in Misc. Deed Book 442 Page 105 and the Declaration Plan recorded 5/18/1979 in Plan File 2338.

TOGETHER with all right, title and interest being .780% of, in and to the common elements as fully set forth in the Declaration of Condominium and as shown and indicated in the Declaration Plans.

COUNTY Parcel No. 2-6-301

TITLE to said premises is vested in Carrie Ann Damiano by Deed from Lynne P. Feimster, by her attorney-in-fact, Richard P. Feimster by Power of Attorney dated May 9, 2006 dated June 27, 2007 and recorded July 2, 2007 in Deed Book 7200, Page 372, Instrument #10767243.

PREMISES being known as: 1506 Raintree Lane, Malvern, Pennsylvania 19355.

TAX I.D. #: 02-66-0301

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: CARRIE ANN DAMIANO

SALE ADDRESS: 1506 Raintree Lane, Malvern, PA 19355

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

SALE NO. 12-2-116

Writ of Execution No. 10-14719

DEBT \$607,337.24

BY virtue of a Writ of Execution No. 2010-14719-RC

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 519 Merlin Road, Phoenixville, PA 19460-2119

UPI No. 26-4-77.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$607,337.24

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: ANDREW P. LELITO

SALE ADDRESS: 519 Merlin Road, Phoenixville, PA 19460

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

SALE NO. 12-2-117
Writ of Execution No. 10-13648
DEBT \$191,559.00

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of The Martin Tract, by Rouse/Chamberlin, Inc., made by Chester Valley Engineers, Inc., Paoli, PA, dated 07/06/1987, last revised 6/15/1988 and filed in Chester County as Plan No. 9605, as follows, to wit:

BEGINNING at a point on the west side of Laurel Moors Drive, said point being a corner of Lot No. 147 as shown on said Plan; thence extending from said point of beginning along the west side of Laurel Moors Drive the two (2) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 375 feet, the arc distance of 46 feet to a point of compound curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 36.57 feet to a point, a corner of Lot No. 145; thence extending along the same, north 62 degrees 43 minutes 08 seconds west, 120 feet to a point in line of land of Open Space; thence extending along the same, north 35 degrees 01 minutes 06 seconds east, 112.95 feet to a point, a corner of Lot No. 147 aforesaid; thence extending along the same, south 48 degrees 04 minutes 15 seconds east, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 146 as shown on said Plan. Containing 11,478 square feet of land more or less.

TITLE to said premises is vested in Nancy Boudrie and Mark E. Boudrie, husband and wife, by Deed from Mark E. Boudrie, dated September 20, 1996 and recorded October 7, 1996 in Deed Book 4092, Page 1988.

PREMISES being known as: 325 Laurel Moors Drive, Exton, Pennsylvania 19341.

TAX I.D. #: 33-4K-257

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **NANCY & MARK BOUDRIE**

SALE ADDRESS: 325 Laurel Moors Drive, Exton, PA 19341

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

SALE NO. 12-2-118
Writ of Execution No. 10-13032
DEBT \$172,861.11

BY virtue of a Writ of Execution No.
10-13032

OWNER(S) of property situate in the Township of South Coventry, Chester County, Pennsylvania, being 2740 Coventryville Road, Pottstown, PA 19465-8513

UPI No. 20-2-107.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$172,861.11

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES & IRENE SHEPHERD**

SALE ADDRESS: 2740 Coventry Road, Pottstown, PA 19465

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

SALE NO. 12-2-119
Writ of Execution No. 11-06832
DEBT \$149,092.93

BY virtue of a Writ of Execution No.
11-06832

OWNER(S) of property situate in the Chester County, Pennsylvania, being 5 Old Forge Road, Nottingham, PA 19362-9738

UPI No. 68-02-0075

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$149,092.93

PLAINTIFF: Nationstar Mortgage
LLC

VS

DEFENDANT: **CARRIE STARK**
SALE ADDRESS: 5 Old Forge Road, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **WILLIAM EDWARD MILLER, 215-563-7000**

SALE NO. 12-2-120
Writ of Execution No. 10-10024
DEBT \$300,259.91

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

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

UPI No. 53-02-0086.0100

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$300,259.91
PLAINTIFF: US Bank National

Association

VS

DEFENDANT: **ANDREW J.**

MacDOWELL (a/k/a)

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

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

SALE NO. 12-2-121

Writ of Execution No. 08-09805

DEBT \$242,569.74

BY virtue of a Writ of Execution No.
08-09805

OWNER(S) of property situate in the
Borough of Malvern, Chester County,
Pennsylvania, being 107 Mountain Laurel Lane,
Malvern, PA 19355-2554

UPI No. 02-04-0005.01D0

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **MARGARET &
SEAN LYNCH**

SALE ADDRESS: 107 Mountain
Laurel Lane, Malvern, PA 19355

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

SALE NO. 12-2-122

Writ of Execution No. 09-12280

DEBT \$281,341.13

BY virtue of a Writ of Execution No.
09-12280

OWNER(S) of property situate in the
Township of East Nottingham Township, Chester
County, Pennsylvania, being 116 Quail Drive,,
Lincoln University, PA 19352-1725

UPI No. 69-3-149

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$281,341.13

PLAINTIFF: US Bank National Assoc
VS

DEFENDANT: **JAMES & CHRIS-
TINE BIVENS**

SALE ADDRESS: 116 Quail Drive,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **FRANCIS**

S. HALLINAN, 215-563-7000

SALE NO. 12-2-123

Writ of Execution No. 11-06401

DEBT \$111,905.93

BY virtue of a Writ of Execution No.
11-06401

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 370 Mary Street,
Downingtown, PA 19335-2518

UPI No. 11-7-30.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$111,905.93

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PHILIP KLINE**

SALE ADDRESS: 370 Mary Street,
Downingtown, PA 19335

PLAINTIFF ATTORNEY:

**LAWRENCE THOMAS PHELAN, 215-563-
7000**

SALE NO. 12-2-124

Writ of Execution No. 07-03250

DEBT \$655,701.63

BY virtue of a Writ of Execution No.
07-03250

OWNER(S) of property situate in the
Township of Upper Uwchlan, Chester County,
Pennsylvania, being 421 Byers Road, Chester
Springs, PA 19425

UPI No. 32-04-0033.020

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$655,701.63

PLAINTIFF: U S Bank National
Association (Trustee)

VS

DEFENDANT: **PHILLIP & LINDA
SILVERSTONE**

SALE ADDRESS: 421 Byers Rd,
Chester Springs, PA 19425

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

SALE NO. 12-2-125

Writ of Execution No. 08-12476

DEBT \$135,804.12

BY virtue of a Writ of Execution No.
08-12476

OWNER(S) of property situate in the

Borough of Parkesburg, Chester County, Pennsylvania, being 128 Main Street, Parkesburg, PA 19365-1128

UPI No. 8-4-67.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$135,804.12

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **THE ESTATE OF JANE ANNE DONIA**

SALE ADDRESS: 128 Main Street, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MELISSA J. CANTWELL, 215-563-7000**

SALE NO. 12-2-126

Writ of Execution No. 11-06702

DEBT \$378,633.94

BY virtue of a Writ of Execution No. 2011-06702

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 358 Galway Drive, West Chester, PA 19380

UPI No. 52-01P-0276

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$378,633.94

PLAINTIFF: The Bank of New York Mellon Trust Company

VS

DEFENDANT: **MARY BETH & GREGORY DIAMOND**

SALE ADDRESS: 358 Galway Drive, West Chester, PA 19380

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

SALE NO. 12-2-127

Writ of Execution No. 11-04422

DEBT \$326,345.24

BY virtue of a Writ of Execution No. 2011-04422-RC

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1113 Margaret Drive, Coatesville, PA 19320-4722

UPI No. 50-4-31.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$326,345.24

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **MICHAEL & MARLENE PATRONE**

SALE ADDRESS: 1113 Margaret Drive, Coatesville, PA 19320

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

SALE NO. 12-2-128

Writ of Execution No. 11-06000

DEBT \$136,579.19

BY virtue of a Writ of Execution No. 11-06000

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 424 City Line Avenue, Phoenixville, PA 19460-4313

UPI No. 15-17-136

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$136,579.19

PLAINTIFF: SIWELL INC

VS

DEFENDANT: **DENNIS E. BECKER**

SALE ADDRESS: 424 City Line Ave, Phoenixville, PA 19460

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

SALE NO. 12-2-129

Writ of Execution No. 08-00223

DEBT \$196,080.96

BY virtue of a Writ of Execution No. 08-00223

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 303 Black Walnut Drive, Phoenixville, PA 19460

UPI No. 26-2-415

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$196,080.96

PLAINTIFF: Unknown Requestor AKA Americas Serviceing Company

VS

DEFENDANT: **ZIAD & HELEN HARBOUCHI**

SALE ADDRESS: 303 Black Walnut Drive, Phoenixville, PA 19460

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

SALE NO. 12-2-130**Writ of Execution No. 07-06561****DEBT \$221,902.28**

07-06561 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 4106 Franklin Court, Chester Springs, PA 19425-8753

UPI No. 33-2-427.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$221,902.28

PLAINTIFF: U.S. Bank National Association as Trustee for RAMP 2005EFC7.

VS

DEFENDANT: **GUSTAVO D. & SUSAN LISCHUK**

SALE ADDRESS: 4106 Franklin Ct, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JENINE R. DAVEY, 215-563-7000**

SALE NO. 12-2-131**Writ of Execution No. 09-05872****DEBT \$613,649.98**

09-05872 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1469 West Stonington Drive, the Reserve at Chestnut Ridge, Downingtown, PA 19335-6503

UPI No. 50-4-123

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$613,649.98

PLAINTIFF: **AURORA LOAN SERVICES**

VS

DEFENDANT: **MOUSSA TOUKOU**
SALE ADDRESS: 1469 W. Stonington Dr, Downingtown, PA 19335

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

SALE NO. 12-2-134**Writ of Execution No. 08-08513****DEBT \$1,199.65**

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

TAX Parcel No. 39-3L-27

PROPERTY address: 6-12 Foundry Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **ATL ASSOCIATES and STEPHANIE JACKS**

SALE ADDRESS: 6-12 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. DILENNO, 215-358-5100**

SALE NO. 12-2-136**Writ of Execution No. 09-13957****DEBT \$228,226.58**

09-13957 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of Franklin Township, Chester County, Pennsylvania, being 6 Hill Crest Drive, Landenberg, PA 19350-9505

UPI No. 72-2-15.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$228,226.58

PLAINTIFF: **Aurora Loan Services LLC**

VS

DEFENDANT: **CHRISTOPHER M. SHIPKOWSKI**

SALE ADDRESS: 6 Hill Crest Drive, Landenberg, PA 19350

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

SALE NO. 12-2-138
Writ of Execution No. 10-12064
DEBT \$307,006.75

BY virtue of a Writ of Execution No.
10-12064

OWNER(S) of property situate in the
Township of East Nottingham, City of Oxford,
Chester County, Pennsylvania, being 585 Little
Elk Creek Road, Oxford, PA 19363-4306

UPI No. 69-7-25.18

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$307,006.75

PLAINTIFF: BAC Home Loans
Servicing LP
VS

DEFENDANT: **RICHARD J. &
STACEY A. WILSON**

SALE ADDRESS: 585 Little Creek
Elk Road, Oxford, PA 19363

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

SALE NO. 12-2-139
Writ of Execution No. 10-05172
DEBT \$178,034.71

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of New Garden,
Chester County, Commonwealth of Pennsylvania,
bounded and described to a final subdivision plan
for Shing Wen and Gladys Mao, made by Register
Associates, Inc. dated 4/27/1989 and last revised
12/12/1989 and recorded 1/17/1990 as Plan #9978
as follows, to wit:

BEGINNING at a point on the southerly
side of public road T-333 known as Starr Road,
a point the northeast corner of Lot A and the north-
west corner of the about to be described lot; thence
extending along Starr Road T-333, south 89
degrees 58 minutes 44 seconds east crossing over
a driveway 207.09 feet to a point, corner of Lot D
on said Plan, thence extending along Lot D and
partially along Lot E, south 00 degrees 25 minutes
00 seconds east, 263.52 feet to a point, a corner of
Lot F; thence along Lot F, north 89 degrees 58
minutes 44 seconds west, 209.10 feet to a point in
line of lands known as Lot A; thence along Lot A,
north 00 degrees 01 minutes 16 seconds west,
263.51 feet to the first mentioned point and place
of beginning.

BEING Lot C.

PARCEL # 60-05-0004.060

PROPERTY address: 144 Starr Road,
Landenberg, PA 19350

PLAINTIFF: GMAC Mortgage LLC
VS
DEFENDANT: **WILLIAM & KEBBI
WILLIAMS**

SALE ADDRESS: 144 Starr Road,
Landenberg, PA 19350

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

SALE NO. 12-2-141
Writ of Execution No. 09-01583
DEBT \$187,074.28

BY virtue of a Writ of Execution No.
09-01583

OWNER(S) of property situate in West
Vincent Township, Chester County, Pennsylvania,
being 6 Springwood Ln, A/K/A 9 Horseshoe Trail,
Chester Springs, PA 19425-2904

UPI No. 25-3-19.5

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$187,074.28

PLAINTIFF: Countrywide Home
Loans

VS

DEFENDANT: **DANIEL G. BEEBE**
SALE ADDRESS: 6 Springwood Lane

AKA 9 Horseshoe Trail, Chester Springs, PA
19425

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

FOR LEASE

15 West Gay Street, West Chester, PA

1,100 SF

3rd Floor Office

Downtown West
Chester

Flexible Floor
Plan

Elevator Served

Up to 10 parking
spaces
available



Available For Lease:
\$19.00 PSF, NNN



Chuck Swope, CCIM and Jim Lees
Swope Lees Commercial Real Estate, LLC
610-429-0200

www.SwopeLees.com

Chuck@SwopeLees.com | Jim@SwopeLees.com

Information concerning this and all offerings is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

Not Yet a Member of the CCBA? Get your first year dues free!*

If you're not yet a member of the Chester County Bar Association, you are missing out on many money saving benefits and services:

Continuing Legal Education

Affordable, convenient and discounted to members

Insurance Programs

Discounted coverage that fits your needs

Special Events (powerful networking with attorneys and judges)

Bar Sail

Three day Bench-Bar Conference

Golf League

President's Dinner

"New Matter"

Monthly newsletter, publishing news, photos and substantive articles - free to members

Membership Directory

Published annually and free to members

Chester County Law Reporter

Only \$50 per year to members

***Banking premiums at 1N Bank**

Professional Partnership Program

Discounts

Chester County Benefit Access (CCBA) program provides discounts on dry cleaning, restaurants, limousine service, office equipment, resorts and many more

Give us a call today!

610-692-1889



Chester County Law Reporter

The Official Legal Publication for Chester County

Chester County Law Reporter - Legal Advertising Rates effective January 1, 2011

Estate Notices* (3 publications; 1 proof)	\$80.00
Fictitious Name* (1 publication; 1 proof)	\$80.00
All Corporation Notices , including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof)	\$80.00
Change of Name Notice* (1 publication; 1 proof)	\$80.00
Adoption Notice (3 publications; 1 proof).....	\$180.00
Private Sheriff Sale Notices (1 proof; 1 publication).....	\$375.00
County Sheriff Sale Notices (printed monthly; 3 publications).....	\$325.00
(up to 1 column in length - \$2.50 per line for each additional line over 1 column)	
Annual Tax Sale (County)	\$2.50/line + layout costs
Legal Notice Rate (camera ready; per insertion)	\$7.00 per 100 characters/spaces
Orphans' Court Accounts (printed monthly; 2 publications)	\$60.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Annual Meetings, etc. (1 publication; 1 proof).....	20 cents per space/character
Additional Proof of Publication	\$10.00

**A standard form is available for advertising. Contact the Office of the Law Reporter (610)692-1889 or download from our website www.chescobar.org*

Commercial/Classified Rates:

The *Chester County Law Reporter* is published weekly, 52 issues per year. The rates listed below represent an ad run for 13 consecutive issues. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file. For more information, contact **Stephanie Gibbs at 610-692-1889, or by e-mail: sgibbs@chescobar.org**

1/3 page (business card size) - 13 issues -----	\$350.00
1/2 page - 13 issues - -----	\$650.00
full page - 13 issues -----	\$1,000.00
Classified Ads 20 cents per space & character (\$25 minimum)	



**REALTIME REPORTING • VIDEOTAPING
CONFERENCE ROOMS • MIN-U-SCRIPT • ASCII DISK**

Hi-Tech

Cutting edge technology offered by a professional staff.

Full Service

Whether it's videotaping, conference rooms, realtime reporting or litigation support, we're there for you.

Friendly, cooperative atmosphere

This is a family-owned business and our staff reflects that fact by their willingness to go that extra mile to help you achieve the results you desire, no matter which of our services you require. So visit either of our offices, we're waiting for you.

***High tech. Full service. Friendly, cooperative atmosphere.
That's US!***



V A R A L L O A L F E
R E P O R T I N G I N C

229 N. Olive Street
Media PA 19063

610-565-6150

26 S. High Street
West Chester PA 19382

610-429-3556



Don't wait.

**The time to review
your Insurance
premiums and
coverage is NOW.**



AFFINITY

USI Colburn is the trusted source and insurance administrator for the Chester County Bar Association.

Our portfolio of endorsed products designed for today's legal professionals includes:

- Medical
- Dental
- Vision
- Group Life
- Professional Liability
- Directors and Officers
- Business Overhead Expense
- Traditional Term Life
- 10-year Term Life
- 20-year Term Life
- Disability
- AD&D
- Long Term Care
- Hospital Indemnity Project
- Auto
- Homeowners

These plans reflect our commitment to provide your association with one of the best member benefit programs around.

Find out more.

USI Colburn Insurance.

Phone: **1.800.664.7910**

E-mail: info@colburn.com

Web: www.colburn.com

USI Colburn Insurance Service
a member company



Graystone Wealth Management delivers integrated solutions to high net worth individuals and institutions who value a client centric approach. We pride ourselves on our reputation that was built through the quality of the advice and services we deliver to our clients in the community.

Wealth Planning Investment Management Trust Services Private Banking



1 855 44 GWEALTH
17 East Market Street, West Chester PA 19382

NOT A DEPOSIT NOT FDIC INSURED NO BANK GUARANTEE NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY MAY LOSE VALUE