



Chester County Law Reporter

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(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
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In the interest of: A.M., An Older Adult

Orphans' Court – Older Adults Protective Services Act – Emergency Petition for Involuntary Intervention – Incapacitation – Older adult

1. In enacting the Older Adults Protective Services Act, the Legislature declared it to be a policy of the Commonwealth that older adults who lack the capacity to protect themselves and are at imminent risk of abuse, neglect, exploitation or abandonment shall have access to and be provided with services necessary to protect their health, safety and welfare.
2. The Older Adults Protective Services Act is to be liberally construed to assure availability of protective services to all older adults in need of them.
3. Under the Older Adults Protective Services Act, a uniform statewide reporting and investigative system for suspected abuse was created. Each area agency on aging is required to have a protective services plan and must be able to receive reports of older adults in need of protective services 24 hours a day, 7 days a week.
4. It is the responsibility of the agency to provide for an investigation of each report within 72 hours after receipt, and to determine whether the report is substantiated or unsubstantiated; if the latter, then the agency is to provide protective services pursuant to a service plan.
5. The Older Adults Protective Services Act is structured so that an older adult will ordinarily receive protective services voluntarily. The agency is to have access to all relevant records, and to the person of the older adult.
6. When an agency is denied access to an older adult reported to be in need of protective services before its investigation is completed, the agency may petition the court for an order requiring appropriate access when either of the following conditions apply: (a) the caretaker or third party has interfered with the completion of the investigation or the client assessment and service plan or the delivery of services; or (b) the agency can demonstrate that the older adult reported to be in need of protective services is denying access because of coercion, extortion or justifiable fear of future abuse, neglect or exploitation or abandonment.
7. The protective services is mandated to protect the older adult's right to privacy by keeping all cases confidential as it performs its investigation.
8. An incapacitated older adult is an older adult who, because of one or more functional limitations, needs the assistance of another person to perform or obtain services necessary to maintain physical or mental health. The definition of capacity or incapacity or competence or incompetence, as defined in 20 Pa. C.S. §§5501-5555 (relating to guardianship), does not apply to this definition.
9. The regulations to the Older Adults Protective Services Act provide that when an agency petitions the court for emergency involuntary intervention the

agency shall make sure the older adult has the opportunity to be represented by counsel at all stages of the proceedings. If the older adult has an attorney known to the agency, the agency shall attempt to notify that attorney before it files a petition for emergency involuntary intervention. Notification to counsel shall include a copy of the petition with the affidavits attached, as well as the time, date and place of presentation of the petition.

10. Under the Older Adults Protective Services Act, where there is clear and convincing evidence that if protective services are not provided, the person to be protected is at imminent risk of death or serious physical harm, the agency may petition the court for an emergency order to provide the necessary services. Forcible entry is specifically authorized upon a court order if it should become necessary to get access to the premises.
11. The Department of Aging Services initiated an investigation into whether A.M. was the victim of financial mismanagement or abuse. Following the completion of a confidential investigation by the Department and a review hearing by the Court, the Court entered an Emergency Order granting access to A.M.'s person, and to her financial and medical records. In particular, the order required A.M. to attend and participate in a neuropsychiatric evaluation, the purpose of which was to determine her executive functioning. Counsel appeared for A.M. and sought an administrative conference with the court and the Department. Thereafter, counsel for A.M. filed an Emergency Petition to Vacate or Stay the Court's Emergency Order. The Court then signed an Order temporarily staying its Emergency Order. Following briefs and argument, the Court Held that the Emergency Petition to Vacate or Stay the Court's Emergency Order was denied and the stay in respect to the earlier Emergency Order was removed.

P.McK.

C.C.P. Chester County, Orphans' Court, No. 1 OA 2013; In the interest of: A.M., An Older Adult.

Timothy J. Holman for the Petitioner, A.M.

Scudder G. Stevens for the Respondent, Chester Co. Dept. of Aging Services

Tunnell, J., March 19, 2013:-

[61 Ches. Co. Rep. In the interest of: A.M., An Older Adult]

IN THE INTEREST OF:

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

A.M.

AN OLDER ADULT

NO. 1 OA 2013

*Timothy J. Holman, Esquire, for the Petitioner, A.M.**Scudder G. Stevens, Esquire, for the Respondent, Chester Co. Dept. of Aging Services***ORDER**

AND NOW, this 19th day of March, 2013, upon consideration of A.M.'s Emergency Petition to Vacate or Stay this Honorable Court's Emergency Order dated January 25, 2013, etc., the parties' briefs and oral argument, it is hereby ORDERED AND DECREED, that the said Emergency Petition of A.M. is DENIED, and the stay imposed by the court's order of March 1, 2013 in respect to its earlier order dated February 5, 2013 is REMOVED.¹

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹The Chester County Department of Aging Services (hereafter "Department") received a confidential report alleging that A.M. (the "older adult") was the subject of financial mismanagement or abuse. The Department is mandated to implement the provisions of the Older Adults Protective Services Act (hereafter "the Act"), the Act of November 6, 1987, P.L. 381, No. 79 (now 35 P.S. §10225.101, et seq.). As a consequence of that report, the Department initiated a confidential investigation assigning a responsible staff person, Douglas Bernard, as the investigator.

A.M. is an 88-year old woman who resides alone in her home. She has four adult children, Richard, Mark, Thomas and Lisa. In the last six months, A.M. has executed four powers of attorney. The first and third named Richard as her agent. The second and fourth named Mark as her agent. The first three powers of attorney were prepared by attorney William McLaughlin, Esquire. The facts and circumstances of the preparation of these documents were very concerning. Additional information was received concerning withdrawals of sizable sums from A.M.'s financial accounts, the presence of a large amount of cash lying around the home, and the belief that her bills were not being paid.

Mr. Bernard was ultimately able to complete a home visit with the older adult, informing her of his role and function under the law, and that it was his duty to complete an investigation. He made several attempts to obtain consents from A.M. A.M. told him that she agreed to make an appointment to see her primary care physician, a Dr. Priem, but she did not follow through with this task. She refused to sign releases of information which would allow the investigator to obtain information from Wells Fargo and Vanguard where her financial accounts were maintained. Additionally, within a day or two A.M. revoked the release she had given with respect to medical information from Dr. Priem.

Subsequent attempts to do home visits by the investigator were unsuccessful, although he saw A.M. inside the home; she refused to answer the door. This caused the Department to send a letter to the older adult again seeking contact and various records, and informing her that otherwise the Department would be obligated to petition the court to get access to those records and to seek an involuntary intervention order.

The investigator, as mandated, continued with his investigation in order to reach a determination of either “substantiation” or “unsubstantiation”. He contacted Robert W. Priem, M.D. and learned that A.M. was diagnosed with dementia and hypertension, that she was scheduled for but had not kept a number of medical appointments, had moderately severe memory loss, was confused, and although he had not seen her for five months, he would opine that she was not capable of managing or revoking a power of attorney. Dr. Priem questioned her continued safety at home, and suggested she would do well in an assisted living environment. The investigator also learned from Dr. Priem that A.M. was not taking her dementia medicine.

Mr. Bernard also contacted A.M.’s attorney, William McLaughlin, Esquire seeking information regarding the changes of the power of attorney. Mr. McLaughlin informed him that A.M. refused consent to disclose the requested information. Mr. Bernard made two additional attempts to reach the older adult at her home. They were unsuccessful, whereupon the Department filed an Emergency Petition for Involuntary Intervention pursuant to 35 P.S. §10225.307, et seq. of the Older Adults Protective Services Act. The petition related the facts set forth above.

The court scheduled a review hearing on January 24, 2013. The court met in chambers with counsel for the Department, the investigator Mr. Bernard, and William McLaughlin, Esquire. Mr. McLaughlin indicated that he had not received a call back from his client and so could not make any particular representations or commitments. The court

reviewed the facts set out in the petition, and concluded they were serious enough to warrant further action. The Department sought, and the court ordered, access to the older adult's person, and to her financial and medical records. In particular, the order required A.M. to attend and participate in a neuropsychiatric evaluation, the purpose of which was to determine her executive functioning. The court signed an emergency order and scheduled a review hearing for the following day, Friday, January 25, 2013. However, because of the difficulty in getting notice to the older adult, the protective services review hearing was extended to February 4, 2013.

The Department applied for and the court signed an emergency order to freeze assets on February 4, 2013 to protect A.M.'s financial accounts from any further diminishment. On the following day, February 5, 2013, the Department applied for a further continuation of the review hearing because a medical evaluation of A.M. had not yet occurred. The Department also requested, and the court ordered, one of A.M.'s sons to provide access to A.M.'s residence with a key that he had. Additionally, police assistance, if needed, was ordered, including breaking into the premises. A.M.'s attorney was apprised of all of these developments.

Following the issuance of that order on February 5, 2013, new counsel, Timothy J. Holman, Esquire, appeared for A.M., and sought an administrative conference with the court and the Department. This was granted. Mr. Holman shared his grave reservations about these proceedings. As set out in the Emergency Petition he filed to Vacate or Stay this Honorable Court's Emergency Orders, A.M. essentially disagreed with the information in possession of the Department, questioned the Department's authority to proceed and demanded a hearing to put the Department "to its proofs." At the end of the conference, the court requested that the parties brief the matter and scheduled oral argument. It signed an order March 1, 2013, temporarily staying its order dated February 5, 2013.

Oral argument occurred March 14, 2013. A.M. argued that there was no evidentiary support for any of the orders entered to date, including a decree that A.M. was "incapacitated", directing her to attend a neuropsychiatric evaluation, authorizing access to two years' worth of her bank statements, receiving her entire medical file, and allowing the police to break and enter her home. No witness had testified, no document had been entered into evidence, and there was no record at all.

A.M. was insistent that a hearing be held to determine whether the Department had been denied access to her or her records. She wanted the Department to name any

third person or caretaker who was responsible for blocking access. A.M. argued that she was never adjudicated as an incapacitated person under the guardianship statute at 20 Pa. C.S.A. §5501, et seq. Furthermore, she challenged the Department to show clear and convincing evidence of an imminent risk of death or serious bodily injury before any access was ordered.

In enacting the Older Adults Protective Services Act, the Legislature declared it to be a policy of the Commonwealth that older adults who lack the capacity to protect themselves and are at imminent risk of abuse, neglect, exploitation or abandonment shall have access to and be provided with services necessary to protect their health, safety and welfare. The Act is to be liberally construed to assure availability of protective services to all older adults in need of them. A uniform statewide reporting and investigative system for suspected abuse was created. See 35 P.S. §10225.102. Each area agency on aging is required to have a protective services plan, §10225.301(c), and must be able to receive reports of older adults in need of protective services 24 hours a day, 7 days a week. §10225.302(b). It is the responsibility of the agency to provide for an investigation of each report within 72 hours after receipt, and to determine whether the report is substantiated or unsubstantiated; if the latter, then the agency is to provide protective services pursuant to a service plan. 35 P.S. §10225.303. The Act is so structured that an older adult will ordinarily receive protective services voluntarily. The agency is to have access to all relevant records, and to the person of the older adult. §10225.304.

When an agency is denied access to an older adult reported to be in need of protective services before its investigation is completed, the agency may petition the court for an order requiring appropriate access “ . . . when either of the following conditions apply: (1) the caretaker or third party has interfered with the completion of the investigation or the client assessment and service plan or the delivery of services; (2) the agency can demonstrate that the older adult reported to be in need of protective services is denying access because of coercion, extortion or justifiable fear of future abuse, neglect or exploitation or abandonment.” §10225.304(f).

It appeared to the court that, at least at this early stage of the investigation, the case bore classic features of need: the older adult was 88 years of age, carrying a diagnosis of dementia, with confusion. She had, according to her own physician, the cognitive inability to appreciate executing or revoking a power of attorney. There were four children, and the agent of the power of attorney was being changed back and forth between some of them, from which it can be inferred that the older adult was unable to resist being manipu-

lated. Furthermore, she was unable to keep medical appointments, nor remember to take her medicine for her mental condition. She initially gave consent for the release of medical information, and made an appointment to see her physician, but this was abruptly cancelled, and contemporaneously the person of the older adult was nowhere to be found. Despite repeated attempts to contact her both personally and by letter, the situation did not improve, in addition to which was the matter of potential financial exploitation.

The agency is mandated to protect the older adult's right to privacy by keeping all cases confidential as it performs its investigation. All reports and records "shall be maintained under regulations promulgated by the Department to safeguard confidentiality." §10225.306(a).

It was clear enough to the court that someone was interfering with the completion of the investigation. The Department was perhaps unable to determine who it was but, in any event, the Department is not required to name that person or persons. Given that the Act is to be construed liberally in order to effectuate the legislative policy, the requirements of this section referring to access to the person were met in the court's estimation. The same rationale applies to the denial of access to the older adult's records under §10225.304(h), and were likewise met for the same reasons.

At this juncture, it was demonstrated that A.M. also met the definition of an "incapacitated older adult". The regulations promulgated by the Secretary, at 6 Pa. Code §15.2 define "incapacitated older adult" as an "older adult who, because of one or more functional limitations, needs the assistance of another person to perform or obtain services necessary to maintain physical or mental health. The definition of capacity or incapacity or competence or incompetence, as defined in 20 Pa. C.S. §§5501-5555 (relating to guardianship), does not apply to this definition." This answers several of the objections of A.M.

A.M. also complains that she was not given proper notice of the proceedings and therefore her rights to due process were violated. The regulations further provide that when an agency petitions the court for emergency involuntary intervention the agency "shall make sure the older adult has the opportunity to be represented by counsel at all stages of the proceedings. If the older adult has an attorney known to the agency, the agency shall attempt to notify that attorney before it files a petition for emergency involuntary intervention . . . Notification to counsel shall include a copy of the petition with the affidavits attached, as well as the time, date and place of presentation of the petition . . ." 6 Pa. Code §15.71. The investigator complied with this provision to the letter. Even prior to

the presentation of the emergency involuntary intervention petition, Mr. Bernard contacted Mr. McLaughlin and apprised him of the investigation. Mr. McLaughlin attended the proceedings until he was replaced by Mr. Holman. Mr. Holman was contacted by one of A.M.'s children who apparently did not recognize, or was not satisfied with, Mr. McLaughlin's appearance. But nothing occurred *ex parte*.

A.M. insists that she is not incapacitated. She nonetheless refuses to meet with her doctor, release medical information that will bear upon her mental and physical health, and refuses to voluntarily participate in a neuropsychiatric exam. All of this frustrates the purpose of the investigation and essentially halts it in its tracks. The Department cannot determine whether the report it received was substantiated or not, and if substantiated provide protective services. The Department had no alternative other than to file an emergency petition, as it informed A.M. it would, pursuant to §10225.307(a). That section provides that "where there is clear and convincing evidence that if protective services are not provided, the person to be protected is at imminent risk of death or serious physical harm, the agency may petition the court for an emergency order to provide the necessary services." Forcible entry is specifically authorized upon a court order if it should become necessary to get access to the premises. §10225.307(d). Under the facts set out above, the court was satisfied that the older adult was at the point of serious physical harm, given that she was not seeing her doctors, taking her medicines for impaired cognition, and not paying her bills. Taking these together, A.M. no longer had the executive functioning required to provide for even her most basic needs.

Nor was this the first case of its kind the court had ever experienced.

Counsel for A.M. seemed to be particularly appalled by the portion of the court's order allowing forcible entry. The short answer to this is to ask who would not break down someone's door if they suspected an elderly person inside might be in danger by fire or other peril.

As to A.M.'s argument that her constitutional rights were violated, this question was addressed by the Commonwealth Court in *In The Interest of M.B., an Older Adult*, 686 A.2d 877 (Pa. Cmwlth. 1996). The issue there was whether the agency, proceeding under §7(h)(2) (now 35 P.S. §10225.304(h)(2)) due to denial of access to records, was first required to go to a hearing and prove the incompetence of the older adult. M.B. contended that the grant of access without notice and a hearing violated her constitutional right to privacy and deprived her of due process of law. Citing *Stenger v. Lehigh Valley Hospital*

Center, 530 Pa. 426, 609 A.2d 796 (1992), the Commonwealth Court acknowledged that under the United States and Pennsylvania Constitutions there was a right to privacy, in this case a right to avoid disclosure of personal information. The Commonwealth Court noted that this right is not absolute and can be abridged in order to further a compelling state interest. The Commonwealth Court concluded that the Commonwealth's interest in protecting older adults from abuse, neglect, exploitation, or abandonment was "certainly compelling." Accordingly, it held that when the circumstances outlined in §10225.304(h)(2) exist, the court may grant an agency access to personal records without offending the Constitutions of the United States or the Commonwealth. *Id.*, 881. Procedurally, the agency is required to file a petition with the court. Nonetheless, the use of the word "demonstrate" in this section indicates that a hearing is not required in all cases. *Id.*

This court believes that the term "demonstrate" falls somewhere between a simple averment on the one hand, and a full evidentiary hearing on the other. This court believes that the Department met its burden to "demonstrate" when it produced its investigator and a quantum of facts, all as related above, before the court and the older adult's attorney in chambers. It is true that no record was made, but in emergent situations, similar to special injunctions, a record may not be made.

Instead of filing an answer to the petition, as the Commonwealth Court envisioned would next occur, here the older adult filed her own emergency motion to vacate, challenging the court to put the Department "to its proofs" now. The court believes that this puts the rabbit in the hat, and is calculated to stymie the Department by demanding proof out of what is still a nascent investigation, and a confidential one to boot. Few investigations will proceed far if interrupted in this fashion.

After the older adult files an answer, the Commonwealth Court envisioned that there would be court-ordered discovery regarding disputed issues of fact, evidentiary hearings and argument by the parties. *Id.* 882. Procedural due process is thus assured.

Accordingly, this court holds that A.M.'s constitutional rights have not been violated, and will re-impose its prior order dated February 5, 2013.

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CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on April 8, 2013 by Reputation Changer, Inc., a foreign corporation formed under the laws of the state of Delaware, where its registered office is located at 1201 Orange St., Suite 600, One Commerce Center, Wilmington, DE 19801, 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 the Commonwealth of Pennsylvania shall be located at 10 N. Church St., West Chester, PA 19380.
Eric Trajtenberg, Solicitor
32 S. Church St.
West Chester, PA 19382
(610) 696-8344

CERTIFICATE OF AUTHORITY

Notice is hereby given that pursuant to the provisions of Section 4129/6129 of the Pennsylvania (PA) Bus. Corp. Law of 1988, Speakman Company, a corporation incorporated under the laws of the State of Delaware with its principal office located at 400 Anchor Mill Rd., New Castle, DE 19720 and a registered office in PA at 320 E. State St., Kennett Square, PA 19348, Chester County, which on 7/2/1962, was granted a Certificate of Authority to transact business in the Commonwealth of PA, intends to file an Application for Termination of Authority with the Dept. of State.

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on February 20, 2013 by Plaza Azteca Exton, Inc., a foreign corporation formed under the laws of the Commonwealth of Virginia, where its principal office is located at 470 W. Lincoln Hwy., Exton, PA 19341 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 shall be located at 470 W. Lincoln Hwy., Exton, Chester County, PA 19341.
Jonathan A. Jordon, Solicitor
Riley Riper Hollin & Colagreco
312 W. State St.
Kennett Square, PA 19348

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-01885**

NOTICE IS HEREBY GIVEN that the name change petition of Michelle Lee Blattenberger was filed in the above-named court and will be heard on June 10, 2013, 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: March 4, 2013
Name to be changed from: Michelle Lee Blattenberger to: Michelle Lee

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. 13-03459**

NOTICE IS HEREBY GIVEN that the name change petition of Milton Edward Prince was filed in the above-named court and will be heard on July 15, 2013, 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: April 16, 2013

Name to be changed from: Milton Edward Prince to: Milton Edward Stevenson

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

GORDON W. GOOD, Attorney for Petitioner
3460 Lincoln Highway
Thorndale, PA 19372

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-00797-nc**

NOTICE IS HEREBY GIVEN that the name change petition of Linda Marie Pongonis was filed in the above-named court and will be heard on May 20, 2013, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 22, 2013

Name to be changed from: Linda Marie Pongonis to: Lia M. Akhilanda

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 4, 2013 for Compostech, LLC, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The corporation shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, as amended.

E. CRAIG KALEMJIAN, Solicitor
535 North Church Street
West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for 640 RICE BOULEVARD ASSOCIATES GP, INC., a business corporation organized under the Pennsylvania Business Corporation Law of 1988.

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

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 SOMAX ENVIRONMENTAL, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

KALIKHMAN & RAYZ, Solicitors
1051 County Line Road
Unit A
Huntingdon Valley, PA 19006

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN that Weigner Insurance & Financial Services, Inc. has been incorporated under the Pennsylvania Business Corporation Law of 1988.

KENNETH E. PICARDI, Solicitor
Yergey,Daylor.Allebach.Scheffey.Picardi
1129 High Street
P.O. Box 776
Pottstown, PA 19464-0776

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2nd Publication

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

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

DURBANO, Alice F., late of Borough of Kennett Square. Jane F. Orner, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

Square, PA 19348, atty.

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

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

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

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

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

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

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

MILLER, Marion L., late of East Goshen Township. G. William Spragg, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey,

Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

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

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

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

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

STEVENS, Anna M., late of Honey Brook Township. Robert P. Stevens, care of **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

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

TURNER, Miriam Forman, late of Pennsbury Township. Richard L. Forman and Phillip R. Forman, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

King of Prussia, PA 19406, atty.

WOLK, Ruth S., late of East Marlborough Township. Nina W. Ginty, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

BEDFORD, John G., late of Phoenixville Borough. PNC Bank, National Association, c/o Debra Swan-Sylvester, Vice President, 200 W. Lancaster Ave., Ste. 200, Wayne, PA 19087, Executor. **MICHAEL MARANSKY**, Esquire, Fox Rothschild LLP, 10 Sentry Parkway, Ste. 200, Blue Bell, PA 19422, atty.

BESSEN, Thelma, late of Kennett Square Borough. Peter H. Bessen, care of **BERNICE J. KOPLIN**, Esquire, 123 S. Broad Street, Ste. 2170, Philadelphia, PA 19109-1029, Executor. **BERNICE J. KOPLIN**, Esquire, 123 S. Broad Street, Ste. 2170, Philadelphia, PA 19109-1029, atty.

BUCHANAN, Ashton T., Jr., a/k/a Bud Buchanan. Wendy Alexander, 611 Old Wilmington Road, Coatesville, PA 19320 and Gregory A. Buchanan, 320 Bridge Street, Spring City, PA 19475, Executors. **GORDON W. GOOD**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CLEM, Jean E., late of Popcopson Township. Carol Clem Snyder, care of **DUKE SCHNEIDER**, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executrix. **DUKE SCHNEIDER**, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

DURANTE, Dorothy, late of Valley Township. John D. Durante and Christina Kramer, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrators. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

DURANTE, John, a/k/a John Paul Durante, late of Valley Township. John D. Durante, 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.

FLOYD, Lyndall H., late of Coatesville. Jeannette Y. Cosgrove, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Administratrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

GOTTLIEB, Stanley J., late of Downingtown. Randi G. Barr, 400 E. 50th Street, Apt. 3J, New York, NY 10022, Executor. WILLIAM B. DUPONT, JR., Esquire, Herdeg, du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilimington, DE 19807-1301, atty.

HOLBROOK, Albert E., a/k/a Albert E. Holbrooke, Jr. and Albert Emery Holbrook, Jr., late of West Caln Township. Sharon H. Fisherowski, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HOWKINS, Ann Chinn, late of Malvern Borough. Kristen Haldeman, care of JAMES M. PIERCE, Esquire, 125 Strafford Avenue, Ste. 110, Wayne, PA 19087, Executrix. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Avenue, Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

KERSHAW, Joan P., late of West Goshen Township. Joan E. Osborne, 9 Circle Avenue, West Chester, PA 19382, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

LATHROUM, Harriet Jane, late of Honey Brook Township. Robert W. Lathroum and Barbara Ann Lathroum, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

MAHLER, Robert C., late of East Goshen Township. Kathryn M Balmer, care of E. RICHARD YOUNG JR., Esquire, 1248 West Main Street, Ephrata, PA 17522, Executrix. E. RICHARD YOUNG JR., Esquire, 1248 West Main Street, Ephrata, PA 17522, atty.

MAKI, Christopher S., late of West Pikeland Township. Jill D. Maki, care of KAREN M. STOCKMAL, Esquire, 1055 Westlakes Drive,

Suite 300, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, atty.

MANFREDONIA, Robert V., late of Willistown Township. Kristin Lynn Rastelli, care of ROBERT M. DIORIO, Esquire, 21 West Front Street, Media, PA 19063, Executrix. ROBERT M. DIORIO, Esquire, DiOrio & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

MCALLISTER, Ellsworth S., late of Lower Oxford Township. E. Scott McAllister and Cathy Anne Boyd, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MILLER, Helen H., late of West Brandywine Township. Pamela Miller Faber, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

NIXON, James W., late of Willistown. Susaquehanna Trust & Investment, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

RILEY, Paul Vincent, Jr., late of West Chester. Robert R. Riley and Stephen A. Riley, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Administrators. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

SANTARELLI, Helen J., late of Willistown Township. Ramona R. Beehler, 301 Whispering Brooke Drive, Newtown Square, PA 19073, Executrix.

SLAUCH, Mildred Price, late of Lower Oxford Township. Aimee J. Smoker and Melissa Hostetter, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executrices. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

SPIKER, Elizabeth E., late of Honey Brook Township. James F. Spiker, care of George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601, Executor. **EAGER, STENGEL, QUINN & SOFILKA**, 1347 Fruitville Pike, Lancaster, PA 17601, atty.

WALSH, William H., late of Downingtown. William P. Dilworth, care of **THOMAS P. MCCABE**, Esquire, 442 North High Street, West Chester, PA 19380, Executor. **THOMAS P. MCCABE**, Esquire, 442 North High Street, West Chester, PA 19380, atty.

WELDAY, Robert James, late of West Chester. Robert J. Welday, Jr., care of **THOMAS P. MCCABE**, Esquire, 442 North High Street, West Chester, PA 19380, Executor. **THOMAS P. MCCABE**, Esquire, 442 North High Street, West Chester, PA 19380, atty.

YASICK, Michael E., late of East Brandywine Township. Jennifer L. Yasick, care of **JANET E. AMACHER**, Esquire, 311 N. Sumnerytown Pike, Suite 1A, North Wales, PA 19454, Executor. **JANET E. AMACHER**, Esquire, 311 N. Sumnerytown Pike, Suite 1A, North Wales, PA 19454, atty.

YEAGER, Robert, a/k/a Robert H. Yeager, late of East Vincent Township. Charles E. Smith, 1344 South Keim Street, Pottstown, PA 19465, Executor. **JOHN A. KOURY, JR.**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

FICTITIOUS NAME REGISTRATION

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 4, 2013, for an Application for the conduct of business in Chester County, Pennsylvania, under the assumed of fictitious name, style or designation **MELIORA DESIGN**, with the principal place of business at 259 Morgan Street, Phoenixville, PA 19460.

The name and address of the entity interested in said business is Meliora Environmental Design, LLC, 703 Pughtown Rd., Spring City, PA 19475.

GOULD YAFFE AND GOLDEN, Solicitors
1818 Market Street, 13th Fl.

Philadelphia, PA 19103-3608

FICTITIOUS NAME

Notice is hereby given that Beiler's Donuts LLC, 2399 Beaver Dam Road, Honey Brook, PA 19344, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on April 4, 2013, registration of the name:

"BEILER'S SALADS"

under which it intends to do business at 2399 Beaver Dam Road, Honey Brook, PA 19344, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, Esquire
Smoker Gard Associates LLP

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on April 10, 2013 for the **THE RYAN HOWARD BIG PIECE FOUNDATION** pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988 for receiving charitable gifts and making grants to charitable organizations.

DAVID R. ELWELL, Solicitor
100 Four Falls
Suite 300
West Conshocken, PA 19428

NONPROFIT CORPORATION

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

The name of the corporation is Saaz Inc..

Articles of Incorporation were filed December 10, 2011

The purpose or purposes for which it was organized are as follows: to promote South Asian Music.

1st Publication**NOTICE**

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
TERM NO. 09-13829

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-9, Plaintiff vs. David M. Hope & Jacqueline V. Hope , Mortgagor and Real Owner, Defendants

To: David M. Hope and Jacqueline V. Hope, Mortgagor and Real Owner, Defendants, whose last known address is 510 Fallowfield Road, Atglen, PA 19310. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Your house at 510 Fallowfield Road, Atglen, PA 19310 is scheduled to be sold at Sheriff's sale on Thursday, May 16, 2013, at 11:00 am, in Sheriff's office, Courthouse, West Chester, PA to enforce the court judgment of \$391,161.07 obtained by Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-9 against you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Bar Assoc., 15 W. Gay St., West Chester, PA 19380. Legal Aid of Chester County Inc., 14 E. Biddle St., West Chester, PA 19380, 610-436-4510 . KML Law Group, P.C., Attys. for Plaintiff , Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

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

GMAC MORTGAGE, LLC

Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

CASEY J. ESKRIDGE

CHESTER COUNTY

Defendant

No. 12-08875

NOTICE

To CASEY J. ESKRIDGE

You are hereby notified that on August 22, 2012, Plaintiff, GMAC MORTGAGE, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 12-08875. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 120 EAST 2ND STREET, AVONDALE, PA 19311-1190 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

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

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

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street.
2nd Floor
West Chester, PA 19380
(610) 429-1500

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

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

Execution for Sale of Premises

Dinsmore & Shohl LLP

Attorney(s)

(610) 408-6020

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

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

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

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

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

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

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

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

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

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

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 12-03829

Discover Bank, Through Its Servicing Agent DB Servicing Corporation
6500 NEW ALBANY ROAD NEW ALBANY, OH 43054

Plaintiff

v.

BRUCE ATKINS
34 S HIGH ST 1A
WEST CHESTER PA 19382

Defendant

**NOTICE OF CIVIL ACTION
ASSUMPSIT**

NOTICE TO:
BRUCE ATKINS
34 S HIGH ST 1A
WEST CHESTER PA 19382

You have been sued in Court. NOTICE IS HEREBY GIVEN THAT Discover Bank, Through Its Servicing Agent DB Servicing Corporation filed a Complaint in Civil Action against you in the Court of Common Pleas CHESTER County, Pennsylvania, Case No. 12-03829. 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 Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
610-696-5094**

Further inquiry can be directed to counsel for Plaintiff as follows:

Michael J. Dougherty, Esq.
PA ID No. 76046
Weltman, Weinberg & Reis Co., L.P.A.
325 Chestnut Street, Suite 501
Philadelphia, PA 19106
Tel. (215) 599-1500

NOTICE

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

Notice is given that the above was named as
defendant in a civil action by plaintiff to recover
2011 trash fees for property located at 102 Park
Avenue, E. Fallowfield, PA, Tax Parcel No. 47-4-
34. A Writ of Scire Facias for \$829.44 was filed.
You are notified to plead to the Writ on or before
20 days from the date of this publication or a
judgment may be entered.

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

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE OFFICE
SET FORTH BELOW TO FIND OUT WHERE
YOU CAN GET LEGAL HELP.

Lawyer Referral and Information Service,
Chester County Bar Association, 15 W. Gay St.,
West Chester, PA 19380, (610) 429-1500

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

ESTATE NOTICE

ESTATE OF MARJORIE B. CARDWELL,
Deceased.

Late of Honey Brook Township, Chester County,
PA

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

2nd Publication**TRUST NOTICE**

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

WILLIAM O. HOFMANN, DECEASED

LATE OF PENN TOWNSHIP, CHESTER
COUNTY, PA

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

Or to her Attorney:

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

TRUSTEE'S NOTICE

Decedent's Name: Sue M. Hammond a/k/a
Marjorie S. Hammond
Late of West Brandywine Township, Chester
County, Pennsylvania

The Sue M. Hammond Living Trust

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

Attorney: Randy R. Moyer, Esquire
Barley Snyder LLP

SHERIFF SALE OF REAL ESTATE

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, May 16, 2013** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, June 17, 2013**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **10% payment must be paid in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. The final payment made payable to Sheriff of Chester Co. & due twenty-one (21) days from the date of sale by 2PM.**

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 13-5-368

Writ of Execution No. 11-04760

DEBT \$243,401.69

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

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

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

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

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

TAX ID: 280600970000

BLR # 28-6-97

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

PLAINTIFF: Deutsche Bank National
Trust
VS

DEFENDANT: **WILLIAM & CINDY ENGLERTH**

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

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

SALE NO. 13-5-369

Writ of Execution No. 12-08764

DEBT \$158,493.82

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

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

UPI No. 12-2-8.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,493.82

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ERICA & ADAM SCHWARTZ**

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

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

SALE NO. 13-5-370

Writ of Execution No. 11-11740

DEBT \$63,948.98

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **ROSE WAY**

SALE ADDRESS: 3815 Louanna Ave, Thorndale, PA 19372

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

SALE NO. 13-5-371

Writ of Execution No. 10-11836

DEBT \$267,835.07

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

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

UPI No. 21-5-4.10

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$267,835.02

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

SALE NO. 13-5-372

Writ of Execution No. 09-13829

DEBT \$391,161.07

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

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

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

CONTAINING 33,078 square feet more or less.

BEING Lot 1 on said Plan.

TAX Parcel #07-06-0001.030

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

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

PLAINTIFF: Deutsche Bank National Trust Company
VS

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

SALE ADDRESS: 510 Fallowfield Road, Atglen, PA 19310

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

SALE NO. 13-5-373

Writ of Execution No. 12-08409

DEBT \$74,685.97

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

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

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

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

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

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

PARCEL No. 43-5-451.

PLAINTIFF: The Bryn Mawr Trust Company

VS

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

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

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

SALE NO. 13-5-374

Writ of Execution No. 12-07499

DEBT \$483,144.56

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

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

UPI No.45-7-25

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$483,144.56

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **RICHARD & MARGARET CARNATHAN**

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

PLAINTIFF ATTORNEY: **LAUREN**

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

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

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

PARCEL #16-7-45

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

PLAINTIFF: Provident Funding Associates LP

VS

DEFENDANT: **GARY J. CRUMEDY**

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

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

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

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

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

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

BEING Chester County UPI 1-9-336.

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

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

VS

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

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

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

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

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

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

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

BLR No.: 29-4-347

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

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

PLAINTIFF: HSBC Bank USA

VS

DEFENDANT: JENNIFER GOAN

SALE ADDRESS: 67 Ramblewood Dr, Glenmoore, PA 19343

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

SALE NO. 13-5-379

Writ of Execution No. 12-02055

DEBT \$263,088.85

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

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

UPI No. 40-2-802

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$263,088.85

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: SUSIE ELLIOTT

SALE ADDRESS: 189 Plaza Drive, Downingtown, PA 19335

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

SALE NO. 13-5-380

Writ of Execution No. 12-01280

DEBT \$184,088.50

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

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

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

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$184,088.50

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

VS

DEFENDANT: MARY T. AMMON

SALE ADDRESS: 2071 Limestone Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: MEREDITH WOOTERS, 215-563-7000

SALE NO. 13-5-381

Writ of Execution No. 12-11894

DEBT \$145,296.21

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

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

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

UPI #38-2-149.9

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

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

VS

DEFENDANT: **VERONICA E. NORRIS**

SALE ADDRESS: 320 Eastview Dr, Coatesville, PA 19320

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

SALE NO. 13-5-382

Writ of Execution No. 12-07410

DEBT \$43,415.09

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

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

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

PARCEL No. 16-6-75

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

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **CRYSTAL D. THOMAS**

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

PLAINTIFF

ATTORNEY:

CHRISTOPHER ARTHUR DeNARDO, 610-278-6800

SALE NO. 13-5-383

Writ of Execution No. 12-07707

DEBT \$695,803.71

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

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

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

Lockhart, husband and wife.

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **RONALD &
MEREDITH LOCKHART**

SALE ADDRESS: 19 Andrews Road,
Malvern, PA 19355

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

SALE NO. 13-384
Writ of Execution No. 12-02753
DEBT \$276,341.91

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

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

UPI No. 31-7-16

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$276,341.91

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

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

SALE ADDRESS: 210 Highspire
Road, Glenmoore, PA 19343

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

SALE NO. 13-5-385
Writ of Execution No. 12-08874
DEBT \$233,250.36

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

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

UPI No. 39-3R-75.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$233,250.36

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RICHARD A.
DUSEWICZ**

SALE ADDRESS: 1521 Reed Street,
Coatesville, PA 19320

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

SALE NO. 13-5-386
Writ of Execution No. 12-08727
DEBT \$288,589.90

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

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

UPI No. 47-4-382

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$288,589.90

PLAINTIFF: Deutsche Bank National
Trust Company
VS

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

SALE ADDRESS: 108 Danbury Drive,
Coatesville, PA 19320

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 13-5-387
Writ of Execution No. 12-08377
DEBT \$137,308.24

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

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

UPI No. 50-2Q-19

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$137,308.24

PLAINTIFF: JPMorgan Chase Bank
NA

VS

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

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

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

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

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

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

UPI No. 32-3Q-55

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$266,598.82

PLAINTIFF: JPMorgan Chase Bank

VS

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

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

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

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

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

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

UPI No. 71-2-64.7

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$180,050.49

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

VS

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

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

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

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

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

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

UPI No. 34-4N-23

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$351,082.09

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

VS

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

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

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

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

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

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

UPI No. 69-3-150

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$283,747.64

PLAINTIFF: JP Morgan Chase Bank
NA

VS

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

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

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

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

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

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

UPI No. 3-5-52.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$332,031.73

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **KEVIN & HEATHER MALSEED**

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

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

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

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

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

UPI No. 52-5C-45

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$258,302.84

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **WILLIAM H. ATZROTT**

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

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

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

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

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

UPI No 39-4J-63

Improvements thereon: Residential Dwelling

Judgment Amount: \$138,707.90

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **ELLEN D. JACKSON**

SALE ADDRESS: 191 Loomis Ave, Coatesville, PA 19320

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

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

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

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

UPI No. 71-3-24.3G

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$109,749.24

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **WILLIAM & PATRICIA TAYLOR**

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

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

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

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

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

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

CONTAINING 2,000 acres of land.

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

IMPROVEMENTS: land

TAX Parcel: 58-1-12.1

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

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

PLAINTIFF: National Loan Investors LP

VS

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

SALE ADDRESS: 729 Ewing Rd, Cochranville, PA 19330

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

SALE NO. 13-5-397

Writ of Execution No. 12-07741

DEBT \$190,056.28

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

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

TAX Parcel #39-4D-121

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

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

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **MELISSA A. CARLYLE**

SALE ADDRESS: 230 Park Dr, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SALVATORE FILIPPELLO, 215-627-1322**

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

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

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

UPI No. 35-3-163

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$298,736.16

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

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

SALE ADDRESS: 116 Victoria Court,
Malvern, PA 19355

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

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

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

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

UPI No. 43-5-567

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$148,423.82

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **AMANDA H.
WHITE**

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

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

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

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

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

UPI No. 44-1-33.2E

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$240,197.33

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

VS

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

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

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

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

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

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

UPI No. 53-6-1522.33L

IMPROVEMENTS thereon: condo-
minium unit

JUDGMENT amount: \$213,144.77

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHRISTIAN M.
DEFINO**

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

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

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

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

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

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

UPI No. 26-2-191.17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$327,309.48

PLAINTIFF: Citimortgage Inc

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

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

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

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

SALE NO. 13-5-406

Writ of Execution No. 12-10413

DEBT \$229,753.06

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

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

UPI No. 47-2-20.62

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,753.06

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHURCHILL Q. MENSAN**

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

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

SALE NO. 13-5-408

Writ of Execution No. 12-09299

DEBT \$158,247.34

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

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

UPI No. 47-2-20.62

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,247.34

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID B. BOUNDS**

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

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

SALE NO. 13-5-409

Writ of Execution No. 12-08133

DEBT \$215,750.70

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

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

UPI No. 11-8-157.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$215,750.70

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

SALE NO. 13-5-410

Writ of Execution No. 12-08170

DEBT \$223,307.82

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

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

UPI No. 6-3-55

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$223,307.82

PLAINTIFF: JPMorgan Chase Bank National Association

VS

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

SALE ADDRESS: 111 Sebastian Dr, Oxford, PA 19363

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

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

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

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

UPI No. 43-6R-22

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$131,381.98

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **DAWN L. BANKS**

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

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

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

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

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

UPI No. 46-4-125

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$324,408.03

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

DEFENDANT: **CAROLYN & ROBERT GUINAN**

SALE ADDRESS: 34 Wheatsheaf Lane, Cochranville, PA 19330

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

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

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

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

Fallowfield Township, PA 19320-4346

UPI No. 47-4-512

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$270,798.47

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

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

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

BEING UPI No. 53-6-463

BEING known as 1421 Valley Drive,
Unit 1421

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

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **JOSEPH W.
SHULTZ**

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

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

SALE NO. 13-5-415

Writ of Execution No. 12-09888

DEBT \$751,698.99

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

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

BEING Lot No. 1 as shown on said
Plan.

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

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

TAX Parcel No. 24-5-175

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

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

VS

DEFENDANT: **RONALD & VIVIAN
BRADSHAW**

SALE ADDRESS: 3874 Coventryville
Road, Pottstown, PA 19465

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

SALE NO. 13-5-416

Writ of Execution No. 12-08381

DEBT \$224,138.61

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

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

to the first mentioned point and place of beginning.

CONTAINING 6,447 square feet of land more less.

BEING Lot No. 98 on said Plan.

Being known as 120 Mayfield Drive

TAX Parcel Number: 16-04-0378

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

PLAINTIFF: Franklin Venture LLC

VS

DEFENDANT: **MATTHEW & TERRIA PHILLIPS SOUBIK**

SALE ADDRESS: 120 Mayfield Drive, Coatesville, PA 19320

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

SALE NO. 13-5-417

Writ of Execution No. 12-03698

DEBT \$458,247.62

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

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

UPI No. 25-7-350

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$458,247.62

PLAINTIFF: Citigroup Global Markets Realty Corporation

VS

DEFENDANT: **TAMARA L. HABERMANN**

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

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

SALE NO. 13-5-418

Writ of Execution No. 12-01374

DEBT \$524,099.00

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

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

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

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

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

BEING UPI #45-6-56

PLAINTIFF: C & C Associates

VS

DEFENDANT: **GIBBLE ROAD LLC**

SALE ADDRESS: 50 Gibble Road, Cochranville, PA 19330

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

SALE NO. 13-5-419

Writ of Execution No. 12-09788

DEBT \$191,254.01

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

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

UPI No. 26-3-478

IMPROVEMENTS thereon: apartment

unit

JUDGMENT amount: \$191,254.01

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **WILLIAM KELLY**

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

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

SALE NO. 13-5-420

Writ of Execution No. 12-01875

DEBT \$220,403.15

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

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

UPI No. 50-6-19

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$220,403.15

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **STEVEN & HEATHER SNYDER**

SALE ADDRESS: 1226 Shadyside Road, Downingtown, PA 19335

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

SALE NO. 13-5-421

Writ of Execution No. 11-09484

DEBT \$138,530.85

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

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

UPI No. 19-5-27.1

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$138,530.85

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

SALE ADDRESS: 104 Northside Road, Elverson, PA 19520

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

SALE NO. 13-5-422

Writ of Execution No. 09-09917

DEBT \$297,970.74

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

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

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

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

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

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

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

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

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

BEING Chester County Tax Parcel 51-5R-46

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

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

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

PLAINTIFF: The Bank of New York Mellon

VS

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

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

SALE NO. 13-5-423

Writ of Execution No. 12-06484

DEBT \$237,579.91

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

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

UPI No. 50-5A-174

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$237,579.91

PLAINTIFF: JPMorgan Chase Bank National Association

VS

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

Drive, Downingtown, PA 19335

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

SALE NO. 13-4-241

Writ of Execution No. 11-11580

DEBT \$877,837.44

PREMISES 'A'

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

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

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

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

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

PREMISES 'B'

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

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

Being BLR #34-6-4.1

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

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

PLAINTIFF: Hudson City Savings Bank

VS

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

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

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

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

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

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

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

BEING Lot 1 on said plan.

CONTAINING 3.384 acres more or less.

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

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

PARCEL NO.: 71-2-65.3

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

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

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

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

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May 1	BULL Session: Buy Me Out! How to Sell or Transfer Your Law Practice***	5 PM – 6 PM	1 SUB
May 8	PBI: Advanced Storytelling & Presentation Skills (v)	9 AM – 5 PM	6 SUB
May 14	PBI: Spring into Pro Bono Action (g)	9 AM – 4:30 PM	5 SUB/ 1 ETH
May 16	PBI: From File to Trial – 8 Keys to Success in Court & Beyond (v)	9 AM – 5 PM	5 SUB/ 1 ETH
May 22	PBI: 11 th Annual Nonprofit Institute (g)	9 AM – 4:45 PM	5 SUB/ 1 ETH
May 23	PBI: The Gun Control Debate (g)	12 PM – 3:15 PM	3 SUB
June 5	BULL Session: Get Noticed Get Found***	5 PM – 6 PM	1 ETH
June 6	PBI: Using Trusts as Building Blocks for Your Client's Estate Plan (g)	8:30 AM – 4:45 PM	7 SUB
June 11	PBI: Communication Essentials & Ethical Practice (v)	9 AM – 4 PM	4 SUB/ 2 ETH
June 12	PBI: Environmental Impact of Hydraulic Fracturing: Dispelling the Myths (v)	9 AM – 1:30 PM	4 SUB
June 13	PBI: The Family Lawyer's Discovery Tool Kit (g)	8:30 AM – 12:45 PM	3 SUB/ 1 ETH
June 25	PBI: The Basics of Litigation Involving State & Local Gov (g)	12 PM – 4:15 PM	4 SUB
June 27	PBI: Allegations of Sexual Misconduct in a Post-Sandusky World (v)	9 AM- 12:30 PM	3 SUB
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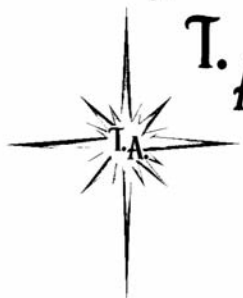
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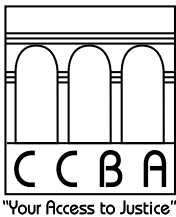
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