



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

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(USPS 102-900)

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GOSHEN VALLEY I CONDOMINIUM ASSOCIATION v. AUGER

Service upon person in charge of residence – Petition to strike judgment – Nanny
– Petition to open judgment

1. There must be a sufficient connection between the person served and the defendant to demonstrate that service was reasonably calculated to give the defendant notice of the action against it.
2. A petition to strike a judgment is a common law proceeding which operates as a demurrer to the record. A petition to strike a judgment may be granted for a fatal defect or irregularity appearing on the face of the record.
3. Service of process is a mechanism by which a court obtains jurisdiction over a defendant, and therefore the rules concerning of service of process must be strictly followed; however, the absence of, or a defect in, a return of service does not necessarily divest a court of jurisdiction of a defendant who was properly served. So, although proof of service may be defective, if the fact of service is established on the record, jurisdiction cannot be questioned.
4. Where the complaint is that the person served was not a person not in charge, such challenge should not be brought by way of a petition to strike the default judgment, but rather in a petition to open.
5. A petition to strike does not involve the discretion of the court whereas, by contrast, a petition to open a judgment is an appeal to the court's equitable powers.
6. Ordinarily, a petition to open a judgment must be filed promptly, explain the failure to file a timely response, and set forth a meritorious defense.
7. The defendant filed a Petition to Strike Judgment based upon his premise that service was made upon his nanny and she was not a resident of his home. The Court Held service was valid because the nanny was in charge of the residence when she was served; that a Petition to Open should have been the proper filing; and denied the Petition to Strike Judgment.

R.E.M.

C.C.P. Civil Action No. 2011-14086; Goshen Valley I Condominium Association
v. Christopher Auger

Glenn M. Ross for Goshen Valley I Condominium Association
Frank Voutsakis for Christopher Auger
Tunnell, J.; June 26, 2012:-

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

GOSHEN VALLEY I CONDOMINIUM :
ASSOCIATION :
Plaintiff :
 : CIVIL ACTION - LAW
v. :
 : NO. 2011-14086
CHRISTOPHER AUGER :
Defendant :

DECISION

The interesting issue presented in this case is whether a constable’s handing of a complaint filed in the magisterial district court to a nanny who answers the door at the defendant’s residence constitutes valid service.

The answer depends on whether the nanny was “an adult in charge of such residence” at the time, as required by Pa. R.C.P.M.D.J. 308(2)(a). We find that the nanny in this case was an adult in charge of such residence and, for the reasons following, valid substituted service on the defendant occurred.

Defendant Auger filed a Petition to Strike Judgment and Set Aside Sale complaining that the reason a default judgment was entered against him in the magisterial district court was because the complaint was served by the constable upon a Kelsey Pilero, whom he described as his “nanny”, but who was not, he averred, a resident in his house.

The Court paused at defendant’s choice of the word “nanny”, and pondered its import in the context of service of process.

The Court has found no one authoritative source on nannies, but has concluded as follows:

A babysitter is hired to mind children while their parents are temporarily away for a few hours, whereas a nanny generally speaking is employed on a long term basis and is paid wages weekly or monthly. A babysitter, typically a teenager, is paid by the hour. A nanny is usually dedicated to working for one family at a time. Nannies may live in or out of the residence, depending on their circumstances. A nanny is responsible for the entire care of the children of their employers, including tidying up the childrens’ room and making sure there is nothing unsafe around the house. The IRS has taken the position that the occupation of nanny be classified as employment, that nannies cannot legally describe themselves as independent contractors, and that withholding taxes are thus due from their employer. *See, generally*, IRS Publication 926 (2012). It would be rare indeed to find someone in the occupation of nanny who is under 18. Nannies are adults. It is just as clear that a nanny is in charge of the residence in the absence of their

employers; certainly the three year old child being watched is not.

The Court has not been able to find any cases in the residential context, but in interpreting the phrase “in charge”, as it is used in the comparable rule governing service to corporations and similar entities, our Supreme Court has recognized that the purpose of the rule is to satisfy the due process requirement that a defendant be given adequate notice that litigation has commenced. In *Cintas Corp. v. Lee’s Cleaning Services, Inc.*, 549 Pa. 84, 700 A.2d 915 (1997), the Supreme Court concluded that there must be a sufficient connection between the person served and the defendant to demonstrate that service was reasonably calculated to give the defendant notice of the action against it. *Id.* at 96, 700 A.2d at 920. *See*, Pa. R.C.P. 424(2). *Cintas* collects the relevant cases, one holding that a receptionist who worked in the lobby of a building where the defendants were tenants but did not work for the defendants was not a “person in charge” because she did not have a connection to defendants, that service on a janitor in a building owned by the defendant was insufficient, but holding that service on a receptionist in the defendant’s office who represented to the process server that she was the person in charge was proper.

This Court, after due reflection, considers that a nanny, a long-term employee of the defendant in his residence, has a sufficient connection with her employer, the defendant, to demonstrate that service upon her would be reasonably calculated to give such defendant notice of the action against it, satisfying any due process concerns.

In the present matter, the Court can state this with confidence, because Mr. Auger did not otherwise plead. He did not aver that his nanny was a minor, nor did he contend that she was not “in charge of the residence.” His sole concerns that his nanny was “not and never has been a resident in the Defendant’s home” but that is not what Pa. R.C.P.M.D.J. 308 requires. That rule, governing service of complaints, filed in the magisterial district courts provides as follows:

Rule 308 Service Upon Individuals

Service of the complaint upon an individual defendant shall be made: . . .

(2) by handing a copy:

- (a) to an adult member of the defendant’s family at his residence, but if no adult member of the family is found, *then to an adult person in charge of such residence* . . .

A similar case was presented in *Drury v. Zingarelli*, 198 Pa. Super. 5, 180 A.2d 105

(1962). There, the sheriff handed the complaint to the defendant's mother-in-law. The defendant filed a petition to open the judgment asserting that her mother-in-law was not a resident or member of her household on the day of service. As the court noted, "[h]owever, she does not allege that Mrs. Zingarelli was not in charge of the residence at that time." The defendant pointed out that her mother-in-law did not deliver copies of the complaint to her or her husband, as one in charge of the residence might be expected to do. The defendant complained that she thus had no knowledge of the suit until the time of execution. The Superior Court was not persuaded by these contentions and noted that the rules of civil procedure did not require the mother-in-law to live in the household permanently in order to accomplish substituted service. Thus, the judgment entered by default was a valid one, regardless of any technical omissions in the sheriff's return, which the court noted "are amendable." 180 A.2d at 106.

The Defendant at bar noted that the constable's return in this case indicated service had been made upon "Mrs. Auger", but did not press or argue this misidentification.

The other chief issue raised by the defendant in his Petition to Strike Judgment is his contention that he had in fact paid all condominium association fees due to the Plaintiff, Goshen Valley I Condominium Association. The Plaintiff was ordered on April 9, 2012 to file an Answer to his Petition, and the Plaintiff did so, along with Memorandum of Law, on April 30, 2012. The Answer disputed the Plaintiff's assertions that he was not validly served, disputed his claim that he did not receive notice of the transfer of the judgment from the district court to the court of common pleas, and alleged that additional communications including a letter from Plaintiff's counsel had been provided. The Answer also denied the assertion that there were no further condominium fees or other costs due. On the contrary, according to the Answer, the payments made by the Defendant were applied to old delinquencies leaving a balance as set out in various exhibits attached to the Answer.

The reason this is important is because the order aforementioned also provided that "depositions are to be completed within forty-five (45) days of the service upon Petitioner of the Answer to the Petition." No depositions were taken. Instead, on May 16, 2012, the Defendant filed a Praeceptum for Determination along with his Memorandum of Law. This triggers the following Chester County Rule of Civil Procedure:

Rule 206.5 When answer is filed

When an answer has been timely filed and the issue raised by the petition, motion or preliminary objection is ripe for consideration, pursuant to the provisions of Pa.R.C.P. No. 206.7, any party may file a praecipe for determination in the form described by

C.C.R.C.P. No. 206.6 along with a supporting brief. *If a petitioner files a praecipe for determination on petition and answer, all averments of fact responsive to the petition and properly pleaded in the answer shall be deemed admitted. . . .*

The state rule is to the same effect. Pa. R.C.P. 206.7(c) provides that if an:

“ . . . answer is filed raising disputed issues of material fact, the petitioner may take depositions on those issues . . . If petitioner does not do so, the petition shall be decided on petition and answer and all averments of fact responsive to the petition and properly pleaded in the answer shall be deemed admitted for the purpose of this subdivision.”

Consequently, the Court is firmly able to rely on the well pled facts contained in this Answer so as to resolve the disputes between the parties.

Finally, the choice of raising these issues by way of a petition to strike was injudicious. A petition to strike a judgment is a common law proceeding which operates as a demurrer to the record. A petition to strike a judgment may be granted for a fatal defect or irregularity appearing on the face of the record. *Cintas Corp. v. Lee's Cleaning Services, Inc.*, 549 Pa. 84, 700 A.2d 915 (1997). When deciding if there are fatal defects on the face of the record, a court may only look at what was in the record when the judgment was entered. In this case, that refers to the return of service.

Service of process is a mechanism by which a court obtains jurisdiction over a defendant, and therefore the rules concerning of service of process must be strictly followed. *Cintas, supra*. However, the absence of, or a defect in, a return of service does not necessarily divest a court of jurisdiction of a defendant who was properly served. *Commonwealth ex. rel. McKinney v. McKinney*, 476 Pa. 1, 381 A.2d 453, (1977). So although proof of service may be defective, if the fact of service is established on the record, jurisdiction cannot be questioned. *Cintas, supra*. Here, the record reveals that service was made in fact (and the defendant's petition acknowledges as much) at a certain date and a certain time at the defendant's residence. The constable was mistaken in identity, but that is not apparent of record. As we have already seen, the substituted service was valid.

As our Supreme Court noted in *Cintas, supra*, where the complaint is that the person served was not a person not in charge, such challenge should not be brought by way of a petition to strike the default judgment, but rather in a petition to open. There is a distinction between the two types and, in this case, as in *Cintas*,

that distinction prevents further review of the matter. A petition to strike is not interchangeable with a petition to open. A petition to strike does not involve the discretion of the court whereas, by contrast, a petition to open a judgment is an appeal to the court's equitable powers. *First Seneca Bank & Trust Co. v. Laurel Mountain Development Corp.*, 506 Pa. 439, 485 A.2d 1086 (1984). Ordinarily, a petition to open a judgment must be filed promptly, explain the failure to file a timely response, and set forth a meritorious defense. *Cintas Corp.*, *supra*.

Thus, had the nanny been under age, or not in fact in charge of the residence, the proper challenge would have been via a petition to open the judgment, and the development of those facts on the record done by means of depositions before ordering the matter for decision.

An appropriate order denying the Petition has already been entered of record.

BY THE COURT:

/s/ Mark L. Tunnell, J.

[Date: June 26, 2012]

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA**

GOSHEN VALLEY I CONDOMINIUM	:	
ASSOCIATION	:	
Plaintiff	:	
	:	CIVIL ACTION - LAW
v.	:	
	:	NO. 2011-14086
CHRISTOPHER AUGER	:	
Defendant	:	

ORDER

AND NOW, this 20th day of June, 2012, upon consideration of the Petition of defendant, Christopher Auger, to Strike Judgment and to Set Aside Execution Proceeding, and the Answer filed thereto on the part of Goshen Valley I Condominium Association, and after applying C.C.R.C.P. 206.5 and 206.6, and Pa. R.C.P. 206.7(c), the said Petition is DENIED.

BY THE COURT:

/s/ Mark L. Tunnell, J.

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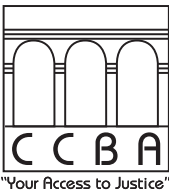


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CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that SIGLA CONCEPTS, INC., a corporation organized under the laws of the state of Nevada, has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it was incorporated is 1771 E. Flamingo Rd., 115A, Las Vegas, NV 89119 and address of its proposed registered office in this Commonwealth is 1204 Hendrix Lane, Phoenixville, PA 19460.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-03434**

NOTICE IS HEREBY GIVEN that the name change petition of Hannah Lynn McGarvey was filed in the above-named court and will be heard on July 23, 2012, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 4, 2012

Name to be changed from: Hannah Lynn McGarvey to: Hannah Lynn Johnson

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

SUSAN J. SACCHETTA, Attorney for
Petitioner
1800 E. Lancaster Avenue
Paoli, PA 19301

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-06508**

NOTICE IS HEREBY GIVEN that the name change petition of River Christopher Douglas Nilson was filed in the above-named court and will be heard on September 17, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 26, 2012

Name to be changed from: River Christopher Douglas Nilson to: River Christopher Douglas Nilson Carbone

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. 2012-6606NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jennifer L. Page, Mother and natural guardian of Ethan E. Stanke, a minor was filed in the above-named court and will be heard on August 6, 2012, at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 28, 2012

Name to be changed from: Ethan E. Stanke to: Ethan E. Page

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

ALBERT P. MASSEY, JR., Attorney for
Petitioner
460 E. King Road
Malvern, PA 19355

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 12-06611**

NOTICE IS HEREBY GIVEN that the name change petition of Sage Arden Panchisin was filed in the above-named court and will be heard on August 13, 2012, at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 28, 2012

Name to be changed from: Sage Arden Panchisin to: Sage Arden Stevenson-Panchisin

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 February 24, 2012 for ZINIKI INFRASTRUCTURE SOFTWARE LLC, in accordance with the provisions of the Pennsylvania Corporation Business Law of 1988.

The purpose or purposes for which it was organized are: To provide enterprise-class web service software to system developers and integrators.

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 GET FIT WIT ME, INC., in accordance with the provisions of the Pennsylvania Corporation Business Law of 1988. EUGENE STEGER & ASSOCS., PC, Solicitors
411 Old Baltimore Pike
Suite 101
Chadds Ford, PA 19317

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

SALTZ POLISHER P.C., Solicitors
993 Old Eagle School Road
Suite 412
Wayne, PA 19087

CORPORATION NOTICE

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

DISSOLUTION NOTICE

Notice is hereby given that Intelligent Express, Inc., which was incorporated on 10/18/1993 in the State of PA and having a Commercial Registered Office Provider and county of venue as follows: CT Corporation System, Chester County, is winding up its affairs and has filed Articles of Dissolution with the PA Dept. of State in accordance with PA Business Corporation Law.

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

ADAMS, Dorothy L., late of Schuylkill Township. Susan A. Meadows, 170 Tinker Hill Road, Phoenixville, PA 19460, Executrix. **SAMUEL J. TRUEBLOOD**, Esquire, Morrow, Tompkins, Trueblood & Lefevre, LLC, The Commons at Valley Forge East, Suite 62, Valley Forge, PA 19482, atty.

BELL, Benjamin, IV, late of Tredyffrin Township. The Bryn Mawr Trust Company and Margaret C. Bell, care of **F. HARRY SPIESS, JR.**, Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executors. **F. HARRY SPIESS, JR.**, Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

BOEGGEMAN, Joan E., late of East Goshen Township. Ed Boeggeman, care of **DAVID DISPASQUA**, Esquire, 230 North Monroe Street, P.O. Box 2037, Media, PA 19063, Executor. **DAVID DISPASQUA**, Esquire, Michael F.X. **GILLIN & ASSOCIATES, P.C.**, 230 North Monroe Street, P.O. Box 2037, Media, PA 19063, atty.

BOWER, May H., a/k/a May Hardy Bower, late of Downingtown. Maureen A. Kelley, 282 Winthrop Road, Berwyn, PA 19312, Executrix.

BRYER, Robert P., Sr., late of East Fallowfield Township. Scott R. Bryer, 216 Garland Drive, Carlisle, PA 17013, Executor. **DONALD F. KOHLER, JR.**, Esquire, Lieberman & Kohler, LLP, 27 South Darlington Street, West Chester, PA 19382, atty.

BYLER, Verda E., late of Honey Brook. James F. Byler, John D. Byler and Robert S. Byler, care of **BLAKINGER, BYLER & THOMAS, P.C.**, Esquires, 28 Penn Square, Lancaster, PA 17603, Executors. **BLAKINGER, BYLER & THOMAS, P.C.**, 28 Penn Square, Lancaster, PA 17603, attys.

DONOHUE, Edward W., late of West Chester. James Edward Donohue, 445 Beaumont Circle, West Chester, PA 19380, Executor. **EDWARD J. SCHWABENLAND**, Esquire, Schwabenland & Ryan, PC., 995 Old Eagle School Road, Suite 306, Wayne, PA 19087, atty.

GABLE, Evelyn Margaret, late of Honeybrook Township. Loretta G. Englerth, 105 Lakeview Drive, Coatesville, PA 19320 and Richard A. Gable, 105 Lakeview Drive, Coatesville, PA 19320, Executors.

GEIGER, Kay S., late of Honey Brook. Debra Ann Reilly, 9 Ridgeway Avenue, Oaklyn, NJ 08107 and Steven A. Geiger, 706 Copley Road, Upper Darby, PA 19082, Executors.

GEIGER, Wilbur A., late of Honeybrook. Steven A. Geiger, 706 Copley Road, Upper Darby, PA 19082, Executor.

KAUFFMAN, Celestine, late of West Grove. Charles E. Kauffman III, 1104 Meadow Glen Dr., West Chester, PA 19380, Executor.

KONNECKER, Lloys, late of New Garden Township. Landenberg, PA. Linda Pascarelli, 12 Lakeshore Lane, Landenberg, PA 19350, Personal Representative. WILLIAM E. HOWELL JR., Esquire, 110 E. State Street, Kennett Square, PA 19348, atty.

LINDSEY, Richard E., late of West Chester. Rebecca E. Lindsey, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Fress, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MALAVOLTA, Frances P., late of Westtown Township. Patricia Toner, 100 N. Radford Way, Coatesville, PA 19320, Administratrix.

MCCRORY, John B., late of Kennett. Ann E. Turry, care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executrix. TIMOTHY B. BARNARD, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

O'NEAL, Owen E., late of West Grove Borough. Jeffrey L. March, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Drive, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Drive, P.O. Box 673, Exton, PA 19341-0673, atty.

PATTERSON, Laura L., late of Valley Township. Ronald C. Patterson, care of JAMES B. GRIFFIN, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

CHARLES T. DeTULLEO

Attorney at Law
134 North Church St.
West Chester, PA 19380
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STAUFFER, Donald G., late of West Chester. Priscilla Stauffer, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

WHITE, Earl L., late of Honey Brook Township. Earl W. White, 644 Rock Run Road, Pottstown, PA 19465, Executor. ELIZABETH K. MORELLI, Esquire, 5 Hearthstone Court, Suite 201, Reading, PA 19606, atty.

2nd Publication

BLAKEY, Angus R., late of East Goshen Township. Rebecca A. Blakey, care of DEBORAH A. MCKENTY, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, Administrator. DEBORAH A. MCKENTY, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, atty.

CUSTER, Laura V., late of North Coventry. James L. Custer, 478 Harley Road, Pottstown, PA 19465 and Theresa R. Flemming, 74 East Main Street, Pottstown, PA 19465, Executors. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

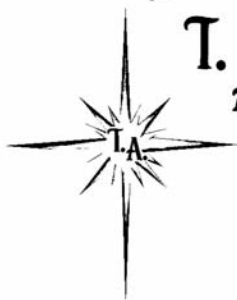
DAVIS, Matthew James, late of East Marlborough Township. James Davis, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administrator. MARY ANN PLANKINTON, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

GALLETTA, Jean Marie, late of West Chester. Stephen C. Galletta, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Administrator. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

GOULD, Mildred B., late of Kennett Square. Michael R. Gould, 506 Victoria Gardens Drive, Kennett Square, PA 19348, Executor.

LATCH, Judith Makin, late of West Goshen Township. Patricia A. Byers, care of ROBERT H. LOUIS, Esquire, Centre Square West, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, Executrix. ROBERT H. LOUIS, Esquire, SAUL EWING LLP, Centre Square West, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, atty.

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MARKS, Patrick V., late of East Goshen Township. JANE P. MARKS, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, Administratrix. JANE P. MARKS, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, atty.

MATTIOLI, Bena, a/k/a Bena Maria Mattioli, late of Easttown Township. Dolores M. Troiani, Esquire, care of KIMBERLY C. GIBNEY, Esquire, 131 Lancaster Avenue, Devon, PA 19333, Executrix. KIMBERLY C. GIBNEY, Esquire, Troiani & Gibney, 131 Lancaster Avenue, Devon, PA 19333, atty.

MITCHELL, Ruth T., late of New Garden Township. Rebecca Mitchell, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MULLANEY, Rosa M., late of West Chester. Cynthia M. Cavanaugh, 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.

NEIFFER, Anna D., late of North Coventry Township. Gail A. Neiffer, 781 Temple Road, Pottstown, PA 19465, Executrix. DAVID G. GARNER, Esquire, 1954 E. High Street, Suite 4, Pottstown, PA 19464, atty.

NICHOLSON, Marjorie C., late of New Garden Township. Joyce D. Chambers and Tracey Bolivar, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrices. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PAYNE, James E., late of Tredyffrin Township. Marjorie S. Payne, care of GEORGE M. RITER, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, Executrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, atty.

REILLY, Betty, late of West Chester. Anne L. Jarrett, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

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ROSS, Paul A., late of East Fallowfield. Jane Anne Ross, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. 660, West Chester, PA 19381-0660, atty.

SCHREIBER, Thomas, late of Chester County. Carol Abt, 292 Walton Drive, Morrisville, PA 19067, Executrix.

SEES, George A., late of East Goshen Township. Elizabeth H. Sees, 31 Sherman Drive, Malvern, PA 19355, Executrix. FRANCIS C. ORTNER, Jr., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

TAYLOR, Elizabeth S., late of New Garden Township. Kathleen A. Davis, care of NIKOLAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

THOMPSON, Richard H., a/k/a Richard Harte Thompson, late of Willistown Township. Richard H. Thompson, Jr. and James K. Thompson, care of EDWARD M. WATTERS, III, Esquire, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183, Executors. EDWARD M. WATTERS, III, Esquire, Pepper Hamilton LLP, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183, atty.

WOOLARD, Marijane L., late of Easttown Township. Kristine Woolard, care of JOHN F. MC KENNA, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOHN F. MC KENNA, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

3rd Publication

ALLISON, Mildred E., late of Honey Brook. Mark A. Walton, 116 E. Princeton Road, Bala Cynwyd, PA 19004, Executor.

BEALER, Emerson D., late of North Coventry Township. Emerson Donald Bealer Jr., 555 E Hoffecker Rd, Pottstown, PA 19465, Executor.

BIONDO, Sandra Lee, late of Uwchlan Township. James J. Biondo, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

BRADY, Patrick Michael, late of Thorndale, Caln Township. Suzanne M. Brady, 3704 Corey Lane, Thorndale, PA 19372, Administratrix.

CANUSO-DURSO, Annamarie T., late of Franklin Township. Richard Durso, 112 Scotts Glen Road, Lincoln University, PA 19352 and Diane Picciani, 1131 Dorset Drive, West Chester, PA 19382, Administrators. RICHARD M. LUTZ, Esquire, 300 W. State Street, Suite 302, Media, PA 19063, atty.

COOKE, Ruth Emerson, late of Pennsbury Township. John Byrne Cooke, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FLICKER, John M., late of East Brandywine Township. Sandra L. Knapp, care of J. Stoddard Hayes, Jr., Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. J. Stoddard Hayes, Jr., Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

GLASNER, Isabel, late of Easttown Township. Joanna B. Glasner, care of REARDON & ASSOCIATES, LLC, Esquire, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executrix. REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

JEFFERIS, Donald Sharp, a/k/a Donald S. Jefferis, late of Newlin Township. Judith Jefferis and Joseph A. Bellinghieri, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

LYONS, James A., Jr., late of West Brandywine Township. John F. Lyons, care of KAREN M. STOCKMAL, Esquire, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, atty.

MAYBERRY, Margaret M., a/k/a Margaret Mayberry, late of Tredyffrin Township. Michele Hughes, care of ROBERT J. BRESLIN, JR., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MENIG, Edward G., late of Paoli, Willistown Township. R. Douglas Quay, care of DONALD A. MANCINI, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Executor. DONALD A. MANCINI, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

RIVERA, Betty M., late of East Nottingham Township. Wayne A. Rivera, 308 Slate Lane, Quarryville, PA 17566, Executor. KENNETH R. PYLE, ESQ., Esquire, The Law Office of Kenneth R. Pyle, P.C., P.O. Box 141, Lewisville, PA 19351-0141, atty.

ROMIG, Bertha M., late of Oxford Borough. BRIAN MC DEVITT, Esquire, Three Penn Court, 325 Swede Street, Norristown, PA 19401, Administrator. BRIAN MC DEVITT, Esquire, Fox, Differ, Callahan, Sheridan & Mc Devitt, Three Penn Court, 325 Swede Street, Norristown, PA 19401, atty.

SCHWARZ, Wesley E., a/k/a Wesley Edward Schwarz, late of Easttown Township. Donald R. Burke and L. Francis Murphy, care of L. FRANCIS MURPHY, Esquire, 801 Old Lancaster Road, Bryn Mawr, PA 19010, Executors. L. FRANCIS MURPHY, Esquire, Murphy and Murphy, 801 Old Lancaster Road, Bryn Mawr, PA 19010, atty.

WILSON, Betty E., late of Phoenixville Borough. Elwood A. Wilson and Connie E. Kulp, care of THOMAS G. WOLPERT, Esquire, 527 Main Street, Royersford, PA 19468, Executors. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber P.C., 527 Main Street, Royersford, PA 19468, atty.

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YODER, Grace E., late of West Goshen Township. William E. Yoder, Jr., 380 High Street, Souderton, PA 18964, Executor. **JEFFREY K. LANDIS**, Esquire, 114 E. Broad St., P.O. Box 64769, Souderton, PA 18964, atty.

FICTITIOUS NAME

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

OPERATION WARM INC. COATS FOR KIDS FOUNDATION, with its principal place of business at 1653 Brintons Bridge Road, Chadds Ford, PA 19317.

The application has been (or will be) filed on: April 15, 2011 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Operation Warm, Inc., 1653 Brintons Bridge Road, Chadds Ford, PA 19317, Richard D. Sanford, 1653 Brintons Bridge Road, Chadds Ford, PA19317 and Stephanie D. Cohen, 3 Old Barn Court, Newtown, PA 18940.

Brintons Firefighters Coats for Kids, with its principal place of business at 1653 Brintons Bridge Road, Chadds Ford, PA 19317.

The application has been (or will be) filed on: June 29, 2012 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Richard D. Sanford, 1653 Brintons Bridge Road, Chadds Ford, PA 19317, Stephanie D. Cohen, 3 Old Barn Court, Newtown, PA 18940, and Operation Warm, Inc. 1653 Brintons Bridge Road, Chadds Ford, PA 19317.

COATS FOR KIDS FOUNDATION, with its principal place of business at 1653 Brintons Bridge Road, Chadds Ford, PA 19317.

The application has been (or will be) filed on: April 15, 2011 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Operation Warm, Inc., 1653 Brinton Bridge Road, Chadds Ford, PA 19317, Richard D. Sanford, 1653 Brintons Bridge Road, Chadds Ford, PA19317 and Stephanie D. Cohen, 3 Old Barn Court, Newtown, PA 18940.

FICTITIOUS NAME REGISTRATION

NOTICE is hereby given, pursuant to the provisions of the Act of Assembly, No. 295 of 1982 effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of Mckinley R. Cockerham Painting Contractor, with its principal place of business at 5 Greenhill Road, West Chester, PA 19380.

The application has been (or will be) filed on: June 15, 2012 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: M.R. Cockerham Painting Contractors, Inc., 5 Greenhill Road, West Chester, PA 19380. **GEORGE C. ZUMBANO**, Solicitor
Gawthrop Greenwood, P.C.
17 East Gay Street
Suite 100
West Chester, PA 19380

CORPORATION NOTICE LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on June 14, 2012, a Certificate of Organization was filed in the Pennsylvania Department of State of the Commonwealth of Pennsylvania for Linda Harris Consulting, LLC, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994. **JOHN S. BENSON**, Solicitor
Penglase and Benson, Inc.
110 North Main Street
Doylestown, PA 18901

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on June 22, 2012, a Certificate of Organization was filed in the Pennsylvania Department of State for MICHELLE T. DILLIONE, LLC, in accordance with the provisions of the Limited Liability Act of 1994.

JOHN N. DEL COLLO, Solicitor
6 E. Hinckley Avenue
Suite 201
Ridley Park, PA 19078

1st Publication**NONPROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, on or about June 18, 2012 to form a non-profit corporation under the name SAI TEMPLE INC pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

The Corporation has been organized exclusively for charitable purposes under Section 501(c)(3) of the Internal Revenue Code.

Frank W. Hayes, Esquire
HAYES & ROMERO
31 South High Street
West Chester, PA 19382

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NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, on June 22, 2012 to form a non-profit corporation under the name "ActiveKids" pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended. The corporation has been organized for the following purpose or purposes: exclusively charitable and educational purposes under Section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

A. DUIE LATTA, Solicitor
MacElree Harvey, Ltd.
17 West Miner Street
P.O. Box 660
West Chester, PA 19381-0660

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of incorporation for a domestic nonprofit corporation were filed with the Corporation Bureau of the Department of State, Commonwealth of Pennsylvania, on June 11, 2012, for the purpose of obtaining a certificate of incorporation of a proposed nonprofit corporation to be organized under the Pennsylvania Nonprofit Corporation Law of 1988, Act of December 21, 1988 P.C. 1444 No. 177 as amended and supplemented.

The name of the corporation is: Vending for Autism, Inc.

Articles of Incorporation were filed June 11, 2012

The purpose or purposes for which it was organized are as follows: Corporation - Non Profit.

JOAN M. GRANER, Solicitor
11 West Third Street
Media, PA 19063

NOTICE OF ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, NO. 2011-12294 ACTION TO QUIET TITLE. DOREEN L. JACOBY (Plaintiff) v. THE HEIRS, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS OF GEORGE D. YOST and ESTHER M. YOST, his wife, AND ALL PERSONS, HAVING OR CLAIMING TO HAVE ANY RIGHT, LIEN, TITLE, INTEREST IN, OR CLAIM AGAINST THOSE LOTS OR PIECES OF GROUND HEREIN NAMED, WHO ARE PRESUMED DECEDENTS AND WHOSE RESIDENCES AND GENERAL WHEREABOUTS ARE UNKNOWN.

TAKE NOTICE that on June 28, 2012, Doreen L. Jacoby filed her Amended Complaint in Action to Quiet Title and Possession averring that, inter alia, she is the owner of the following described tract of land:

“ALL THAT CERTAIN lot or parcel of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E., May 3, 1944, as follows, to wit:

BEGINNING at a pin in or near the middle of a public road leading from the east side of Caln Meeting House to Bondsville Dam said pin being 600 feet by course North 6 degrees 18 minutes East, from the northeast corner of the Caln Meeting House property, said pin also being the southeast corner of land of George D. Yost, one of the grantees hereto; thence leaving said road and by land of the said George D. Yost, the two following courses and distances, North 83 degrees 42 minutes West, 414.14 feet to an iron pipe and South 6 degrees 18 minutes West, 100 feet to a concrete marker, a corner of land of Wilmer C. Rubincam and wife; thence by said Rubincam's land South 83 degrees 42 minutes East, 414.14 feet to a pin in the road aforesaid; thence along or near the middle of said road North 6 degrees 18 minutes East, 100 feet to the pin at the place of beginning.

CONTAINING forty-one thousand four hundred fourteen square feet of land be the same more or less.

BEING part of the same premises that Beryl E. Breuninger and Frank A. Breuninger, her husband by Deed dated May 5, 1950 and recorded May 8, 1950 in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Deed Book G-24 page 218, granted and conveyed unto George D. Yost and Esther M. Yost, his wife, in fee.

WHEREUPON, on motion of Frank W. Hayes, Esquire, Attorney for Plaintiff, said Court ordered that notice of said facts be served by the Plaintiff on the said respective Defendants, being the Heirs, Personal Representatives, Executors, Administrators, Successors and Assigns of George D. Yost and Ester M. Yost, his wife, and all Persons Having, or Claiming to Have Any Right, Lien, Title, Interest In, or Claim Against Those Lots or Pieces of Ground Herein Named, whoever may be the known holder or holders of said property by advertisement requiring them to answer said Complaint within twenty (20) days from the last date of publication hereof.

If you wish to defend, you must enter in written appearance, personally or by an 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.

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West Chester, PA 19380

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Frank W. Hayes, Esquire

HAYES & ROMERO

31 South High Street

West Chester, PA 19382

Attorney for Plaintiff

3rd Publication

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2010-06549-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
NICHOLAS J. CRUGNALE,	:	
Defendant	:	

NOTICE

To Nicholas J. Crugnale:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe for to Reissue Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 63 Washington Lane, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4H-27, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM 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.

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2011-08007-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
MARC SIMMONS,	:	
Defendant	:	

NOTICE

To Marc Simmons:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 1925 Valley Road, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4M-56, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM 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.

CHESTER COUNTY BAR ASSOCIATION

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

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2011-08008-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
MARC SIMMONS,	:	
Defendant	:	
	:	
SADSBURY TOWNSHIP,	:	NO. 2010-08977-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
MARC SIMMONS,	:	
Defendant	:	
	:	

NOTICE

To Marc Simmons:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim in both above captioned matters and the Prothonotary of the Court of Common Pleas of Chester County issued said Writs on said Claims against the property located at 1930 Valley Road, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4M-13.1, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM 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.

CHESTER COUNTY BAR ASSOCIATION
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West Chester, PA 19380
(610) 429-1500

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2009-06956-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
JANE BAYNUM, and	:	
BRIDGET M. THOMPSON	:	

NOTICE

To Jane Baynum and Bridget M. Thompson:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 3 Wick Drive, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4-209, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM 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.

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2010-06554-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DONALD E. WILKINSON and,	:	
PHYLLIS JEAN WILKINSON	:	
	:	
SADSBURY TOWNSHIP,	:	NO. 2007-08818-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DONALD E. WILKINSON and,	:	
PHYLLIS JEAN WILKINSON	:	
	:	

NOTICE

To Donald E. Wilkinson and Phyllis Jean Wilkinson:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim in both above captioned matters and the Prothonotary of the Court of Common Pleas of Chester County issued said Writs on said Claims against the property located at 893 Old Wilmington Road, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4C-2, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM 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.

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

1st Publication**TRUST NOTICE**

Estate of ALICE LUSKO, deceased, late of West Chester Boro, Chester Co., Pennsylvania; Settlor of the Lusko Family Loving Trust.

Successor Trustee: Pauline C. Link, 1697 Waterglen Drive, West Chester PA 19382; or her Atty: Linda M. Anderson, Anderson Elder Law, 206 Old State Rd., Media PA 19063.

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

Trust Estate of MARJORIE C. NICHOLSON, deceased, late of New Garden Township, Chester County, Pennsylvania. All Persons having claims or demands against the Trust Estate of MARJORIE C. NICHOLSON are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Joyce D. Chambers and Tracey Bolivar, Co-Trustees

c/o Larmore Scarlett LLP

P.O. Box 384

Kennett Square, PA 19348

Attorney:

Donald B. Lynn, Jr., Esquire

Larmore Scarlett LLP

P.O. Box 384

Kennett Square, PA 19348

ATTORNEY DISCIPLINARY / ETHICS MATTERS

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



June & July 2012 CLE Opportunities
@ Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
June 28th	"House of Cards" Risk Management Lunch and Learn CLE by Rosenzweig & Associates ***	12 PM – 1 PM	1 SUB
June 25th	PBI: The Technology You Need to Start a Law Practice (g)	9 AM – 4:15 PM	6 SUB
June 26th	PBI: Representing Residential Landlords & Tenants (g)	9 AM – 4:15 PM	6 SUB
June 27th	PBI: General Practitioners' Update (g)	8:30 AM – 4:30 PM	5 SUB & 1 ETH
July 10th	PBI: Defamations, Libel & Slander (g)	8:30 AM – 12:45 PM	3 SUB & 1 ETH
July 12th	PBI: Recent Developments in Assessment Law in PA (g)	8:30 AM – 12:45 PM	4 SUB
July 12th	PBI: Mandated Healthcare-How Will the Supreme Court Decide (g)	1:30 PM- 4:45 PM	3 SUB
July 16th	PBI: A Day on Special Education	9 AM – 3:45 PM	6 SUB
July 18th	PBI: Revisiting Younger's 10 Commandments (g)	8:30 AM – 3:30 PM	5 SUB & 1 ETH
July 19th	PBI: Hot Topics in Oil & Gas Law (g)	9 AM – 1:15 PM	4 SUB
July 20th	PBI: Looking Under the Hood: Drafting Better Trusts to Accomplish Your Client's Estate Planning Goals (g)	9 AM – 1:15 PM	4 SUB
July 24th	PBI: Annual U.S. Supreme Court Roundup (g)	9 AM – 12:15 PM	3 SUB
July 25th	PBI: How to Handle a Residential Real Estate Closing (g)	9 AM – 12:15 PM	3 SUB
July 25th	PBI: The Attorney Client Privilege in PA (g)	9 AM – 12:15 PM	3 ETH
July 26th	PBI: Ohlbaum on Evidence Advocacy (g)	8:30 AM – 3:30 PM	5 SUB & 1 ETH
July 27th	PBI: The Cybersleuth's Guide to the Internet (g)	9 AM – 4:30 PM	6 SUB
July 30th	PBI: Practice Before the Department of Veterans Affairs (g)	8:30 AM – 12:45 PM	4 SUB
July 31st	PBI: What's Hot in Complex Chapter 11 Bankruptcy Practice (v)	9 AM – 12:30 PM	3 SUB

To view the calendar online go to: http://www.chescobar.org/cle/cle_opportunities_at_ccba.html

(v) = video
 (g) = live groupcast
 *** = all CCBA Members welcome to attend

SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JULY 19, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, AUGUST 20, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 12-7-463
Writ of Execution No. 09-08759
DEBT \$155,000.00

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situated partly in the Township of Warwick and partly in the Township of South Coventry bounded and described in accordance with a plan thereof made for Janet Diamant by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated 9-10-1976 as follows, to wit:

BEGINNING at a railroad spike in the title line in the bed of Harmonyville Road (thirty-three (33) feet wide) a corner of lands now or late

of Margaret Paxson Jacob (as shown on said plan); thence extending from said beginning point along the title line in the bed of Harmonyville Road, the two (2) following courses and distances: (1) north fifty-six (56) degrees four (04) minutes east three hundred seventy-nine and fifty one-hundredths (379.50) feet to a point and (2) north sixty-three (63) degree four (04) minutes east one hundred twenty-seven and seventy-four one-hundredths (127.74) feet to a point a corner of this and lands now or late of John J. Murphy; thence extending along the same the next two (2) following courses and distances: (1) crossing over a stream of water known as Rock Run and also crossing over the Township line dividing the Townships of Warwick and South Coventry sixty-two (62) degrees thirty (30) minutes thirty (30) seconds east one thousand two hundred twelve and ninety-one one-hundredths (1,212.91) feet to a point and (2) south four (04) degrees twenty-three (23) minutes thirty-two (32) seconds west four hundred seventy-one (471) feet to a stone a corner of this and lands now or late of George W. Statzell, III; thence extending along the same north sixty-two (62) degrees thirty-six (36) minutes twenty-eight seconds west four hundred ninety-three and fourteen one-hundredths (493.14) feet to an iron pin a corner of lands now or late of Margaret Paxson Jacob, aforesaid, thence extending along the same the three (3) following courses and distances: (1) north forty-nine (49) degrees twelve (12) minutes twenty-one (21) seconds west and recrossing Rock Run, aforesaid and recrossing the Township Line dividing the Townships of Warwick and South Coventry, five hundred fifty-two and sixty-seven one-hundredths (552.67) feet to a point; (2) north seventy-five (75) degrees four (4) minutes west five hundred seventy-one and twelve one-hundredths (571.12) feet to an iron pin and (3) north sixty-seven (67) degrees forty-nine (49) minutes fifty-one (51) seconds west sixty-five and thirty-eight one-hundredths (65.38) feet to the first mentioned point and place of beginning.

CONTAINING in area twelve and seven hundred twenty-one one-hundredths (12.721) acres of land, be the same more or less.

BEING the same premises that Janet H. Diamant, by Deed dated May 5, 2005, and recorded in the Office of the Recorder of Deeds of Chester County on June 28, 2005, in Book B6532 page 2087, granted and conveyed unto Francis Diamant.

BEING UPI Numbers 20-1-14 and 19-3-59.

IMPROVEMENTS: residential dwelling and a barn.

PLAINTIFF: Estate of Janet H. Diamant, Dec

VS

DEFENDANT: **FRANCIS DIAMANT**

SALE ADDRESS: 1860 Harmonyville Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **BRUCE ALAN HERALD, 610-594-7555**

SALE NO. 12-7-464

Writ of Execution No. 10-03317

DEBT \$19,743.00

ALL THAT CERTAIN unit with the buildings and improvements thereon erected hereditaments and appurtenances, in the property known and identified in the Declaration Plan referred to below as Picket Post Condominium in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in the County of Chester, of a Declaration dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 174; a Declaration Plan dated 4/3/1980 and last revised 4/11/1980 and recorded 9/24/1980 in Plan File #3172 and Code of Regulations dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 193 being and designated on said Declaration Plan as Unit #36, Building G, as more fully described in such Declaration Plan and Declaration, together with a proportionated undivided interest in the Common Elements (as defined in such Declaration) of 2.083%.

UNDER and subject to Covenants, Restrictions, Easements, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulation (and Amendments thereto) and in the Rules referred to in such Code of Regulations.

UNDER and subject to Easements, rights granted Public Utilities, Agreements, Covenants and Restrictions appearing of Record.

THE Grantee for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns by the acceptance of this deed and by Grantee's execution thereof below, covenants and agrees: (1) to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the

Unit Property Act of Pennsylvania; (2) that the Unit conveyed by this deed shall be subject to a charge for all amounts so assessed, except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments; (3) to be bound by all terms and conditions of such Declaration.

BEING Chester County Parcel No. 43-5-336.

TITLE vested in William H. Campbell, by Deed from Phyllis M. McAllister, dated 7/31/1990 and recorded 8/10/1990 in Record Book 2108, Page 388.

IMPROVEMENTS: residential condominium.

PLAINTIFF: Picket Post Condominium Association

VS

DEFENDANT: **WILLIAM CAMPBELL**

SALE ADDRESS: Picket Post Condominium Unit 36, 1195 Heyward Rd, Wayne, PA 19087

PLAINTIFF ATTORNEY: **CRAIG HARRISON FOX, 610-275-7990**

SALE NO. 12-7-465

Writ of Execution No. 11-08473

DEBT \$122,577.85

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

BEGINNING at a stake in lien of land now or late of Michael Montgomery on the east side of the New London Road; thence by land now or late of Ann Coates, south 44.75 degrees west, 11.4 perches to a stake; thence by the same south, 46 degrees east, 7.2 perches to a stake; thence by land now or late of Joshua Pusey, north 44.75 degrees east, 11.4 perches to the line of land now or late of Michael Montgomery; thence by the same, north 46 degrees west, 7.2 perches to the place of beginning.

CONTAINING .50 acres of land, more or less.

TITLE to said premises is vested in William A. Matthews and Susan M. Matthews, husband and wife, by Deed from Florence B. Swisher and Willaim F. Swisher, dated October 11, 1985 and recorded October 24, 1985 in Deed Book 113, Page 75.

PREMISES being known as: 2035

Newark Road, New London, Pennsylvania 19360.

TAX I.D. #: 71-02-0053.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **WILLIAM A.**

MATTHEWS

SALE ADDRESS: 2035 Newark Rd,
New London, PA 19360

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

SALE NO. 12-7-466

Writ of Execution No. 11-11721

DEBT \$202,009.66

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Plan of "Fox Knoll", Plan of Property owned by Dynamic Real Estate and Investment Corporation made by G.E. Regester, Jr. and Sons, Surveyors, dated March 7, 1968 and last revised October 16, 1973, as follows, to wit:

BEGINNING at a point on the easterly side of a cul-de-sac known as Cub Lane, said point being a corner of Lot #47 on said Plan; thence along Lot #47, north 68 degrees 43 minutes 28 seconds east, 275.76 feet to a point in line of Lot #45 on said Plan; thence along Lot #45; north 01 degrees 00 minutes 00 seconds east, 60.73 feet to a point on the title line in the bed of State Route #896; thence along said title line in the bed State Route #896, north 61 degrees 00 minutes 43 seconds west, 285.00 feet to a point, a corner of Lot #49 on said Plan; thence along Lot #49 on said Plan, south 04 degrees 47 minutes 09 seconds east, 254.26 feet to a point on the northerly side of the aforementioned cul-de-sac (Cub Lane); thence on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 49.16 feet to the first mentioned point and place of beginning.

BEING Lot #48 as shown on said Plan.

CONTAINING 1.090 acres of land, be the same, more or less.

BEING known as 504 Cub Lane,
Lincoln University, PA 19352.

BEING Parcel #72-04H-0038.

BEING UPI #72-4H-38.

IMPROVEMENTS: Residential dwelling.

BEING the same premises which Erik M. Gudmundson and Jill R. Gudmundson, husband and wife, granted and conveyed unto Jill R. Gudmundson by Deed dated August 19, 2009 and recorded August 24, 2009 in Chester County Record Book 7757, Page 497 for the consideration

of \$1.00.

PLAINTIFF: Employees Credit Union

VS

DEFENDANT: **JILL R. GUDMUNDSON**

SALE ADDRESS: 504 Cub Ln,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, 610-328-2887**

SALE NO. 12-7-467

Writ of Execution No. 12-00474

DEBT \$131,201.35

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate on the southerly side of Fifth Avenue, in the Second Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made by Earl R. Ewing, Registered Surveyor No. 6015 as follows, to wit:

BEGINNING at an iron pin in the southerly side of Fifth Avenue (60 feet wide) being in line with the centerline of a partition wall dividing Nos. 110 and 112 Fifth Avenue and south 80 degrees 30 minutes west, 118.23 feet from an iron pin at the intersection of the southerly side of Fifth Avenue with westerly side of Starr Street (80 feet wide); thence along the southerly side of Fifth Avenue 80 degrees 30 minutes west, 44.50 feet to an iron pin, a corner of lands now or late of Irvin Ash; thence along the same south 9 degrees 30 minutes east 140.00 feet to an iron pin; thence north 80 degrees 30 minutes east, 7.00 feet to an iron pin in the northerly side of Manavon Street (50 feet wide); thence along the same, north 41 degrees 35 minutes east, 48.32 feet to an iron pin in line with the above mentioned centerline of the partition wall; thence through the partition wall north 9 degrees 30 minutes west, 109.64 feet to the place of beginning.

CONTAINING 5,671.98 square feet of land, be the same more or less.

BEING Chester County Tax Parcel 15-14-122.1.

TITLE to said premises is vested in Robert L. Pennell and Patricia P. Pennell, husband and wife, by Deed from John F. Bolick and Shirley M. Bolick, by their attorney in fact Kathleen M. Puleo duly constituted & appointed by letter or attorney dated 10/20/97, dated October 30, 1997 and recorded November 12, 1997 in Deed Book 4257, Page 1952.

PREMISES being known as: 112 5th Avenue, Phoenixville, Pennsylvania 19460-3914.

TAX I.D. #: 15-14-122.1.

PLAINTIFF: Bank of America NA
(S/B/M) DBA BAC Home Loans Servicing LP
(F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **ROBERT L. & PATRICIA P. PENNELL**

SALE ADDRESS: 112 5th Avenue,
Phoenixville, PA 19460

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

SALE NO. 12-7-468

Writ of Execution No. 12-00454

DEBT \$219,024.94

DESCRIPTION of property known as Lot No. 41, Phase 1B and 2 Townhouse Development, Inniscrone, as shown on a foundation footprint plan prepared by Tetra Tech, Inc., dated June 2, 2004, RCN R1333-03, CAD file N/Projects/1000/1333 Inn Town/As-Built/1333 AsBuilt.DWG. situated in London Grove Township, Chester County, Pennsylvania

BEGINNING at station 1+35.99, n 04° 26' e, 52.59' left from the centerline of Turnbridge Court.

THENCE from the said point of beginning, along Lot No. 40, and passing through the party wall separating the house on the Lot herein being described room the house adjoining to the west, N 05° 07' 32" E, 53.67' to a point;

THENCE along lands now or formerly of (future) homeowners association of Inniscrone View the three (3) following described courses and distances:

S 84° 52' 28" E, 12.23' to a point;

S 05° 07' 32" W, 6.00' to a point; and

S 84° 52' 28" E, 11.77' to a point, a corner for Lot No. 42;

THENCE by the same, and passing through the party wall separating the house on the lot herein being described from the house adjoining to the east, S 05° 07' 32" W 51.67' to a point;

TEENCE along said lands now or formerly of (future) homeowners association of Inniscrone View the seven (7) following described courses and distances

N 84° 52' 28" W, 0.32' to a point;

N 05° 07' 32" E, 2.67' to a point;

N 84° 52' 28" W, 16.16' to a point;

N 05° 07' 32" E, 4.00' to a point;

N 84° 52' 28" W, 7.20' to a point;

N 05° 07' 32" E, 2.67' to a point; and

N 84° 52' 28" W, 0.32' to a point, the

first mentioned point and place of beginning.

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated September 30, 2004 and recorded October 15, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6308 Page 1210, as Instrument Number 10469445, granted and conveyed unto James M. McGarvey, Jr. and Karen McGarvey, husband and wife.

PARCEL No. 59-8-483.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Morgan Stanley ABS Capital I Inc Trust 2005-HE7

VS

DEFENDANT: **KAREN M. & JAMES M. McGARVEY**

SALE ADDRESS: 205 Turnbridge Court, Avondale, PA 19311

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

SALE NO. 12-7-469

Writ of Execution No. 12-00153

DEBT \$285,213.94

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Darlington, Hunt Phase III, made by Lake Roeder Hillard and Beers, Oxford, PA., dated 4/16/1999 and recorded as Plan File #14999.

BEING the same premises which Wilmer L. Rostetter and Joyce L. Rostetter, by Deed dated April 20, 2000 and recorded May 12, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4753 Page 1094, granted and conveyed unto Edward A. Burnside and Mary Burnside, as tenants by the entireties.

PARCEL No. 69-3-188.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Novastar Mortgage Funding Trust, Series 2006-5...

VS

DEFENDANT: **EDWARD A. & MARY E. BIRNSIDE**

SALE ADDRESS: 304 Beaver Drive, Lincoln University, PA 19352

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

SALE NO. 12-7-470
Writ of Execution No. 11-11377
DEBT \$276,513.32

NO. 1, north 22 degrees 10 minutes 10 seconds east 449.66 to a corner, thence continuing along the said other lands previously conveyed by Norman G. and Ellen M. Kolb and referred to as Lot No. 1 and also along lands of Paul J. and Gainer F. Hillegass and recorded in Deed Book R-52 Page No. 552, north 64 degrees 22 minutes 50 seconds west 399.67 feet to a concrete corner post (found), being a common corner of this, the said lands of Paul J. and Gainer F. Hillegass and recorded in Deed Book R-52 page 552, a corner of other lands of Paul J. and Gainer F. Hillegass and recorded in Deed Book 940 page 385 and lands of Eugene C. and Audrey R. Falasco; thence along the said lands of Eugene C. and Audrey R. Falasco, north 25 degrees 40 minutes 3 seconds east 980.75 feet to an iron pin (found) in line of lands of Merrill E. and Virginia M. Adams; thence along the same, the two following courses and distances: (1) south 50 degrees 37 minutes 5 seconds east 156 feet to a stone (found) and (2) north 41 degrees 31 minutes 24 seconds east 91.4 feet to an iron pipe (found) in line of lands of Philadelphia Electric Company; thence along the same south 49 degrees 47 minutes 58 seconds east 625 feet to a corner of other lands of Norman Jonathan and Esther N. Kolb; thence along the same, south 25 degrees 26 minutes 10 seconds west 1301.36 feet to a corner on the aforementioned title line of West Seven Stars Road; thence along the same, north 67 degrees 49 minutes 50 seconds west 360.36 feet to the place of beginning.

CONTAINING 20.9334 acres of land, more or less.

BEING the same premises which Norman G. Kolb, Nathan J. Kolb, Rhonda J. Nolt and N. Jonathan Kolb by Indenture dated 3/15/2004 and recorded 4/12/2004 in the Office of Recorder of Deeds in and for Chester County in Book 6116, Page 1853, et. seq., granted and conveyed to Triple T. Ltd.

PARCEL #21-5-100

PLAINTIFF: First Cornerstone Bank
VS

DEFENDANT: **TRIPLE T. LTD.**

SALE ADDRESS: C/O Francis Puleo,
27 Nutt Rd., Phoenixville, PA 19460

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

SALE NO. 12-7-471
Writ of Execution No. 11-05301
DEBT \$212,949.66

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Coatesville, County of Chester and 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 and Son, Inc., Civil Engineers and Land Surveyors, Media, Pennsylvania, dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit;

BEGINNING at a point on the south-westerly side of Wesley Lane (50 feet wide), said point marking a corner of Lot No. 60 on said Plan; thence from said beginning point and extending along the southwesterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 47.24 feet to a point, a corner of Lot No. 59; thence leaving said side of Wesley Lane and extending along said Lot No. 59 south 43 degrees 40 minutes 00 seconds west 126.18 feet to a point, in line of Lot No. 98; thence extending along said Lot No. 98 and Lot Nos. 97 and 96 north 58 degrees 23 minutes 52 seconds west 60.43 feet to a point a corner of aforesaid Lot No. 60; thence extending along said Lot No. 60 north 48 degrees 30 minutes 00 seconds east 141.30 feet to the first mentioned point and place of beginning.

CONTAINING 7,046 square feet of land more or less.

TAX ID: 16-4-339.

For information purposes only – property a/k/a

105 Wesley Ln

Coatesville, PA 19320-3074

TITLE to said premises is vested in Mark E. Shelton and Lynette Shelton, as tenants by the entirety, by Deed from Rasheed Epps, dated 5/26/2006 and recorded 6/6/2006 in Book 6861 Page 199.

PLAINTIFF: HSBC Bank USA
National Association (Trustee) AKA ACE
Securities Corp Home Equity Trust
VS

DEFENDANT: **MARK E. &
LYNETTE SHELTON**

SALE ADDRESS: 105 Wesley Lane,
Coatesville, PA 19320

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

SALE NO. 12-7-472
Writ of Execution No. 10-01976
DEBT \$139,376.65

ALL THAT CERTAIN message and tract of land situate in the Borough of West Grove, County of Chester and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stone in the middle of Evergreen Street at the center line of Woodland Avenue; thence along the middle of Woodland Avenue, south 10 1/2 degrees east, 165 feet to an iron pin; thence south 78 degrees west, 60 feet to a stake; thence north 10 1/2 degrees west, 165 feet to the middle of Evergreen Street; thence along the center line of Evergreen Street north 79 1/2 degrees east, 60 feet to the place of beginning.

CONTAINING 9900 square feet of land, more or less.

BEING UPI #5-4-88.

TITLE to said premises is vested in Robert F. McNeil by deed from Mel Martinez, secretary of Housing and Urban Development of Washington, D.C., dated May 23, 2001 and recorded June 15, 2001 in Deed Book 4983, Page 1851.

PREMISES being known as: 200 West Evergreen Street, West Grove, Pennsylvania 19390.

TAX I.D. #: 5-45-88.

PLAINTIFF: BAC Home Loan Servicing
 VS

DEFENDANT: **ROBERT F. McNEIL**
 SALE ADDRESS: 200 W. Evergreen Street, West Grove, PA 19390

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

SALE NO. 12-7-473
Writ of Execution No. 10-14265
DEBT \$222,578.14

BY virtue of a Writ of Execution No. 10-14265

OWNER(S) of property situate in East Fallowfield Township, Chester County, Pennsylvania, being 108 Milbury Road, Coatesville, PA 19320-5603

UPI No. 47-4-317

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$222,578.14

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **TAM HOANG &**

THUAN DANH NGUYEN

SALE ADDRESS: 108 Milbury Road, Coatesville, PA 19320

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

SALE NO. 12-7-474
Writ of Execution No. 12-00096
DEBT \$178,038.40

ALL THAT CERTAIN message and lot of land situate on the north side of Chestnut Street, between Church and Darlington Streets, in the Borough of West Chester aforesaid, being No. 121 West Chestnut Street, bounded on the north by a public alley, on the east by a lot of land now or late of Carlo Demarco, on the south by Chestnut Street, and on the west by a lot of land now or late of Luggi DiSanti, being 25 feet in front on said Chester Street and extending back of that width at right angles with said Chestnut Street 165 feet to the aforesaid alley.

BEING Parcel No. 1-8-193.

PLAINTIFF: Wells Fargo Bank NA (Certificate Trustee) AKA Registered Holders of VNT Trust Series 2010-2

VS

DEFENDANT: **LORI J. PIERCE aka LORI JEAN PIERCE aka LORI P. HUTTER**

SALE ADDRESS: 121 W. Chestnut Street, West Chester, PA 19380

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

SALE NO. 12-7-475
Writ of Execution No. 11-11497
DEBT \$139,830.49

BY virtue of a Writ of Execution No. 11-11497

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 355 Mary Street, Downingtown, PA 19335-2517

UPI No. 11-7-32.8

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$139,830.49

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES E. & JENNIFER M. GOBBER**

SALE ADDRESS: 355 Mary Street, Downingtown, PA 19335

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

SALE NO. 12-7-477
Writ of Execution No. 09-04910
DEBT \$275,532.91

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Wild Goose Farm by Brandywine Valley Engineers, Boothwyn, Pennsylvania, dated 2/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12778, as follows, to wit:

BEGINNING at a point on the north-easterly side of Pickett Way at a common corner of Lot No. 41 and 42 as shown on said Plan; thence from said beginning point and extending along Lot No. 41 north 74 degrees 24 minutes 20 seconds east crossing over, a certain 20 feet wide drainage easement 116.03 feet to a point in line of lands now or late of Howard Bowers; thence extending along lands of the same south 26 degrees 29 minutes 00 seconds east 63.15 feet to a point, a corner of Lot No. 43; thence extending along the same south 77 degrees 50 minutes 39 seconds west re-crossing the aforesaid drainage easement 136.79 feet to a point on the northeasterly side of Pickett Way, aforesaid; thence extending along the side of same the two following courses and distances (1) along the arc of a circle curving to the right having a radius of 136.05 feet the arc distance of 3.55 feet to a point of tangent, and (2) north 6 degrees 29 minutes 00 seconds west 50.94 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 42 on said Plan.
 BEING Parcel Number: 67-4D-62.
 615 Pickett Way, West Chester, PA

19382

PLAINTIFF: BAC Home Loans
 Servicing

VS
 DEFENDANT: **JUSTIN LINETTE**
 SALE ADDRESS: 615 Pickett Way,
 West Chester, PA 19382
 PLAINTIFF ATTORNEY: **MICHAEL**
TIMOTHY McKEEVER, 866-413-2311

SALE NO. 12-7-478
Writ of Execution No. 10-05745
DEBT \$353,694.17

BY virtue of a Writ of Execution No.
 10-05745
 OWNER(S) of property situate in the

Township of Pennsbury, Chester County,
 Pennsylvania, being 1608 Cheryl Lane, Kennett
 Square, PA 19348-2036

UPI No. 64-1-2.12

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$353,694.17

PLAINTIFF: Citimortgage, Inc
 VS

DEFENDANT: **PERRY (JR) &**
ZAROUHI SARA CAMERLENGO

SALE ADDRESS: 1608 Cheryl Ln,
 Kennett Square, PA 19348

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

SALE NO. 12-7-480
Writ of Execution No. 09-01712
DEBT \$322,977.54

BY virtue of a Writ of Execution No.
 09-01712

OWNER(S) of property situate in the
 Township of East Bradford, Chester County,
 Pennsylvania, being 117 Whispering Oaks Drive,
 West Chester, PA 19382-1824

UPI No. 51-5-947

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$322,977.54

PLAINTIFF: US Bank National
 Association
 VS

DEFENDANT: **PATTI S. PATCHEF-**
SKY

SALE ADDRESS: 117 Whispering
 Oaks Drive, West Chester, PA 19382

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

SALE NO. 12-7-482
Writ of Execution No. 10-15080
DEBT \$249,900.14

BY virtue of a Writ of Execution No.
 10-15080

OWNER(S) of property situate in West
 Bradford Township, Chester County,
 Pennsylvania, being 1421 Witherspoon Drive,
 Downingtown, PA 19335-3562

UPI No. 50-5A-221

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$249,000.14

PLAINTIFF: Wells Fargo Bank NA

(FKA)

VS

DEFENDANT: **BLAIR WILKINS**

SALE ADDRESS: 1421 Witherspoon
Dr., Downingtown, PA 19335

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

SALE NO. 12-7-483**Writ of Execution No. 11-13359****DEBT \$284,286.73**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Lower Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Medinah made by Crossan-Raimato, Inc., Professional Land Surveyors, New London, PA dated February 8, 1991 revised January 18, 1993 and recorded April 15, 1993 in Plan File 12007, as follows, to wit:

BEGINNING at a point on the northerly side of Irwin Drive, a corner of Lot 8 on said Plan; thence extending along said Lot the 2 following courses and distances: (1) north 07°04'35" east, 83.00 feet to a point, and (2) north 21°25'25" west, 503.88 feet to a point in line of lands now or formerly of James MacKay, thence extending partly along same and along lands now or formerly of Ernest Walters and partly along lands now or formerly of Grace Walters, north 83°06'15" east 182.37 feet to a point a corner of Lot 10; thence extending along said Lot, south 21°25'25" east, 526.66 feet to a point on the northerly side of Irwin Drive; thence extending along same the 2 following courses and distances: (1) south 68°34'35" west 57.00 feet to a point of curve, and (2) on the arc of a circle curving to the right having a radius of 300.00 feet the arc distance of 149.23 feet to the first mentioned point and place of beginning.

CONTAINING 2.1279 acres more or less.

BEING Lot 9 on said Plan.

BEING the same premises which Candace M. Botkin, now known as Candace M. McGrogan and Joseph David McGrogan by its Deed dated June 25, 2004 and recorded in the Recorder of Deeds of Chester County in Record Book 6248, Page 320 conveyed to Steve A. Eggers and Sharon L. Eggers.

Parcel No. 56-4-40.10.

COMMONLY known as: 125 Irwin Dr., Lincoln University, PA 19352

BEING known as: 125 Irwin Drive,

Lincoln University, PA 19352

PROPERTY ID No.: 56-4-40.10

TITLE to said premises is vested in Steve A. Eggers and Sharon L. Eggers by Deed from Candace M. Botkin n/k/a Candace M. McGrogan and Joseph David McGrogan dated 06/25/2004 recorded 08/11/2004 in Deed Book 6248 Page 320 or at instrument number.

PLAINTIFF: Wells Fargo Bank NA (Trustee) AKA Soundview Home Loan Trust 2007-OPTI...

VS

DEFENDANT: **SHARON L. &
STEVE A. EGGERS**

SALE ADDRESS: 125 Irwin Drive,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **HARRY B.
REESE, 856-669-5400**

SALE NO. 12-7-484**Writ of Execution No. 11-12655****DEBT \$125,158.53**

BY virtue of a Writ of Execution No. 2011-12655-RC

OWNER(S) of property situate in the Caln Township, Chester County, Pennsylvania, being 43 South 17th Avenue, Coatesville, PA 19320-2544

UPI No. 39-3R-128

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$125,158.53

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **BEAUDREM &
SHELLY TILGHMAN**

SALE ADDRESS: 43 South 17th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
W. CUSICK, 215-563-7000**

SALE NO. 12-7-485**Writ of Execution No. 11-12455****DEBT \$243,504.42**

BY virtue of a Writ of Execution No. 11-12455

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 52 Longview Circle, Berwyn, PA 19312-2501

UPI No. 43-9-251

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$243,504.42

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **FRANCIS & FRANCESCA FOX**

SALE ADDRESS: 52 Longview Circle, Berwyn, PA 19312

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

SALE NO. 12-7-486

Writ of Execution No. 11-00531

DEBT \$237,614.93

BY virtue of a Writ of Execution No. 2011-00531-RC

OWNER(S) of property situate in the Township of West Fallowfield, Chester County, Pennsylvania, being 455 Daleville Road, Cochranville, PA 19330-1020

UPI No. 44-8-2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$237,614.93

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **THEODORE & KRISTEN STIRLING**

SALE ADDRESS: 455 Dalesville Road, Cochranville, PA 19330

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

SALE NO. 12-7-487

Writ of Execution No. 11-03435

DEBT \$106,603.46

BY virtue of a Writ of Execution No. 11-03435

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 305 Compass Road, Parkesburg, PA 19365-2125

UPI No. 37-1-19-2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$106,603.46

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **GODFREY & TANETTE STEVENS**

SALE ADDRESS: 305 Compass Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **COURTE-**

NAY R. DUNN, 215-563-7000

SALE NO. 12-7-489

Writ of Execution No. 11-11423

DEBT \$55,851.37

BY virtue of a Writ of Execution No. 11-11423

OWNER(S) of property situate in West Bradford Township, Chester County, Pennsylvania, being 1103 New Hampshire Lane, Downingtown, PA 19335-3802

UPI No. 50-6A-45

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount \$55,851.37

PLAINTIFF: Bank of America NA (Successor) FKA BAC Home Loans Servicing, LP

VS

DEFENDANT: **LINDA M. CAMP-**

BELL

SALE ADDRESS: 1103 New Hampshire Lane, Downingtown, PA 19335

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

SALE NO. 12-7-490

Writ of Execution No. 11-11459

DEBT \$142,798.32

BY virtue of a Writ of Execution No. 11-11459

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 523 Valley Drive, Unit 523, West Chester, PA 19382-6461

UPI No. 53-06-0255

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$142,798.32

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **JUDITH A. & SARAH A. WELSH**

SALE ADDRESS: 523 Valley Drive – Unit 523, West Chester, PA 19382

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

SALE NO. 12-7-491

Writ of Execution No. 11-07603

DEBT \$436,148.66

BY virtue of a Writ of Execution No. 11-07603

OWNER(S) of property situate in

Uwchlan Township, Chester County,
Pennsylvania, being 582 & 586 Wharton
Boulevard, Exton, PA 19341-1183

UPI No. 33-4-8.4E

IMPROVEMENTS thereon: Unit 15 &
commercial building

JUDGMENT amount: \$436,148.66

PLAINTIFF: Aurora Loan Services
LLC

VS

DEFENDANT: **NICHOLAS &
COLLEEN SGARRA**

SALE ADDRESS: 582 & 586 Wharton
Boulevard, Exton, PA 19341

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

SALE NO. 12-7-492

Writ of Execution No. 11-10470

DEBT \$226,265.44

PARCEL 1:

ALL THAT CERTAIN 2 lots of ground
situate in Sadsbury Township, Chester County,
Pennsylvania, being Lots Nos. 8 and 9 on a Plan of
Lots, surveyed and made by C. Timothy Slack,
September 21, 1954,

PARCEL 2:

ALL THAT CERTAIN tract of land, sit-
uate in the Township of Sadsbury, County of
Chester and Commonwealth of Pennsylvania and
known as Lot No. 10 and recorded with the
Chester County Planning Board West Chester,
Pennsylvania bounded and described according to
a survey made September 21, 1954, by C. Timothy
Slack, F.E

LOCATION of property: 785 Old
Wilmington Road, Coatesville, PA 19320.

PIN Number: 37-02-0032

THE improvements thereon are: resi-
dential dwelling

SEIZED and taken in execution as the
property of George K. Whisler a/k/a George K.
Whisler, Sr. and Ruth Ann Whisler

REAL debt: \$226,265.44

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **RUTH & GEORGE
K (SR) WHISLER**

SALE ADDRESS: 785 Old
Wilmington Road, Coatesville, PA 19320

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

SALE NO. 12-7-493

Writ of Execution No. 09-02708

DEBT \$658,830.77

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, Hereditaments and
Appurtenances, situate in West Vincent Township,
County of Chester and State of Pennsylvania,
bounded and described according to a final subdi-
vision plan for June R. and Wallis Callahan, made
by Beideman and Comstock, Professional Land
Surveyors, Exton, PA, dated 9/18/1986 and revised
10/16/1986 and recorded in Chester County as
Plan No. 6732, as follows, to wit:

BEGINNING at a point in the title line
in the bed of Jaine Lane (T-493) (33 feet wide), at
a corner of Lot No. 2 on said Plan; thence extend-
ing along Lot No. 2 the (2) following courses and
distances: (1) north 08 degrees 18 minutes 20 sec-
onds west, 603.25 feet to a point and (2) north 65
degrees 00 minutes 00 seconds east, 325 feet to a
point in line of lands now or late of Donald H.
Cook; thence extending along the same, south 25
degrees 00 minutes 00 seconds east, 555.76 feet to
a point in the title line in the bed of Jaine Lane;
thence along the same, south 64 degrees 41 min-
utes 00 seconds west, 498.30 feet to a point and
place of beginning.

UPI No. 25-3-109

BEING the same premises which
Robert T. Clarke, by Deed dated May 31, 2006 and
recorded in the Office of the Recorder of Deeds of
Chester County on June 14, 2006, at Deed Book
Volume 6869, Page 941, granted and conveyed
unto James Lyon and Victoria Lyon.

PLAINTIFF: US Bank National
Association as Trustee

VS

DEFENDANT: **JAMES & VICTO-
RIA LYON**

SALE ADDRESS: 1235 Jaine Lane,
Chester Springs, PA 19425

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

SALE NO. 12-7-495

Writ of Execution No. 12-03384

DEBT \$1,000,000.00

ALL THAT CERTAIN tract or parcel
or land situate in New Garden Township, Chester
County, PA described according to the Final
Subdivision Plan of Highland Glen prepared by
NTH Consultants, Ltd., last revised February 18,
1994, being Drawing number 00162SP-2 and

being Lot 27 on the said plan, to wit:

BEGINNING at a point on the westerly side of Public Road L.R. 15047 known as Church Road (as widened to 30 feet from the center line) marking a corner of the herein described tract and a corner of lands now or late of Allan F. Hale & Gordon T. Walls; thence leaving Church Road and along lands now or late Allan F. Hale & Gordon T. Walls south 86 degrees 29 minutes 36 seconds west 308.71 feet to a point marking a corner of Lot 26 on the said plan; thence along the same, north 20 degrees 40 minutes 57 seconds west 297.69 feet to a point on the southerly side of a 50 foot wide public road known as Ronway Drive; thence along the same following two courses and distances to wit; 1) North 84 degrees 24 minutes 00 seconds east 46.00 feet to a point; 2) along the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 274.99 feet to a point in line of lands now or late of Clarence P. & Teresa M. Waller; thence along the same the following two courses and distances to wit; 1) south 14 degrees 22 minutes 24 seconds west 221.97 feet to a rebar; 2) south 75 degrees 41 minutes 00 seconds east 260.85 feet to a point on the westerly side of Church Road, aforementioned; thence along the same south 09 degrees 43 minutes 20 seconds west 154.89 feet to the first mentioned point and place of beginning.

CONTAINING 2.070 acres of land be the same more or less.

BEING Chester County tax parcel number 600-1-0004.2800.

BEING the same premises which Beneficial National Bank by Deed dated April 27, 1995 and recorded October 15, 1991 in the Office for the Recording of Deeds in and for the County of Chester on May 5, 1995, in Record Book 3887 Page 462, granted and conveyed unto William H. Boucher and Tania K. Boucher, his wife, in fee.

TAX Parcel Number: 600100042800

UPI Number: 60-1-4.28

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Vincent Rapinesi

VS

DEFENDANT: **PANDELIDIS & KOUDIS PARTNERSHIP AND PASQUALE & KATHLEEN EVANGELISTA**

SALE ADDRESS: 133 Ronway Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ROBERT A. DeLUCA, 610-924-0999**

SALE NO. 12-7-496

Writ of Execution No. 11-13419

DEBT \$242,656.04

ALL THAT CERTAIN message and lot of land situate in the Fourth Ward of the Borough of Spring City, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake a corner in the aforesaid West Bridge Street, thence along the same, north eighty degrees west, seventy-six feet to a stake or pin in said street; thence by Lot No. Two and land formerly of Margaret Shengle, north three and one-quarter degrees west, two hundred feet to a stake or pin; thence by land formerly of Margaret Shengle south eighty degrees east twenty-four feet nine inches (referred to as twenty-two feet nine inches in certain prior deeds) to a stake or pin; thence by lands formerly of the American Wood Paper Company (now Church Street) south eleven degrees east two hundred fourteen feet and four inches to the first mentioned point and place of beginning.

CONTAINING nine thousand eight hundred forty-seven square feet of land, be the same more or less.

BEING known as: 201 West Bridge Street

IMPROVEMENTS: Commercial building

PLAINTIFF: Customers Bank

VS

DEFENDANT: **REBECCA C. INTERRANTE**

SALE ADDRESS: 201 Bridge St, Spring City, PA

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-7-498

Writ of Execution No. 12-00511

DEBT \$339,830.94

ALL THAT CERTAIN lot of land situate in West Bradford Township, Chester County, Pennsylvania:

BEING known as 1603 Barbara Drive, (West Bradford Township), Downingtown, PA 19335

PARCEL Number: 50-05A-0343

IMPROVEMENTS: Residential property

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA Argent Mortgage Company LLC DBA Asset-Backed Pass-Through Certificates

Series 2005

VS

DEFENDANT: **MARGARET & MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ELIZABETH L. WASSALL, 856-669-5400**

SALE NO. 12-7-499

Writ of Execution No. 12-01382

DEBT \$508,145.32

ALL THAT CERTAIN lot of land situate in London-Grove Township, Chester County, Pennsylvania:

BEING known as 9 Belmont Circle, (London-Grove Township), Avondale, PA 19311

PARCEL Number: 9-09-0038

IMPROVEMENTS: Residential property

PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **JOSEPH aka N. & ASHLEY aka SARA SCHULTE**

SALE ADDRESS: 9 Belmont Circle, Avondale, PA 19311

PLAINTIFF ATTORNEY: **PAIGE MARIE PRONOVOST, 856-669-5400**

SALE NO. 12-7-500

Writ of Execution No. 12-01550

DEBT \$685,965.11

ALL THAT CERTAIN lot of land situate in Thornbury Township, Chester County, Pennsylvania:

BEING known as 730 South Westbourne Road, (Thornbury Township), West Chester, PA 19382

PARCEL Number: 66-7-6.17

IMPROVEMENTS: Residential property

PLAINTIFF: US Bank National Association (Trustee) DBA JP Morgan Mortgage Acquisition Corp 2005-OPT1 ASS

VS

DEFENDANT: **DIANE C. & STEPHEN B. BATES**

SALE ADDRESS: 730 South Westbourne Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **HARRY B. REESE, 856-669-5400**

SALE NO. 12-7-502

Writ of Execution No. 12-00047

DEBT \$526,319.16

ALL THAT CERTAIN lot of land situate in Township of Londonderry, Chester County, Pennsylvania:

BEING known as 450 Wrigley Boulevard, (Londonderry Township), Cochranville, PA 19330

PARCEL Number: 46-2-220

IMPROVEMENTS: Residential property

PLAINTIFF: Bank of America NA (S/B/M) FKA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **JOHN & YVETTE DIVELY**

SALE ADDRESS: 450 Wrigley Boulevard, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **ALAN M. MINATO, 856-482-6900**

SALE NO. 12-7-503

Writ of Execution No. 10-04833

DEBT \$712,444.98

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Pennswick Drive a corner of Lot 46 on said Plan, thence extending along said Lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1) south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Pennswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. #29-5-1.45

BEING known as: 3 Pennswick Drive, Downingtown, PA 19335

PROPERTY ID No.: 29-05-001.450

TITLE to said premises is vested in Jerard Brown by Deed from Southdown Homes, L.P. a Pennsylvania Limited Partnership by Southdown Properties, Inc., its general partner dated 12/21/06 recorded 12/29/06 in Deed Book 7045 Page 1307.

PLAINTIFF: HSBC Bank USA
National Association
VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Pennswick Drive,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **HARRY B. REESE, 856-669-5400**

SALE NO. 12-7-504

Writ of Execution No. 12-00122

DEBT \$361,888.91

ALL THAT CERTAIN lot of land situate in Township of Upper Uwchlan, Chester County, Pennsylvania:

BEING known as 534 Black Horse Road, Chester Springs, PA 19425

PARCEL Number: 25-7-18

IMPROVEMENTS: Residential property

PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **HARRY F. HAMER**

SALE ADDRESS: 534 Black Horse Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **AMY GLASS, 856-669-5400**

SALE NO. 12-7-505

Writ of Execution No. 12-00712

DEBT \$575,216.29

ALL THAT CERTAIN lot of land situate in Township of East Coventry, Chester County, Pennsylvania:

BEING known as 99 Wiand Lane, Spring City, PA 19475

PARCEL Number: 18-05-0166.01C

IMPROVEMENTS: Residential property

PLAINTIFF: MTGLQ Investors LP (D/B/A) DBA Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc (F/K/A)

VS

DEFENDANT: **ANTHONY aka M. &**

LAURIE aka A. CUSIC

SALE ADDRESS: 99 Wiand Lane, Spring City, PA 19475

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

SALE NO. 12-7-506

Writ of Execution No. 12-00876

DEBT \$141,431.71

ALL THAT CERTAIN lot or piece of ground situate in the Penn Township, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of C. Edward Graves, Michael J. and Donna L. Biondi, made by Robert H. Smith, Professional Land Surveyor, West Grove, PA, dated February 2, 1986 as follows, to wit:

BEGINNING at a point on the westerly side of Woodcrest Road (T-356) said point being the southeasterly corner of lands now or formerly of Evelyn R. Ciarrocchi (as shown on said Plan); thence extending from said beginning point and along the said side of Woodcrest Road, south 6 degrees 26 minutes 15 seconds east, 443.33 feet to a point a corner of other lot as shown on said Plan; thence extending along same south 83 degrees 33 minutes 45 seconds west, 259.88 feet to a point in line of lands now or formerly of Robert F. and Martha S. Hosford, thence extending along the same north 6 degrees 56 minutes 40 seconds west, 400 feet to a point in line of lanes now or formerly of Evelyn R. Ciarrocchi, thence extending along the same north 73 degrees 15 minutes 30 seconds east, 267.74 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Donna L. Kirby and Gary Kirby by Deed from Donna L. Biondi n/k/a Donna L. Kirby, dated September 4, 2007 and recorded September 5, 2007 in Deed Book 7257, Page 788.

PREMISES being known as: 321 Woodcrest Road, West Grove, Pennsylvania 19390.

TAX I.D. #: 58-4-136.1

PLAINTIFF: Bank of America NA (S/B/M/T) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **DONNA L. & GARY KIRBY**

SALE ADDRESS: 321 Woodcrest Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **HEIDI R. FINSTON SPIVAK, 215-790-1010**

SALE NO. 12-7-507
Writ of Execution No. 11-12456
DEBT \$254,171.40

BY virtue of a Writ of Execution No. 11-12456

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 59 Oak Knoll Drive, Tredyffrin, PA 19312-1283

UPI No. 43-10K-259

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$254,171.40

PLAINTIFF: Deutsche Bank Trust Company Americas (Trustee) AKA Rali 2006QS6 VS

DEFENDANT: **ROSS E. BELBER**

SALE ADDRESS: 59 Oak Knoll Drive, Tredyffrin, PA 19312

PLAINTIFF ATTORNEY: **ROBERT W. CUSICK, 215-563-7000**

SALE NO. 12-7-508
Writ of Execution No. 11-12071
DEBT \$112,734.64

BY virtue of a Writ of Execution No. 11-12071

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 303 Essex Street, Coatesville, PA 19320-2304

UPI No. 39-4E-262

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$112,734.64

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ANTHONY aka ANTHONY JOHNSON & TAMMY JOHNSON**

SALE ADDRESS: 303 Essex Street, Coatesville, PA 19320

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

SALE NO. 12-7-510
Writ of Execution No. 11-13696
DEBT \$368,034.18

BY virtue of a Writ of Execution No. 11-13696

OWNER(S) of property situate in Honey Brook Township, Chester County, Pennsylvania, being 200 Pine Tree Drive, Honey

Brook, PA 19344-1263

UPI No. 22-9-39.25L

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$368,034.18

PLAINTIFF: Wells Fargo Bank NA (D/B/A) DBA First Mortgage Home Loans

VS

DEFENDANT: **WILLIAM S. & MIA D. JAMES WATERS**

SALE ADDRESS: 200 Pine Tree Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **CHRISO-VALANTE P. FLIAKOS, 856-482-1400**

SALE NO. 12-7-511
Writ of Execution No. 09-02846
DEBT \$229,292.65

BY virtue of a Writ of Execution No. 09-02846

OWNER(S) of property situate in West Chester Borough, Chester County, Pennsylvania, being 718 Hillside Drive, West Chester, PA 19380-2360

UPI No. 01-02-58

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,292.65

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL & CRYSTAL TOWNSEND**

SALE ADDRESS: 718 Hillside Dr, West Chester, PA 19380

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

SALE NO. 12-7-512
Writ of Execution No. 09-09733
DEBT \$116,316.40

BY virtue of a Writ of Execution No. 09-09733

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 340 Mount Pleasant Street, Coatesville, PA 19320-3004

UPI No. 16-4-28.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$116,316.40

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **THOMAS GROVE**

SALE ADDRESS: 340 Mount Pleasant
St, Coatesville, PA 19320

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

SALE NO. 12-7-513
Writ of Execution No. 11-12896
DEBT \$98,610.29

BY virtue of a Writ of Execution No.
11-12896

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 17 Stuart Avenue,
Downingtown, PA 19335-2524

UPI No. 11-7-322
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$98,610.29
PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **PAUL L. & JANET
E. aka JANET NICHOLSON**

SALE ADDRESS: 17 Stuart Avenue,
Downingtown, PA 19335

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 12-7-514
Writ of Execution No. 11-03510
DEBT \$69,947.96

BY virtue of a Writ of Execution No.
11-03510

OWNER(S) of property situate in the
Township of West Pikeland, Chester County,
Pennsylvania, being 921 Samantha Circle, Chester
Springs, PA 19425-2130

UPI No. 34-3H-192
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$69,947.96
PLAINTIFF: Sovereign Bank
VS

DEFENDANT: **MICHAEL P. GUNN**
SALE ADDRESS: 921 Samantha
Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 12-7-515
Writ of Execution No. 11-13488
DEBT \$198,693.48

BY virtue of a Writ of Execution No.
11-13488

OWNER(S) of property situate in the
Township of West Sadsbury, Chester County,
Pennsylvania, being 4499 Upper Valley Road,
Parkesburg, PA 19365-1606

UPI No. 36-5-59.3
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$198,693.48
PLAINTIFF: Bank of America NA
(S/B/M) FKA BAC Home Loans Servicing, LP
(F/K/A) FKA Countrywide Home Loans
Servicing, LP
VS

DEFENDANT: **JEFFREY R. &
CHRISTINA MARIE HITTINGER**

SALE ADDRESS: 4499 Upper Valley
Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ROBERT
W. CUSICK, 215-563-7000**

SALE NO. 12-7-516
Writ of Execution No. 10-07549
DEBT \$70,024.88

BY virtue of a Writ of Execution No.
10-07549

OWNER(S) of property situate in the
3rd Ward of the City of Coatesville, Chester
County, Pennsylvania, being 24 North 3rd Avenue,
Coatesville, PA 19320-3222

UPI No. 16-5-184
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$70,024.88
PLAINTIFF: PNC Bank N.A.
VS

DEFENDANT: **TERENCE H.
NIXON**

SALE ADDRESS: 24 North 3rd Ave,
Coatesville, PA 19320

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

SALE NO. 12-7-517**Writ of Execution No. 11-09751****DEBT \$179,008.69**

BY virtue of a Writ of Execution No.
11-09751

OWNER(S) of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 14 Edin Lane, Coatesville, PA
19320-5718

UPI No. 38-2P-23.4

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$179,008.69

PLAINTIFF: Bank of America
(S/B/M) AKA BAC Home Loans Servicing LP
VS

DEFENDANT: **MARIAN BRYANT
and CLARENCE E. TILGHMAN, SR.**

SALE ADDRESS: 14 Edin Lane,
Coatesville, PA 19320

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

SALE NO. 12-7-518**Writ of Execution No. 09-04548****DEBT \$164,159.98**

BY virtue of a Writ of Execution No.
2009-04548-CO

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 1932 Telegraph Road, Honey
Brook, PA 19344-9011

UPI No. 28-4-43

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$164,159.98

PLAINTIFF: Countrywide Home
Loans Servicing LP

VS

DEFENDANT: **ZULMA Y. BOYD**

SALE ADDRESS: 1932 Telegraph
Road, Honey Brook, PA 19344

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

SALE NO. 12-7-519**Writ of Execution No. 11-03434****DEBT \$224,991.31**

BY virtue of a Writ of Execution No.
11-03434

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 832 Dana Drive, Coatesville, PA 19320-

2264

UPI No. 39-3-161.6

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$224,991.31

PLAINTIFF: Flagstar Bank F S B
VS

DEFENDANT: **ALEXANDER M. &
JEFFERY D. COULTER**

SALE ADDRESS: 832 Dana Drive,
Coatesville, PA 19320

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

SALE NO. 12-7-520**Writ of Execution No. 11-12432****DEBT \$153,080.74**

BY virtue of a Writ of Execution No.
11-12432

OWNER(S) of property situate in
Valley Township, Chester County, Pennsylvania,
being 910 Lafayette Street, Coatesville, PA 19320-
2629

UPI No. 38-5C-35

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$153,080.74

PLAINTIFF: GMAC Mortgage LLC
VS

DEFENDANT: **KERRI & STEPHEN
J. SCHWARTZ**

SALE ADDRESS: 910 Lafayette
Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
W. CUSICK, 215-563-7000**

SALE NO. 12-7-521**Writ of Execution No. 11-13458****DEBT \$237,901.44**

BY virtue of a Writ of Execution No.
11-13458

OWNER(S) of property situate in the
Borough of West Chester, Chester County,
Pennsylvania, being 239 West Union Street, West
Chester, PA 19382-3326

UPI No. 1-9-641.2

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$237,901.44

PLAINTIFF: Bank of America NA
(S/B/M) fka BAC Home Loans Servicing, LP
(F/K/A) Countrywide Home Loans Servicing, LP
VS

DEFENDANT: **JAMES F. &
DIANNE E. HORVATH**

SALE ADDRESS: 239 West Union Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: ALLISON WELLS, 215-563-7000

SALE NO. 12-7-522
Writ of Execution No. 11-10013
DEBT \$195,795.71

BY virtue of a Writ of Execution No. 11-10013

OWNER(S) of property situate in the Borough of Atglen, Chester County, Pennsylvania, being 602 Cattail Road, Atglen, PA 19310-9739

UPI No. 7-6-1.21

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$195,795.71

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES J. GRAM-**

LICH

SALE ADDRESS: 602 Cattail Road, Atglen, PA 19310

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

SALE NO. 12-7-523
Writ of Execution No. 11-12829
DEBT \$189,021.18

BY virtue of a Writ of Execution No. 11-12829

OWNER(S) of property situate in London Britain Township, Chester County, Pennsylvania, being 1 Old Post Road, Landenberg, PA 19350-9654

UPI No. 73-3-27.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$189,021.18

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MAUREEN**

FRANCES RUNGE (Executrix and Devisee)

SALE ADDRESS: 1 Old Post Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: ALLISON WELLS, 215-563-7000

SALE NO. 12-7-524
Writ of Execution No. 11-11391
DEBT \$158,022.36

BY virtue of a Writ of Execution No. 11-11391

OWNER(S) of property situate in the Borough of South Coatesville, Chester County, Pennsylvania, being 11 Baxter Street, Coatesville, PA 19320-3738

UPI No. 9-2-78.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,022.36

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ERNEST A. a/k/a ERNEST ALLEN & LINDA J. HOMER**

SALE ADDRESS: 11 Baxter Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: CHRISTINA C. VIOLA, 215-886-8790

SALE NO. 12-7-526
Writ of Execution No. 11-14004
DEBT \$190,062.01

BY virtue of a Writ of Execution No. 2011-14004

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 990 Fern Hill Road Unit 103, a/k/a 990 Fern Hill Road #103, West Chester, PA 19380-4279

UPI No. 52-3-174.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$190,062.01

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **GREGORY LEWIS MIKESELL**

SALE ADDRESS: 990 Fern Hill Unit 103 a/k/a 990 Fern Hill Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 12-7-527
Writ of Execution No. 11-07602
DEBT \$429,574.36

BY virtue of a Writ of Execution No. 11-07602

OWNER(S) of property situate in the Township of West Brandywine, Chester County,

Pennsylvania, being 25 Jamie Lane, Coatesville, PA 19320-1531

UPI No. 29-7-157.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$429,574.36

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **STEVEN & DONNA**

MURATORE

SALE ADDRESS: 25 Jamie Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: ELISSA JUSTINE CANTWELL, 215-563-7000

SALE NO. 12-7-528

Writ of Execution No. 11-13464

DEBT \$163,739.19

BY virtue of a Writ of Execution No. 2011-13464-RC

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania, being 2 Marc Drive, Coatesville, PA 19320-2777

UPI No. 38-4-148

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$163,739.19

PLAINTIFF: Wells Fargo Bank NS

VS

DEFENDANT: **AARON JOHN**

BROWN

SALE ADDRESS: 2 Marc Drive, Coatesville, PA 19320

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

SALE NO. 12-7-529

Writ of Execution No. 11-09244

DEBT \$191,461.44

BY virtue of a Writ of Execution No. 11-09244

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, 3307 Summit Avenue, Downingtown, PA 19335

UPI No. 39-4L-85.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$191,461.44

PLAINTIFF: Wells Fargo Bank NS

VS

DEFENDANT: **DEBORAH ANN**

(Executrix/Devisee) CASETETTER

SALE ADDRESS: 3307 Summit Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: ALLISON WELLS, 215-563-7000

SALE NO. 12-7-530

Writ of Execution No. 12-00044

DEBT \$140,980.27

BY virtue of a Writ of Execution No. 12-00044

OWNER(S) of property situate in the North Coventry Township, Chester County, Pennsylvania, being 1513 Sheffield Lane, Pottstown, PA 19465-7273

UPI No. 17-2-15.14

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$40,980.27

PLAINTIFF: Bank of America N A (S/B/M) f/k/a BAC Home Loans Servicing LP

VS

DEFENDANT: **BRUCE W. & BARBARA Q. THIM**

SALE ADDRESS: 1513 Sheffield Lane, Pottstown, PA 19464

PLAINTIFF ATTORNEY: ROBERT W. CUSICK, 215-563-7000

SALE NO. 12-7-531

Writ of Execution No. 09-13410

DEBT \$673,712.93

BY virtue of a Writ of Execution No. 09-13410

OWNER(S) of property situate in West Bradford Township, Chester County, Pennsylvania, being 1306 Brownsville Drive, Romansville, PA 19320-4783

UPI No. 50-4-182

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$673,712.93

PLAINTIFF: Deutsche Bank Trust Company

VS

DEFENDANT: **KIERON MARKS & ROBERT PARNELL**

SALE ADDRESS: 1306 Brownsville Rd., Romansville, PA 19320

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

SALE NO. 12-7-532
Writ of Execution No. 11-13883
DEBT \$164,367.30

BY virtue of a Writ of Execution No.
11-13883

OWNER(S) of property situate in East
Fallowfield Township, Chester County,
Pennsylvania, being 101 South Inverness Way,
East Fallowfield, PA 19320-4352

UPI No.47-4-504

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$164,367.30

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **THOMAS A. &
SUZANNE J. MADONNA**

SALE ADDRESS: 101 South
Inverness Way, Coatesville, PA 19320

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

SALE NO. 12-7-533
Writ of Execution No. 11-13600
DEBT \$103,775.89

BY virtue of a Writ of Execution No.
11-13600

OWNER(S) of property situate in
Township of Warwick, Chester County,
Pennsylvania, being 463 Trythall Road, Elverson,
PA 19520-8824

UPI No. 19-05-0009

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$103,775.89

PLAINTIFF: Bank of America NA
(S/B/M) fka BAC Home Loan Servicing, LP
(F/K/A) fka Countrywide Home Loans Servicing,
LP

VS

DEFENDANT: **MARIO &
CATHERINE D'ORSANEO**

SALE ADDRESS: 463 Trythall Road,
Elverson, PA 19520

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

SALE NO. 12-7-534
Writ of Execution No. 10-09954
DEBT \$151,948.04

ALL THAT CERTAIN lot or piece of
ground, situate in the Borough of Parkesburg,
County of Chester and State of Pennsylvania,
bounded and described according to a plan of a

subdivision of land of View of the Park, made by
Berger and Hayes, Inc., Consulting Engineers and
Surveyors, Thorndale, Pennsylvania, dated
11/25/1987 and recorded 02/09/1988 as Plan No.
7901-7903, as follows, to wit:

BEGINNING at a point in
the title line in the bed of Third Avenue said point
being a corner of Lot No. 15 as shown on said
plan, thence extending along title line in the bed of
Third Avenue, 78 degrees 53 minutes east, 16.50
feet to a point, a corner of Lot No. 13; Thence
extending along the same, south 11 degrees 07
minutes east, 137.07 feet to a point on the north
side of Third Avenue; Thence extending along the
same, south 78 degrees 53 minutes west, 16.50 feet
to a point, a corner of Lot No. 15; Thence extend-
ing along the same, north 11 degrees 07 minutes
west 137.07 feet to the first mentioned point and
place of beginning.

Tax PARCEL #8-5-365.14

PROPERTY ADDRESS: 398 West 3rd
Avenue, Parkesburg, PA 19365

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
Yvonne Rustin by deed from: Raymond D. Rustin
and Yvonne Rustin, formerly husband and wife.
Dated: 06/23/2004 and recorded: 06/28/2004.
Book: 6203 Page: 384

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **YVONNE RUSTIN**

SALE ADDRESS: 398 West 3rd Ave.,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: MICHAEL
TROY FREEDMAN, 215-886-8790

SALE NO. 12-7-535
Writ of Execution No. 10-02466
DEBT \$415,215.41

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Honey Brook,
County of Chester, and Commonwealth of
Pennsylvania, bounded and described to a final
plan of Tobi Hill Farm, Phase I, prepared by
Jeffrey T. Burrell, Sr., P.E. & Associates dated
5/4/1998 last revised 9/30/1999 and recorded in
Chester County as Plan #15099 as follows, to wit:

BEGINNING at a point on the north-
easterly side of Dampman Road, a corner of Lot
#23 as shown on said plan, thence from said point
of beginning along said side of Dampman Road
the 2 following courses and distances (1) north 25
degrees 06 minutes 57 seconds west 239.320 feet
to a point of curve (2) on the arc of a circle curv-

ing to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the southerly side of Kirk Drive, thence along the said side of Kirk Drive north 64 degrees 53 minutes 15 seconds east 202.510 feet to a corner of Lot #25, thence along Lot #24 south 25 degrees 6 minutes 45 seconds east 264.321 feet to a corner of Lot #23, thence along Lot #23 south 64 degrees 53 minutes 14 seconds west 227.496 feet to the first mentioned point and place of beginning.

BEING lot #24 as shown on said plan.

BEING Parcel Number 22-4-119.1C

BEING the same premises which Lawrence V. Beck, Jr. and Lisa Ann Beck, by her agent, Lawrence V. Beck, Jr. by deed dated 7/14/2000 and recorded 7/28/2000 in and for Chester County in Deed Book 4792 Page 551 granted and conveyed unto Craig J. Laloup and Beverly L. Laloup, in fee.

PLAINTIFF: Chase Home Finance
LLC

VS

DEFENDANT: **CRAIG & BEVERLY
LALOUP**

SALE ADDRESS: 10 Southwind Dr.,
Honey Brook, PA

PLAINTIFF ATTORNEY: CHRISTOPHER ARTHUR DeNARDO, 810-278-6800

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