



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

---

Vol. 60

WEST CHESTER, PENNSYLVANIA, AUGUST 2, 2012

No. 31

---

## **TABLE OF CONTENTS**

### **60 CHESTER COUNTY REPORTS**

#### **Commonwealth v. Mendez-Nis**

*Criminal Law – Open guilty plea – Sentencing – Standard of review –*

*Deadly weapon enhancement – Merger. . . . . 248 (2012)*

#### **Classified Ads. . . . Page 84**

Meeting Space  
*West Chester*

Office Suite  
*West Chester*

#### **Legal Notices**

**See Table of Contents . . . . . 1**

# Chester County Law Reporter

(USPS 102-900)

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

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

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

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

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

**Richard Meanix, Editor**

## *Assistant Editors*

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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

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

---

## **2012 CCBA Officers**

Donald F. Kohler, Jr, *President*

Kim Denise Morton, *President-Elect*

Lisa Comber Hall, *Vice President*

Craig A. Styer, *Treasurer*

William T. Wilson, *Secretary*

Lance J. Nelson

*Immediate Past President*

**Executive Director**

Wendy C. Hoffman

## **2012 CCBA Directors**

Mary-Ellen H. Allen

Rami Bishay

Samuel W. Cortes

John K. Fiorillo

Stacey L. Fuller

Hon. Thomas G. Gavin

Stanley J. Lieberman

David M. Melchiorre

## **2012 YLD Division**

Juan P. Sanchez, *Chair*

Ashley Lerch, *Chair-Elect*

Amanda Sundquist, *Immediate Past Chair*

**Commonwealth v. Mendez-Nis**

Criminal Law – Open guilty plea – Sentencing – Standard of review – Deadly weapon enhancement – Merger

1. The proper standard of review when considering whether to affirm the sentencing court's determination is an abuse of discretion.
2. An abuse of discretion is more than a mere error of judgment; thus, a sentencing court will not have abused its discretion unless the record discloses that the judgment exercised was manifestly unreasonable, or the result of partiality, prejudice, bias or ill-will.
3. An abuse of discretion may not be found merely because an appellate court might have reached a different conclusion, but requires a result of manifest unreasonableness, or partiality, prejudice, bias or ill-will, or such lack of support as to be clearly erroneous.
4. A sentencing court is not obligated to sentence within the sentencing guidelines; however, the sentencing court must correctly apply the sentencing guidelines to reach the correct point of departure, before exercising its discretion to depart from the guidelines in any particular case.
5. A claim challenging a trial court's application of the deadly weapon enhancement has been held to be a claim challenging the discretionary aspects of sentencing and has been determined to be a claim which presents a substantial question triggering appellate review.
6. In order to trigger application of the Deadly Weapon Used enhancement, the Commonwealth must prove by a preponderance of the evidence that defendant used a deadly weapon during the commission of the current conviction offense in a way that threatened or injured another individual.
7. Once it is determined that the Commonwealth has proven the applicability of the Deadly Weapon Used enhancement by at least a preponderance of the evidence, a court has no discretion to refuse to apply it at sentencing.
8. A claim that crimes should have merged for sentencing purposes presents a challenge to the legality of a sentence. As a challenge to the legality of a sentence, the claim cannot be waived.
9. A claim that crimes should have merged for sentencing purposes constitutes a question of law for which the scope of review is plenary and the standard of review is *de novo*.
10. Generally, the doctrine of merger is a rule of statutory construction designed to determine whether the legislature intended for the punishment of one offense to encompass that for another offense arising from the same criminal act or transaction.
11. Pennsylvania statute provides that no crimes shall merge for sentencing purposes unless the crimes arise from a single criminal act and all of the statutory elements of one offense are included in the statutory elements of the other

offense. Where crimes merge for sentencing purposes, the court may sentence the defendant only on the higher grade offense.

12. A merger issue is assessed by examining whether the charges arose out of a single set of facts and whether all the statutory elements of one offense coincide with the statutory elements of the other offense.
13. The test for merger of offenses for sentencing purposes is the same test utilized to decide whether more than one offense has been committed in the double jeopardy context.
14. In determining whether the offenses stem from a single set of facts, the Court may consider the definition of “same facts” as any act or acts which the accused has performed and any intent which the accused has manifested, regardless of whether these acts and intents are part of one criminal plan, scheme, transaction or encounter, or multiple criminal plans, schemes, transactions or encounters.
15. Where the actor commits multiple criminal acts beyond that which is necessary to establish the bare elements of the additional crime, then the actor will be guilty of multiple crimes which do not merge for sentencing purposes.
16. The test for merger is not whether a single fact can satisfy both of the different elements, but whether each crime as statutorily defined contains an element not required by the other. It is a test that focuses on the statutory elements of the offenses, not whether one particular fact may satisfy multiple elements.
17. Defendant tendered a written open guilty plea to the charges of Attempted Rape and False Imprisonment in connection with his attempt to have sexual intercourse with a semi-conscious, unaware victim at knifepoint. The Court conducted a hearing regarding the application of the deadly weapon enhancement to defendants’ crimes. After several days’ deliberation, the Court determined that the enhancement for Deadly Weapon Used applied to each of Defendant’s crimes and sentenced Defendant accordingly. Defendant filed a timely post-sentence Motion challenging the Court’s application of the Deadly Weapon Used enhancement to defendant’s sentence. After conducting a hearing on Defendant’s motion, the Court issued an Order denying defendant’s post-sentence motion. In the Court’s Opinion, it requested its decision be affirmed by the Superior Court.

C.C.P. Chester County, Criminal Action – Law, No. CR-0001432-2010;  
Commonwealth of Pennsylvania v. Alan Mendez-Nis.

Nicholas J. Casenta, Jr. and Marilyn M. Seide for the Commonwealth  
Trevor N. Taylor for the Defendant  
Sarcione, J., November 16, 2011:-

**[Ed. Note: Decision affirmed by the Superior Court on July 2, 2012 at 2503 EDA 2011]**

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS

vs.

: CHESTER COUNTY, PENNSYLVANIA

ALAN MENDEZ-NIS

: NO. CR-0001432-2010

: CRIMINAL ACTION—LAW

*Nicholas J. Casenta, Jr., Esquire, Chief Deputy District Attorney, and  
 Marilyn M. Seide, Esquire, for the Commonwealth  
 Trevor N. Taylor, Esquire, for the Defendant*

**OPINION SUR RULE 1925(a)**

On January 28, 2011, Defendant tendered a written open plea of Guilty to the charges of Attempted Rape (18 Pa. C.S.A. §§ 901, 3121(a)(3)) and False Imprisonment (18 Pa. C.S.A. § 2903) in connection with his March 15, 2010 attempt to have sexual intercourse with a semi-conscious, unaware victim at knife-point in a doorway on Bridge Street in Phoenixville, Chester County, Pennsylvania. The verbal Guilty Plea Colloquy occurred on January 31, 2011. The facts recited by the prosecutor at the verbal Colloquy in support of the tendered plea were that

[BY MS. SEIDE:]

On March 15, 2010, at 12:50 a.m., Sergeant Robert Sutton of the Phoenixville Borough Police was on routine patrol when he observed what he believed to be an intoxicated subject in a doorway on Bridge Street in Phoenixville, Chester County. As he approached, he saw the defendant was on top of [the victim], a 25-year-old female and stranger to the defendant.

[The victim] was on her back, and the defendant had pulled her pants and underwear down and pushed her shirt and bra up, exposing her genitals and her breasts. She was not completely unconscious, as she was moaning, but she was unaware of her surroundings and what was occurring. She had cuts and bruises to her face and chest, abrasions on her leg, and marks on her neck.

The defendant was forcibly removed from on top of [the victim] and, at that time, Sergeant Sutton observed that the defendant had lowered the zipper on his pants. The defendant took a substantial step towards having sex intercourse with [the victim] without her consent and while she was unconscious and he knew that she was unaware of what was occurring. He knowingly and unlawfully restrained her in a way that substantially interfered with her liberty.

...

MS. SEIDE: Your Honor, I'd like to amend the facts to say that she had bruises to her face and chest only. The defendant will not admit there were any cuts.

THE COURT: So bruises and what else?

MS. SEIDE: Abrasions on her leg and marks on her neck.

(Verbal Guilty Plea Colloquy, 1/31/11, N.T. 4-5; Sentencing Hearing, 4/25/11, N.T. 7-8).<sup>1</sup> Sentencing was deferred pending an evaluation by the Sexual Offenders Assessment Board to determine whether Defendant qualified as a Sexually Violent Predator. (Sentencing Hearing, 4/25/11, N.T. 4). We also deferred sentencing to allow the parties to litigate whether the Deadly Weapon Enhancement was applicable to Defendant's crimes. (Verbal Guilty Plea Colloquy, 1/31/11, N.T. 8-10, 14; Sentencing Hearing, 4/25/11, N.T. 6-8).

At the Sentencing Hearing, we noted with agreement of counsel that the Sexual Offenders Assessment Board concluded that Defendant did not meet the criteria to be considered a Sexually Violent Predator. (Sentencing Hearing, 4/25/11, N.T. 5-6). We adopted the findings of the Sexual Offenders Assessment Board and held that Defendant is not to be considered a Sexually Violent Predator. (Sentencing Hearing, 4/25/11, N.T. 5-6).

We conducted a hearing on April 25, 2011 regarding the application of the

---

<sup>1</sup>At the time of the verbal Guilty Plea Colloquy, the parties agreed that the facts surrounding Defendant's use of a knife in the perpetration of these crimes would be introduced later, and the application of the Deadly Weapon Enhancement litigated, by the Commonwealth presenting evidence at a subsequent hearing. (Verbal Guilty Plea Colloquy, 1/31/11, N.T. 8-10, 14).

Deadly Weapon Enhancement to Defendants' crimes. After several days' deliberation, we determined on April 27, 2011 that the Enhancement for Deadly Weapon Used applied to each of Defendant's crimes and sentenced Defendant that day accordingly to a term of six (6) years to twelve (12) years' confinement in a state penitentiary with respect to Defendant's conviction for Attempted Rape and a term of six (6) months to twelve (12) months' consecutive imprisonment in a state correctional facility with respect to Defendant's conviction for False Imprisonment. Defendant's aggregate sentence is six and one-half (6 ½) to thirteen (13) years' imprisonment in a state correctional facility.

Defendant filed a timely post-sentence Motion for Reconsideration of Applicable Sentencing Guidelines and Motion for Reduction in Sentence on May 5, 2011, challenging this Court's application of the Deadly Weapon Used Enhancement to Defendant's sentence. After conducting a hearing on Defendant's motion on July 14, 2011, we issued an Order dated August 24, 2011 denying Defendant's post-sentence motion.

On September 15, 2011, Defendant filed a timely Notice of Appeal. On September 20, 2011 we issued an Order directing Defendant to file within twenty-one (21) days a Concise Statement of the Errors Complained of on Appeal. Defendant timely complied on September 29, 2011, raising two issues for appellate review. Specifically, Defendant contends that

1. The Court abused it's [sic] discretion by finding that a knife was used in the commission of the crime and therefore by applying the deadly weapon used sentencing matrix in sentencing Mendez Nis.

2. The Court erred in failing to merge the crime of false imprisonment with the crime of rape for sentencing purposes.

(Deft.'s Concise Statement, paras. 1, 2). Having reviewed the record and the relevant decisional and statutory law, we are now prepared to make the following recommendations with respect to the issues Defendant has raised in his direct appeal.

First, with respect to Defendant's challenge to our decision to apply the Deadly Weapon Used sentencing matrix to his crimes, we would respectfully submit that we have adequately addressed this issue in our August 24, 2011 Order denying Defendant's post-sentence motion. We would respectfully refer this Honorable reviewing Court to said Order for elucidation of the reasons behind our decision to enhance Defendant's sentence with the Deadly Weapon Used matrix. For this Honorable reviewing Court's convenience, we would only add that a claim challenging a trial court's application of the Deadly Weapon Enhancement has been

held to be a claim challenging the discretionary aspects of sentencing and has been determined to be a claim which presents a substantial question triggering appellate review. *Commonwealth v. Rhoades*, 8 A.3d 912 (Pa. Super. 2010), *appeal denied*, 25 A.3d 328 (Pa. 2011); *Commonwealth v. Raybuck*, 915 A.2d 125 (Pa. Super. 2006). With respect to appellate review of a challenge to a trial court's application of the Deadly Weapon Enhancement,

[T]he proper standard of review when considering whether to affirm the sentencing court's determination is an abuse of discretion.... [A]n abuse of discretion is more than a mere error of judgment; thus, a sentencing court will not have abused its discretion unless the record discloses that the judgment exercised was manifestly unreasonable, or the result of partiality, prejudice, bias or ill-will.... An abuse of discretion may not be found merely because an appellate court might have reached a different conclusion, but requires a result of manifest unreasonableness, or partiality, prejudice, bias or ill-will, or such lack of support as to be clearly erroneous.

[A] sentencing court is not obligated to sentence within the sentencing guidelines[;] ... however, this Court has repeatedly instructed that the sentencing court must correctly apply the sentencing guidelines to reach the correct point of departure, before exercising its discretion to depart from the guidelines in any particular case.

These rules apply to the deadly weapons enhancement. [Although] [t]he trial court lacks the discretion to refuse to apply the deadly weapon sentencing enhancement, [t]he court's discretion comes into play when it is time to impose a sentence, once the court determines the adjusted sentencing guideline ranges.

*Commonwealth v. Kneller*, 999 A.2d 608, 614 (Pa. Super. 2010), *appeal denied*, 20 A.3d 485 (Pa. 2011)(*quoting Commonwealth v. Brougher*, 978 A.2d 373, 376 (Pa. Super. 2009)(quotations and quotation marks omitted). For all of the reasons set



forth in our Order dated August 24, 2011, we would respectfully submit that we did not abuse our discretion by sentencing Defendant in accordance with the Deadly Weapon Used matrix. It is our recommendation that Defendant's first appellate issue should, respectfully, be denied and dismissed.

With respect to Defendant's second issue, whether this Court erred by failing to merge False Imprisonment into Attempted Rape, we respectfully submit that Defendant's claim has no merit on the facts of this case. "A claim that crimes should have merged for sentencing purposes presents a challenge to the legality of a sentence." *Commonwealth v. Ousley*, 21 A.3d 1238, 1242 (Pa. Super. 2011). As a challenge to the legality of a sentence, the claim cannot be waived. *Commonwealth v. Rhoades*, 8 A.3d 912, 918 (Pa. Super. 2010), *appeal denied*, 25 A.3d 328 (Pa. 2011). Such a claim constitutes a question of law for which the scope of review is plenary and the standard of review is *de novo*. *Commonwealth v. Ousley*, 21 A.3d 1238, 1242 (Pa. Super. 2011). *See also Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009)(scope of review is plenary and standard of review is *de novo*).

"Generally, the doctrine of merger is a rule of statutory construction designed to determine whether the legislature intended for the punishment of one offense to encompass that for another offense arising from the same criminal act or transaction." *Baldwin*, 985 A.2d at 835 (*quoting Commonwealth v. Anderson*, 650 A.2d 20, 21 (Pa. 1994), *decision modified on other grounds on denial of reargument*, 653 A.2d 615 (Pa. 1994)).

Section 9765 of the Judicial Code, 42 Pa. C.S.A. § 101 *et seq.* governs merger of sentences and provides,

No crimes shall merge for sentencing purposes unless the crimes arise from a single criminal act and all of the statutory elements of one offense are included in the statutory elements of the other offense. Where crimes merge for sentencing purposes, the court may sentence the defendant only on the higher grade offense.

42 Pa. C.S.A. § 9765. *See also Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009)(the test as articulated in section 9765 of the Judicial Code, 42 Pa. C.S.A. § 101 *et seq.* is the one that governs merger of offenses for sentencing purposes).

The Pennsylvania Superior Court "has assessed a merger issue by examining 'whether the charges arose out of a single set of facts and whether all the statutory elements of one offense coincide with the statutory elements of the other

offense.” *Ousley*, 21 A.3d at 1243 (quoting *Commonwealth v. Lomax*, 8 A.3d 1264, 1267-68 (Pa. Super. 2010)(quotations omitted)). The test for merger of offenses for sentencing purposes is the same test utilized to decide whether more than one offense has been committed in the Double Jeopardy context. *Commonwealth v. Davidson*, 938 A.2d 198 (Pa. 2007).

With respect to the first element of the test for merger, whether the offenses stem from a single set of facts, the Pennsylvania Supreme Court has, in a non-binding plurality decision,<sup>2</sup> see *Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009)(plurality decisions have no precedential value), defined the “same facts” as “‘any act or acts which the accused has performed and any intent which the accused has manifested, regardless of whether these acts and intents are part of one criminal plan, scheme, transaction or encounter, or multiple criminal plans, schemes[,] transactions or encounters.’” *Commonwealth v. Gatling*, 807 A.2d 890, 897 (Pa. 2002)(plurality)(quoting *Commonwealth v. Anderson*, 650 A.2d 20, 22 (Pa. 1994), decision modified on other grounds on denial of reargument, 653 A.2d 615 (Pa. 1994)). Although the plurality in *Gatling*, *supra*, to which we turn for guidance as to the interpretation of the first prong of the test for merger, embraced a “break-in-the-chain” test for determining whether a crime stems from one set or multiple sets of facts, *Commonwealth v. Jones*, 912 A.2d 815, 821 (Pa. 2006)(plurality); *Gatling*, 807 A.2d at 898 (quoting *Commonwealth v. Belsar*, 676 A.2d 632, 634 (Pa. 1996)(quoting *Commonwealth v. Weakland*, 555 A.2d 1228, 1233 (Pa. 1989), abrogated in part on other grounds by *Commonwealth v. Anderson*, 650 A.2d 20 (Pa.

<sup>2</sup> Although *Gatling*, *supra* was a plurality and is not binding, we have found scant other jurisprudence regarding the test for determining whether crimes arise from a single set or multiple sets of facts. Further, although we distinguish *Gatling*, *supra* below with respect to the second part of the merger test, i.e., the analysis to be applied in determining whether one offense is a lesser-included offense of the other, and submit that, on this point, *Gatling*, *supra* has been superseded by *Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009), we note that *Baldwin*, *supra* does not involve a question as to whether particular crimes arose from a single set or multiple sets of facts and therefore the instructive vitality of *Gatling*, *supra* with respect to this first prong of the merger test, i.e. whether the offenses stem from a single set of facts or multiple sets of facts, is unimpaired and may inform, albeit not mandate, the reviewing Court’s decision on this point.

<sup>3</sup> *Gatling*, *supra* noted that *Anderson*, *supra* only abrogated the first part of the so-called “Weakland rule”, which stated that, “if a person commits one act of criminal violence, and that act is the only basis upon which he may be convicted of another crime, the act will merge into the other crime.” *Gatling*, 807 A.2d at 896. *Gatling*, *supra* indicated that the second part of the “Weakland rule”, namely, the part instructing that “where ‘the actor commits multiple criminal acts beyond that which is necessary to establish the bare elements of the additional crime, then the actor will be guilty of multiple crimes which do not merge for sentencing purposes’” was left undisturbed. *Gatling*, 807 A.2d at 897 (quoting *Commonwealth v. Belsar*, 676 A.2d 632, 634 (Pa. 1996)(quoting *Weakland*, *supra*).

1994), *decision modified on other grounds on denial of reargument*, 653 A.2d 615 (Pa. 1994))),<sup>3</sup> the *Gatling* Court also recognized that “[w]here ‘the actor commits multiple criminal acts *beyond that which is necessary to establish the bare elements of the additional crime*, then the actor will be guilty of multiple crimes which do not merge for sentencing purposes.’” *Gatling*, 807 A.2d at 896-97 (*quoting Belsar*, 676 A.2d at 634 (*quoting Weakland*, 555 A.2d at 1233))(emphasis added).

Accordingly, it is arguable here that these two offenses, False Imprisonment and Attempted Rape, stem from two separate and distinct sets of facts. First, Defendant’s written Guilty Plea Colloquy recites that, in addition to attempting to engage in sexual intercourse with the unaware victim, the Defendant “also did knowingly restrain the person unlawfully so as to interfere substantially with the person’s liberty.” (Written Guilty Plea Colloquy, 1/28/11, at 2). Defendant pled to the offense of False Imprisonment as an act committed in addition to the Attempted Rape, as evidenced by use of the word “also”. Secondly, in order to commit Attempted Rape of an unconscious or unaware victim, it is not necessary that one falsely imprison him or her. A rape may be attempted in a multitude of ways, some of which, such as surreptitiously drugging the victim, do not involve physical restraint. Similarly, the crime of False Imprisonment does not require either that the victim be unconscious or unaware or that the actor intend to facilitate a sexual encounter. The victim, had wounds on her neck that were consistent with knife wounds. Sergeant Sutton testified that the victim’s face was swollen and her body bruised. The use of force, deadly or otherwise, to subdue a victim is not an element of Attempted Rape under sections 901 and 3121(a)(3) of the Crimes Code, 18 Pa. C.S.A. § 101 *et seq.* The physical force Defendant applied to this victim exceeded that necessary to perpetrate an Attempted Rape under section 3121(a)(3), and the actions of Defendant in exposing the victim’s breast and genitalia and unzipping his own pants exceeded the factual predicate necessary to establish the crime of False Imprisonment. Considering that Defendant committed acts beyond that necessary to establish the “bare elements” of either Attempted Rape or False Imprisonment, Defendant’s offenses should be deemed to derive from two separate sets of facts. *Gatling*, 807 A.2d at 896-97 (*quoting Belsar*, 676 A.2d at 634 (*quoting Weakland*, 555 A.2d at 1233)) (“[W]here ‘the actor commits multiple criminal acts *beyond that which is necessary to establish the bare elements of the additional crime*, then the actor will be guilty of multiple crimes which do not merge for sentencing purposes.’”)(emphasis added).

Because Defendant pled to the offense of False Imprisonment in the disjunctive, as an offense additional to the offense of Attempted Rape, and because the conduct by which he accomplished the False Imprisonment was neither necessary for nor tailored to the perpetration of the Attempted Rape, and vice versa, under sections 2903 and 3121(a)(3) of the Crimes Code, 18 Pa. C.S.A. § 101 *et seq.*, we would respectfully suggest that the crimes Defendant committed against this victim

did not arise from a single set of facts. Consequently, merger of the two offenses for sentencing purposes is not required. *See Ousley, supra; Galling, supra.*

However, should this Honorable reviewing Court disagree and construe Defendant's imprisonment and attempted rape of the victim as the product of a single set of facts, we would respectfully submit that merger of these offenses for sentencing purposes is not appropriate because each offense contains a statutory element that is not required by the other, contrary to the test for merger expressed in 42 Pa. C.S.A. § 9765.

Rape of an unconscious or unaware victim is codified at 18 Pa. C.S.A. § 3121(a)(3), which provides that "[a] person commits a felony of the first degree when the person engages in sexual intercourse with a complainant: . . . (3) [w]ho is unconscious or where the person knows that the complainant is unaware that the sexual intercourse is occurring." 18 Pa. C.S.A. § 3121(a)(3). To be guilty of an Attempt under this section, the actor must, with the intent to commit a specific crime, do any act which constitutes a substantial step toward the commission of that crime. 18 Pa. C.S.A. § 901(a). The "specific crime" Defendant is alleged to have intended to commit is Rape as set forth in 18 Pa. C.S.A. § 3121(a)(3). Thus, to be guilty of Attempted Rape under sections 901 and 3121(a)(3) of the Crimes Code, 18 Pa. C.S.A. § 101 *et seq.*, the Defendant would have had to perform, with the intent to commit sexual intercourse with an unaware person, an act constituting a substantial step toward the commission of same.

False Imprisonment is codified at 18 Pa. C.S.A. § 2903(a). This subsection provides that "[a] person commits an offense if he knowingly restrains another unlawfully so as to interfere substantially with his liberty." 18 Pa. C.S.A. § 2903(a). False Imprisonment does not require that the actor intend to commit sexual intercourse or that the victim be unconscious or unaware of his or her actions. Similarly, the offense of Attempted Rape under sections 901(a) and 3121(a)(3) of the Crimes Code, 18 Pa. C.S.A. § 101 *et seq.*, does not require proof that the actor physically restrained the victim. Unlawful restraint interfering substantially with one's liberty is not a necessary element of Attempted Rape.

The fact that Defendant's act of physically straddling the victim and applying force, as evidenced by the knife marks on her neck, bruises on her body, and her swollen face, could constitute the predicate step for Attempted Rape as well as be one of the elements of False Imprisonment is not material. Perhaps if all Defendant did was physically straddle the victim and apply force, or if the rape was consummated and not merely attempted, we might have a different situation; however, Defendant *sub judice*, in addition to physically restraining the victim with force, lifted the victims shirt and bra up, pulled down her pants and underwear, and lowered the zipper on his own pants. These acts in and of themselves also constitute a

substantial step in furtherance of the crime of Attempted Rape, and were accomplished, it may be inferred, with the intent to engage in sexual intercourse with the unwitting victim. They do not require proof that the Defendant also restrained the victim through force or otherwise. The fact that Defendant did restrain the victim is likewise an offense in its own right, and does not require or imply that the Defendant exposed himself or undressed the victim, that he intended to engage in sexual intercourse with the victim, or that the victim was unconscious or unaware of what was happening. As we have demonstrated, each of these offenses requires proof of an element that the other does not require. Consequently, they do not qualify for merger under section 9765 of the Judicial Code, 42 Pa. C.S.A. § 101 *et seq.*

Defendant's argument in favor of merger, insofar as we can discern, stems from the fact that the act of physically straddling the victim and using force against her satisfies not only the elements of False Imprisonment but constitutes a substantial step in furtherance of the Attempted Rape. However, the test for merger is not whether a single fact can satisfy both of the different elements, *cf. Commonwealth v. Gatling*, 807 A.2d 890 (Pa. 2002)(plurality)(in a situation where the crimes, as statutorily defined, each have an element not included in the other but the same narrow fact satisfies both of the different elements, the lesser crime merges into the greater-inclusive offense for sentencing),<sup>4</sup> but whether each crime as statutorily defined contains an element not required by the other. *Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009). It is a test that focuses on the *statutory elements* of the offenses, not whether one particular *fact* may satisfy multiple elements. *Id.* Defendant's argument is one that has been bandied about for a number of years, but, as *Baldwin*, *supra*, indicates, without much success, particularly after the Legislature's enactment of section 9765 of the Judicial Code, 42 Pa. C.S.A. § 101 *et seq.* See *Baldwin*, *supra*. *Cf. Commonwealth v. Jones*, 912 A.2d 815 (Pa. 2006)(plurality; involves sentencing for crime committed prior to enactment of 42 Pa. C.S.A. § 9765); *Commonwealth v. Gatling*, 807 A.2d 890 (Pa. 2002)(plurality; pre-dates enactment of 42 Pa. C.S.A. § 9765).

Although the Pennsylvania Supreme Court in *Baldwin*, *supra* stated, "[W]e caution that trial courts must take care to determine which particular 'offenses', i.e. violations of law, are at issue in a particular case", *Baldwin*, 985 A.2d at 837

<sup>4</sup>Plurality decisions have no precedential value. *Commonwealth v. Baldwin*, 985 A.2d 830 (Pa. 2009). Consequently, *Gatling*, *supra*, in addition to having been issued prior to the effective date of 42 Pa. C.S.A. § 9765, is non-precedential. Similarly, *Commonwealth v. Jones*, 912 A.2d 815 (Pa. 2006)(plurality), in which the Pennsylvania Supreme Court issued an opinion approving of *Gatling*, *supra*'s statement of the law of merger, is a plurality and concerned sentencing for a crime that pre-dated the enactment of 42 Pa. C.S.A. § 9765. Thus, neither *Gatling*, *supra* nor *Jones*, *supra*, both of which we would also submit have been superseded by *Baldwin*, *supra*, with respect to the second prong of the merger test, control our decision.

n. 6, it rejected the defendant's claim that his sentences should merge because the same set of facts satisfied the elements of both offenses charged.<sup>5</sup> Instead, the *Baldwin* Court confirmed that section 9765 mandates an elements-focused approach to merger, stating that

the legislature has provided us with clear direction by its enactment of Section 9765. The statute makes the legislature's intent with respect to merger manifest. That intent focuses solely on the elements of the offenses for which a criminal defendant has been convicted.

*Baldwin*, 985 A.2d at 835. As the *Baldwin* Court explained,

[a] plain language interpretation of Section 9765 reveals the General Assembly's intent to preclude the courts of this Commonwealth from merging sentences for two offenses that are based on a single criminal act unless all of the statutory elements of one of the offenses are included in the statutory elements of the other.

*Baldwin*, 985 A.2d at 837.

---

<sup>5</sup> In *Baldwin, supra*, the defendant was initially stopped for a traffic violation. *Baldwin*, 985 A.2d at 831-32. Eventually the investigating officer ordered the defendant out of the vehicle. *Baldwin*, 985 A.2d at 832. When the defendant emerged from the vehicle, the officer noted a strong odor of alcohol emanating from his person. *Baldwin*, 985 A.2d 832. Frisking the defendant, the officer found a gun in the defendant's front pants pocket. *Baldwin*, 985 A.2d 832. The defendant was charged with two counts of violating the Uniform Firearms Act: one count of carrying a firearm without a license, 18 Pa. C.S.A. § 6106 and one count of carrying a firearm on the public streets or property of Philadelphia, 18 Pa. C.S.A. § 6108. *Baldwin*, 985 A.2d at 832. Appellant waived his right to a jury and, on December 19, 2006, was tried by the Honorable Leon Tucker of the Court of Common Pleas of Philadelphia County. *Baldwin*, 985 A.2d at 832. The trial court found Appellant guilty of both charges and sentenced him to three-and-a-half (3 1/2) to seven (7) years imprisonment for carrying a firearm without a license, and two (2) to four (4) years incarceration and one year of probation for carrying a firearm on the public streets of Philadelphia. *Baldwin*, 985 A.2d at 832. The trial court ordered that the sentences be served consecutively. *Baldwin*, 985 A.2d at 832. The defendant appealed his sentence on the ground that his conviction should have merged for sentencing purposes because a single factual predicate supported all of the elements of both of the offenses charged. *Baldwin, supra*. The trial court rejected the defendant's theory and both appellate courts affirmed. *Id.* The Pennsylvania Supreme Court, as we have discussed above, affirmed on the basis that the Legislature's enactment of section 9765 constitutes a clear mandate that the test for merger is "solely" a function of an examination of the offenses' statutory elements. *Baldwin*, 985 A.2d at 835.

We would respectfully submit that the *Baldwin* Court's reference in footnote 6 to a trial court duty to examine which particular offenses or violations of the law are at issue in a given case, to the extent it may arguably be read to imply that the facts of a given matter must be incorporated into an analysis of whether the statutory elements are the same, is *dicta*. However, in the event that this Honorable reviewing Court may disagree, and interpret footnote 6 to require a consideration of the particular factual underpinnings of the offenses subject to a merger analysis, we would respectfully submit that we have, as evident from our discussion above, examined the factual basis of the offenses as charged and determined that, based on the circumstances of these crimes and the particular subsection of Attempted Rape that Defendant was charged with offending, that the crimes of False Imprisonment and Attempted Rape, as charged in this case and under the particular factual circumstances present, do not merge for sentencing purposes in this matter.

For all of these reasons, we respectfully conclude that Defendant's merger claim has no merit and should be denied and dismissed. Because neither of Defendant's appellate issues have any merit, we would respectfully request that this Honorable reviewing Court affirm Defendant's Judgment of Sentence.

BY THE COURT:

November 16, 2011

Date

/s/ Anthony A. Sarcione, J.



COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS

vs.

: CHESTER COUNTY, PENNSYLVANIA

ALAN MENDEZ-NIS

: NO. CR-0001432-2010

: CRIMINAL ACTION—LAW

*Marilyn M. Seide, Esquire, for the Commonwealth**Peter H. Jurs, Esquire, for the Defendant***ORDER**

AND NOW, this 24th day of August, 2011, upon consideration of Defendant's Post-Sentence Motion for Reconsideration of Applicable Sentencing Guidelines and Motion for Reduction in Sentence, filed May 5, 2011, the Commonwealth's response thereto, the evidentiary hearing held on July 14, 2011, the transcript of the hearing held on April 25, 2011, and the arguments of able counsel, it is hereby **ORDERED AND DECREED** that said Motion is **DENIED** and **DISMISSED**.<sup>6</sup>

Defendant is advised that this is a final Order. Defendant has the right to appeal this Order by filing a direct appeal to the Pennsylvania Superior Court no later than thirty (30) days from the date of this Order.

Defendant is further advised that he has the right to the assistance of counsel in the preparation of his appeal and that, if Defendant is indigent, he has the right to appeal *in forma pauperis* and to proceed with assigned counsel. Defendant has the qualified right to bail under Pa. R.Crim.P. 521(B).

BY THE COURT:

/s/ Anthony A. Sarcione, J.

---

<sup>6</sup> In order to trigger application of the Deadly Weapon Used Enhancement, the Commonwealth must prove by a preponderance of the evidence that Defendant used a deadly weapon, as defined in 204 Pa. Code § 303.10(a)(2)(i)-(iii) during the commission of the current conviction offense "in a way that threatened or injured another individual." 204 Pa. Code 303.10(a)(2)(definition of "used"); *Commonwealth v. McKeithan*, 504 A.2d 294 (Pa. Super. 1986)(standard of proof is preponderance of the evidence). The record indicates that the blade edge of the unfolded locking knife recovered from the scene of the attempted rape had the victim's DNA on it. (Deadly Weapon Enhancement/Sentencing Hearing, 4/25/11,



---

N.T. 14, 35-37). The victim testified that she does not own a folding knife, did not have a folding knife on her person on March 14-15, 2010, and did not observe anyone in front of her house when she left for work on March 14, 2010. (Deadly Weapon Enhancement/Sentencing Hearing, 4/25/11, N.T. 25). Officer Sutton observed the unfolded locking knife to be two inches from Defendant's hand as Defendant was violating the victim when she came home intoxicated from a bar after work. (Deadly Weapon Enhancement/Sentencing Hearing, 4/25/11, N.T. 13). The victim had marks on her neck that were consistent with knife wounds. (Deadly Weapon Enhancement/Sentencing Hearing, 4/25/11, N.T. 71). The defense's own expert witness testified that he could not rule out the possibility that the victim's wounds were caused by a knife. (Deadly Weapon Enhancement/Sentencing Hearing, 4/25/11, N.T. 73). We are satisfied that the Commonwealth has proven the applicability of the Deadly Weapon Used Enhancement by at least a preponderance of the evidence; quite possibly, in fact, beyond a reasonable doubt, the operative word being "reasonable". We submit that it is not reasonable to conclude that an unfolded locking knife with the victim's DNA on the blade just happened to be two inches from the Defendant's hand while he was trying to rape her, but that Defendant did not employ the weapon during the commission of the crime, despite the fact that the victim sustained flesh wounds which, while perhaps not deep, were consistent with wounds capable of being produced by the use of a knife. Once it is determined that the Commonwealth has proven the applicability of the Deadly Weapon Used Enhancement by at least a preponderance of the evidence, a court has no discretion to refuse to apply it at sentencing. *Commonwealth v. Raybuck*, 915 A.2d 125 (Pa. Super. 2006).

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

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



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

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

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

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

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



A Chapter of the Association of Legal Administrators

For membership and meeting information, view [www.ALA-Independence.org](http://www.ALA-Independence.org) or contact Membership Chair Joan Wean at 215-661-0400 or via email at [jwean@hmmml.com](mailto:jwean@hmmml.com).

# The Ultimate Piggy Bank



## Access Up To \$50 Million In FDIC Insurance

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

**1** First  
Resource  
Bank

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

**CDARS®**

MemberFDIC

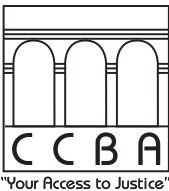


TABLE OF CONTENTS

LEGAL NOTICES

Certificate of Authority . . . . .	2
Change Of Name . . . . .	2
Corporation Notice . . . . .	2
Dissolution Notice . . . . .	3
Estate Notices <b>1st Publication</b> . . . . .	4
Estate Notices <b>2nd Publication</b> . . . . .	5
Estate Notices <b>3rd Publication</b> . . . . .	7
Fictitious Name . . . . .	9
Nonprofit Corporation . . . . .	10
Notice - Juvenile Dependency Hearings . . . . .	10
Limited Liability Company . . . . .	10
Notice of Sheriff Sale of Real Property . . . . .	11
Notice Of Upset Tax Sale . . . . .	13
Notice of Civil Action . . . . .	81
Trust Notice . . . . .	84
Sheriff’s Sales . . . . .	86
<b>2nd Publication</b>	

Lawyer Referral



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

Do You Need a Qualified  
**LAWYER?**

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

Call: **610.429.1500**  
E-mail: [jlindsay@chescobar.org](mailto:jlindsay@chescobar.org)  
[www.chescobar.org](http://www.chescobar.org)

**Chester County  
Legal Resources**

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

**Chester County  
Bar Association**

---

**NOTICES**

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

**CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on July 13, 2012 by SMITHS BUSINESS INFORMATION SERVICES, INC., a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1209 Orange Street, Wilmington, DE 19801 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

---

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-05102**

NOTICE IS HEREBY GIVEN that the name change petition of Miranda Lessor was filed in the above-named court and will be heard on August 20, 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: May 12, 2012

Name to be changed from: Miranda Lynn Lessor to: Miranda Lynn Patterson

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 or about July 11, 2012 for Auggie Films, Inc., 405 Greenwood Road, Kennett Square, PA 19348. The corporation has been incorporated under the Business Corporation Law of 1988 as amended.

---

**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 June 1, 2012 for Michael's Dream Foundation Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Notice is hereby given that the articles of incorporation have been filed with the Commonwealth of Pennsylvania Department of State, Corporation Bureau, to form a corporation under the name "Michael's Dream Foundation, Inc." under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The charitable purpose of the organization is to promote improvements in children's healthcare worldwide.

J. MARK APPLEBERRY, Solicitor  
P.O. Box 3009  
West Chester, PA 19381

---

**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 or about July 2, 2012 for ANRO Communications, Inc., 931 S. Matlack Street, West Chester, PA 19382. The corporation has been incorporated under the Business Corporation Law of 1988 as amended. BLANK ROME LLP, Solicitor

One Logan Square  
Philadelphia, PA 19103

---

**CORPORATION NOTICE**

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

Buckley Brion McGuire Morris & Sommer LLP,  
Solicitors

118 W. Market Street

Suite 300

West Chester, PA 19382

---

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of BATCHELLER BUSINESS ASSOCIATES, LLC, a limited liability company, with a registered address of 101 East Evans Court, Walnut Building, Suite A, West Chester, PA 19380, that the shareholders have approved a proposal that the company dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the company under the provisions of the Pennsylvania Limited Liability Law.

WETZEL GAGLIARDI & FETTER LLC,  
Solicitors

101 East Evans St., Suite A

West Chester, PA 19380

---

# **INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION**

***CONVENIENT, COURTEOUS SAME DAY SERVICE***

***PREPARATION AND FILING SERVICES IN ALL STATES***

**CORPORATION OUTFITS AND  
LIMITED LIABILITY COMPANY OUTFITS**

***SAME DAY SHIPMENT OF YOUR ORDER***

**CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS**

**CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES**

## **M. BURR KEIM COMPANY**

***SERVING THE LEGAL PROFESSIONAL SINCE 1931***

**PHONE: (215) 563-8113**

**FAX: (215) 977-9386**

***2021 ARCH STREET, PHILADELPHIA, PA 19103***

**WWW.MBURRKEIM.COM**

**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**

**BIELEN**, John B., late of Borough of Phoenixville. Kathleen Puleo, 114 Washington Avenue, Phoenixville, PA 19460, Executor. **JAMES C. KOVALESKI**, Esquire, O'Donnell, Weiss & Mattei, P.C., 347 Bridge Street, Suite 200, Phoenixville, PA 19460, atty.

**CHMURA**, Audrey Ford, late of Oxford Borough. Joseph J. Chmura, III, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, 208 East Locust Street, P.O. Box 381, Oxford, PA 19363, atty.

**DODSWORTH**, Eileen C., late of East Goshen. Nancy E. Self, care of FRANCIS C. MILLER, Esq., Esquire, 21 West Washington Street, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esq., Esquire, 21 West Washington Street, Suite D, West Chester, PA 19380, atty.

**DUNLOP**, Edmond G., late of Pennsbury Township. Kathleen F. Dunlop, care of JOHN YANOSHAK, Esquire, 17 E. Front Street, P.O. Box 626, Media, PA 19063-0626, Executrix. JOHN YANOSHAK, Esquire, Kao Law Associates, 17 E. Front Street, P.O. Box 626, Media, PA 19063-0626, atty.

**GEHAS**, Louis, late of East Fallowfield Township. Trifon N. Skiadas, 235 East Lincoln Highway, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**HECKMANN**, Kathleene M., late of West Goshen Township. Jessica Shuster, care of JOSEPH L. MONTE, Esquire, 344 West Front Street, P.O. Box 319, Media, PA 19063, Executrix. JOSEPH L. MONTE, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

**JENSEN**, Raymond H., late of Tredyffrin Township. Josephine S. Jensen and Jerry Ianieri, care of ROBIN B. MATLIN, Esquire, 2000 Market Street, 20th Floor, Philadelphia, PA 19103-3222, Executors. ROBIN B. MATLIN, Esquire, Fox Rothschild LLP, 2000 Market Street, 20th Floor, Philadelphia, PA 19103-3222, atty.

**MALCHIONE**, Splendora, late of Kennett Square Borough. Patricia Malchione, 409 S. Broad Street, Kennett Square, PA 19348 and Anthony J. Malchione, 449 Rosehill Road, West Grove, PA 19390, Executors. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, Ltd., 21 E. State Street, Kennett Square, PA 19348, atty.

**MARTIN**, Jeanne, a/k/a Jeanne E. Martin, late of Tredyffrin Township. Thomas S. Myers, Jr., 116 Sugartown Road, Devon, PA 19333, Executor. ROBERT B. SHOEMAKER, JR., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

**MOTTO**, Mary V., late of North Coventry Township. Annette M. Toro, Barbara J. Burhans and Kathryn Motto, care of KATHLEEN M. MARTIN, Esquire, 41 East High Street, Pottstown, PA 19464, Executrices. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, 41 East High Street, Pottstown, PA 19464, atty.

**MUNTON**, Ruth F., late of West Brandywine Township. Susan Bokovitz and Joanne Wood, care of JANET J. SATTERTHWAITE, Esquire, 110 Hopewell Road, Suite 200, Downingtown, PA 19335, Executrices. JANET J. SATTERTHWAITE, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Suite 200, Downingtown, PA 19335, atty.



**RAWLING**, Arnold G., a/k/a/ George Rawling, late of Strafford, Tredyffrin Township. Stephen F. Rawling, 103 Cardinal Dr., Conshohocken, PA 19428, Executor.

**ROBB**, Belle L., late of Oxford Borough. Molly R. Wood, care of MC KINLEY C. MC ADOO, Esquire, 259 N. Radnor-Chester Road, Radnor Court, Suite 160, Radnor, PA 19087, Executrix. MC KINLEY C. MC ADOO, Esquire, Mc Causland, Keen & Buckman, 259 N. Radnor-Chester Road, Radnor Court, Suite 160, Radnor, PA 19087, atty.

**SOUDER**, Arvilla, late of East Vincent Township. Barbara Souder, 253 Ridge Road, Spring City, PA 19475, Executrix.

**VERZINSKIE**, Grace B., late of Exton. Mary Alice McAllister, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executrix. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

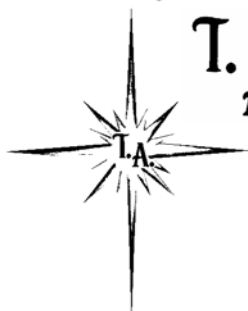
**WEAVER**, Eugene W., late of Birmingham Township. Scott Howard Weaver and Jodie Marie Weaver, care of JOHN A. TERRILL, II, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executors. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

## 2nd Publication

**BAKER**, Evelyn T., late of Coatesville. Carol L. Snyder, 849 Derby Dr., West Chester, PA 19380, Executrix. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike, West Chester, PA 19382-4863, atty.

**BROWN**, Francis G., a/k/a Francis Brown and Francis Godley Brown, late of Downingtown Borough. David W. Brown, care of JOHN H. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esquire, Herr Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

## Friendly, Knowledgeable & Responsive



**T.A. TITLE INSURANCE COMPANY**

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

Title Insurance Services ✦ Convenient Closings ✦ Title Searches

**Contact our local offices or inquire about our Agency Program**

### Paoli Office

42 E. Lancaster Ave.

(610) 644-5650

### Downingtown Office

112 E. Lancaster Ave.

(610) 269-6360

Ask about 1031 Exchange Services to Defer Capital Gains Tax  
For more information go to [www.1031corp.com](http://www.1031corp.com)



**CAMPBELL**, Glenn Bruce, a/k/a Bruce, late of Tredyffrin Township. Ellen J. Spencer, 3 Oak Leaf Lane, West Chester, PA 19382, Executrix.

**EMERY**, Maryjane S., late of East Coventry Township. Beverly A. Bechtel, 1448 Ellis Woods Road, Pottstown, PA 19465, Executrix. **KEVIN F. HENNESSEY**, Esquire, 535 East High Street, Pottstown, PA 19465, atty.

**FAGGIOLI**, Bernard A., late of East Vincent Township. Daryl Faggioli, care of JAMES M. PIERCE, Esquire, 125 Strafford Avenue, Suite 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Avenue, Suite 110, P.O. Box 312, Wayne, PA 19087, atty.

**MINISI**, Rita H., a/k/a Rita Minisi, late of Easttown Township. Joseph J. Minisi, 139 Woodgate Lane, Paoli, PA 19301 and Leonard J. Cooper, 1900 Market Street, Philadelphia, PA 19103, Executors. **LEONARD J. COOPER**, Esquire, Cozen O'Connor P.C., 1900 Market Street, Philadelphia, PA 19103, atty.

**NEWILL**, Vaun A., a/k/a Vaun Archie Newill, late of Borough of Oxford. Nancy Newill Clagett, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. BOX 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P.O. BOX 381, Oxford, PA 19363, atty.

**PELLE**, Evelyn V., late of Willistown Township. Deborah Gaspari, 510 E. Swedesford Road, Exton, PA 19341, Executrix. **ALBERT P. MASSEY, JR.**, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

**PRATT**, Olivia Louise, a/k/a Louise Pratt, late of West Goshen Township. Robert A. Bonsall, 856 South Street, Pottstown, PA 19464 and Olivia L. Taylor, 235 East Chestnut Street, West Chester, PA 19380, Executors. **PATRICIA T. BRENNAN**, Esquire, 31 Turner Lane, West Chester, PA 19380, atty.

**REED**, David L., late of Caln Township. Helen A. Reed, care of WILLIAM J. GALLAHER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0600, Executrix. WILLIAM J. GALLAHER, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0600, atty.

## Thinking CLE? Act Locally.



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

CHESTER COUNTY BAR ASSOCIATION  
[www.CHESCOBAR.org](http://www.CHESCOBAR.org)

MONTGOMERY BAR ASSOCIATION  
[www.MBACLE.org](http://www.MBACLE.org)

DELAWARE COUNTY BAR ASSOCIATION  
[www.DELCOBAR.org](http://www.DELCOBAR.org)

BUCKS COUNTY BAR ASSOCIATION  
[www.BUCKSBAR.org](http://www.BUCKSBAR.org)

**SHANNON**, Margaret R., late of Tredyffrin Township. Margaret Shannon Farrell, care of P. KRISTEN BENNETT, Esquire, 1313 N. Market Street, P.O. Box 951, Wilmington, DE 19899-0951, Administratrix. P. KRISTEN BENNETT, Esquire, Potter Anderson & Corroon LLP, 1313 N. Market Street, P.O. Box 951, Wilmington, DE 19899-0951, atty.

**TAYLOR**, C. William, late of Westtown Township. Jami Dewan, 1415 Carroll Brown Way, West Chester, PA 19382, Executrix. PAUL J. RUBINO, Esquire, Rubino & Hoey, LLC, 50 Darby Raod, Paoli, PA 19301-1416, atty.

**THRUSICK-DWYER**, Mary P., a/k/a Mary P. Thrusick, late of Malvern Borough. Lazarus P. Kirifides, care of JOSEPH W. BULLEN, III, Esquire, P.O. Box 217, Landsdowne, PA 19050-0217, Administrator. JOSEPH W. BULLEN, III, Esquire, Hennessy, Bullen & Mc Elhenney, P.O. Box 217, Landsdowne, PA 19050-0217, atty.

**WILLIAMS**, Marilyn G., late of East Coventry Township. Matthew M. Williams, Sr., 623 Ellis Woods Road, Pottstown, PA 19465, Executor. LEE F. MAUGER, Esquire, Mauger & Meter, P.O. Box 698, 240 King Street, Pottstown, PA 19464, atty.

### 3rd Publication

**ARMSTRONG**, Helen T., late of Kennett Township. 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.

**BECHTEL**, Mary A., late of West Nottingham Township. Georganne R. Shepherd, care of JESSICA R. GRATER, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executrix. JESSICA R. GRATER, Esquire, E. Kenneth Nyce Law Office LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

**BYERLY**, Donald H., late of West Chester Borough. Ann B. Marlowe, care of JOHN T. NICHOLSON, Esquire, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, Executrix. JOHN T. NICHOLSON, Esquire, Nicholson Law Center, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, atty.

## CHARLES T. DeTULLIO

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

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

### Criminal Law

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

### Traffic Cases

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

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

**CARRINGTON**, Patricia, late of New Garden Township. Aundria Hicks, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DILLMAN**, Carl R., Jr., late of Tredyffrin Township. Scott Dillman, care of CRYSTAL L. WELTON, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executor. CRYSTAL L. WELTON, Esquire, Mc Andrews Law Offices, P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

**FELTON**, Patricia S., late of Paoli, Tredyffrin Township. Thomas O. Felton, 121 Woodgate Lane, Paoli, PA 19301 and Catherine Mary Felton, 912 Grandview Avenue, Wilmington, DE 19809, Executors. JOSEPH T. DOYLE, Esquire, 414 E. Baltimore Pike, Media, PA 19063, atty.

**FITZGERALD**, Mary J., late of East Goshen Township. Mary Ellen F. Pina, care of WILLIAM J. WEBER, JR., Esquire, 171 West Lancaster Avenue, Suite 100, Paoli, PA 19301-1775, Executrix. WILLIAM J. WEBER, JR., Esquire, Connor Weber & Oberlies, P.C., 171 West Lancaster Avenue, Suite 100, Paoli, PA 19301-1775, atty.

**KIGHT**, Grace M., late of Pennsbury Township. CATHERINE SUE CLARK, Esquire, 313 North Fairfield Road, Devon, PA 19333, Executrix. CATHERINE SUE CLARK, Esquire, 313 North Fairfield Road, Devon, PA 19333, atty.

**MANGAN**, Mark V., Sr., late of Borough of Phoenixville. MaryAnne Mangan, care of MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, Executrix. MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, atty.

**MESSINA**, Elizabeth A., a/k/a Elizabeth A. Hennessy, Elizabeth A. Roach, Elizabeth A. Snyder, Betsy Hennessy, Betsy Roach, Betsy Snyder and Betsy Messina, late of East Pikeland Township. Amanda Q. Roach and Sharon M. Beck, care of MICHAEL F. ROGERS, Esquire, 510 Township Line Road, Suite 150, Blue Bell, PA 19422, Administratrices. MICHAEL F. ROGERS, Esquire, Salvo Rogers & Elinski, 510 Township Line Road, Suite 150, Blue Bell, PA 19422, atty.

# Need CLE?

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



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

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

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



**ASSOCIATION OF REALTORS® SCHOOL**

Owned and Operated by Suburban West REALTORS® Association

100 Deerfield Lane, Ste 240  
Malvern, PA 19355

**MULHERIN**, Jean E., late of East Caln Township. James J. Mulherin, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**NIHART**, Robert E., Sr., a/k/a Bob Nihart, late of Phoenixville Borough. Robert E Nihart Jr., 1010 Callowhill Street, Phoenixville, PA 19460, Executor.

**RANSOM**, John T., II, late of Penn Township. Doris Roth, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**ROBINSON**, Sara Elizabeth, a/k/a Betty Robinson, late of Downingtown Borough. Shirley M. Coulter, 3612 Homestead Lane, Thorndale, PA 19372, Administratrix.

**SMITH**, Margaret L., late of West Nottingham Township. Ruth B. Keller, 1810 Meadow Ridge Drive, Hummelstown, PA 17036, Executrix. RICHARD R. REILLY, Esquire, 56 S. Duke Street, York, PA 17401, atty.

**WILL**, Michael D., late of East Goshen Township. Joyce D. Will, care of DIANE C. MAGEE, Esquire, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215, Executrix. DIANE C. MAGEE, Esquire, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215, atty.

**WOLFE**, Linda A., late of Parkesburg Borough. Alan M. Wolfe, care of DENNIS B. YOUNG, Esquire, 430 West First Avenue, Parkesburg, PA 19365, Administrator. DENNIS B. YOUNG, Esquire, 430 West First Avenue, Parkesburg, PA 19365, atty.

**WOLFINGER**, Charles H., late of East Goshen Township. Charles H. Wolfinger, Jr. and Richard Lauer Wolfinger, care of JONATHAN D. SOKOLOFF, Esquire, 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103, Executors. JONATHAN D. SOKOLOFF, Esquire, Diamond, Polsky & Bauer, P.C., 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103, 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*

Future Films, with its principal place of business at 112 Steeplechase Road, Devon, PA 19333.

The application has been (or will be) filed on: June 11, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Michael R. Mallon, 112 Steeplechase Rd., Devon, PA 19333. This was filed in accordance with 54 PaC.S. 311.

---

Turnkey Legal, Inc., with its principal place of business at 3132 Silbury Hill, Downingtown, PA 19335.

The application has been (or will be) filed on: May 11, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Turnkey Office, Inc., a Pennsylvania Corporation, 3132 Silbury Hill, Downingtown, PA 19335.

---

Turnkey Maritime, Inc., with its principal place of business at 3132 Silbury Hill, Downingtown, PA 19335.

The application has been (or will be) filed on: July 6, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Turnkey Office, Inc., a Pennsylvania Corporation, 3132 Silbury Hill, Downingtown, PA 19335.

---

A. CELIA DISTRIBUTORS, with its principal place of business at 3 Frame Avenue, Frazer, PA 19355

The application has been filed on: July 10, 2012.

The name of the company owning or interest in said business is: Sullivan Brothers, Inc.

BARBARA M. SMITH, Solicitor

McTighe, Weiss, O'Rourke P.C.

P.O. Box 510

11 East Airy Street

Norristown, PA 19404

---

### NONPROFIT CORPORATION

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

The name of the corporation is DPD Deficiency Foundation.

Articles of Incorporation were filed June 29, 2012

The purpose or purposes for which it was organized are as follows: The DPD Deficiency Foundation's Mission is to foster awareness of DPD deficiency, provide general information to support families, promote scientific collaboration and fund research in pursuit of a cure for this genetic disease.

---

### NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for the KUDVUMISA FOUNDATION USA, Inc. were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 3rd day of July, 2012, in order to comply with the requirements of Section 501(c)(3) of the Internal Revenue Code regarding tax-exempt organizations.

The purpose or purposes for which it was organized are: exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations under Section 501(c)(3) of the Internal Revenue Code (or the corresponding section of any future Federal tax code).

A. MARK WINTER, ESQUIRE

310 W. Chocolate Avenue

Hershey, PA 17033

### 1st Publication

### NOTICE

Effective September 4th, 2012, the Juvenile Dependency hearings that were previously held at the Chester County Government Service Center will now be held on the 5th floor of the Chester County Justice Center at 201 West Market Street, Suite 5301, PO Box 2746, West Chester, PA 19380-0989. Contact numbers and email addresses will remain the same. There are a limited number of parking spaces available on the second floor of the County parking garage directly across the street from the Justice Center. Cash or credit cards are accepted.

---

### CORPORATION NOTICE

NOTICE is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization-Domestic Limited Liability Company pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: Gueriera Property Group, LLC and the Certificate of Authority was filed on: July 6, 2012.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

TOM MOHR LAW OFFICE, P.C., Solicitor

301 W. Market Street

West Chester, PA 19382

---

## NOTICE OF SHERIFF SALE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770

MARISA J. COHEN, ESQUIRE - ID # 87830

KEVIN T. McQUAIL, ESQUIRE - ID # 307169

CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

BRIAN T. LaMANNA, ESQUIRE - ID # 310321

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

## CIVIL ACTION LAW

BAC Home Loans Servicing LP

CHESTER COUNTY

fka Countrywide Home Loans Servicing LP

COURT OF COMMON PLEAS

v.

Norman C. Koontz a/k/a Norman C. Koontz III

Number 10-00469

and Jill Ann Jarota-Koontz a/k/a Jill Ann Jarota

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Norman C. Koontz a/k/a Norman C. Koontz III

2022 School Road a/k/a 2022 E. Schuylkill Road Pottstown, Pennsylvania 19465

Your house (real estate) at **2022 School Road a/k/a 2022 E. Schuylkill Road, Pottstown, Pennsylvania 19465** is scheduled to be sold at Sheriff's Sale on **September 20, 2012 at 11:00 a.m.** in the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380 to enforce the court judgment of \$182,314.17 obtained by BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP against you.

NOTICE OF OWNER'S RIGHTS**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceeding. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how

to obtain an attorney.)

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

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

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

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

**LAWYER REFERRAL SERVICE**

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

**ASSOCIATION DE LICENCIADOS**

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

---

**NOTICE**

**IN RE: RICHARD J. BILLINGS &  
DOROTHY A. BILLINGS**  
4 TULIP LANE  
WEST GROVE, PA 19390

Premises: ES TULIP LA  
LOT 3 & DWG

Tax Parcel: 0506\_00030000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF RICHARD J. BILLINGS, DECEASED, C/O TAMMY BOOZER, EXECUTRIX & DOROTHY A. BILLINGS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$12,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: KENNETH LEE BROOMELL**  
429 WHEELER BOULEVARD  
OXFORD, PA 19363

Premises: NS OF WHEELER BLVD  
LOT 40 & DWG

Tax Parcel: 0602\_00040000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF KENNETH LEE BROOMELL, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$12,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: LARRY M. GOODWIN  
BEATRICE BRAKE**  
348 SOUTH FIRST AVENUE  
COATESVILLE, PA 19320

Premises: SS & REAR MODENA RD  
1 AC & DWG

Tax Parcel: 0903\_00730000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
LARRY M. GOODWIN & BEATRICE BRAKE

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$28,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: VONIE LONG &  
LORETTA LONG**  
11 BIRCH STREET  
COATESVILLE, PA 19320

Premises: WS BIRCH ST  
LOT & DWG

Tax Parcel: 0910\_00670000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF VONIE LONG, DEC'D & THE ESTATE OF LORETTA LONG, DEC'D

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT'S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JANET S. BAILEY**  
37 WOOD STREET  
COATESVILLE, PA 19320

Premises: SS WOOD ST  
LOT & DWG

Tax Parcel: 0910\_00930000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JANET S. BAILEY

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: SALLY MCCAIN**  
**C/O CONWAY MCCAIN**  
P.O. BOX 224  
MODENA, PA 19358

Premises: ES N BRANDYWINE AVE  
2.5 AC & DWG

Tax Parcel: 1002\_00020000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
SALLY MCCAIN

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$14,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: RICHARD L. BRAZZLE**  
2205 UPPER GAP ROAD  
SOUTH COATESVILLE, PA 19320

Premises: NS WOODLAND AVE  
LOT DWG & GAR

Tax Parcel: 1004\_00140000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
RICHARD L. BRAZZLE

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$14,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: RIVER STATION LAND LP**  
637 WEST LINCOLN HIGHWAY  
EXTON, PA 19341

Premises: W OF BRADFORD AVE  
13.9 AC

Tax Parcel: 1111\_01660000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under RIVER STATION LAND LP

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$21,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FRANCINE E. TRIBBLE**  
P.O. BOX 7  
MONT CLARE, PA 19453

Premises: E & REAR FREEMONT ST  
LOT

Tax Parcel: 1503\_00050000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FRANCINE E. TRIBBLE

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: WILLIAM R. &  
LINDA J. BERG**  
617 SAINT MARYS STREET  
PHOENIXVILLE, PA 19460

Premises: NS SAINT MARYS ST  
LOT DWG & GAR

Tax Parcel: 1504\_00280000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
WILLIAM R. & LINDA J. BERG

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$58,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: ALBERT LOUIS &  
THERESA LORENE HANSELL**  
305 HIGH STREET  
PHOENIXVILLE, PA 19460

Premises: NS HIGH ST  
P/O LOT 125 & DWG

Tax Parcel: 1505\_049801A0

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
ALBERT LOUIS & THERESA LORENE HANSELL

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$16,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE****IN RE: FRANCINE E. TRIBBLE**

P.O. BOX 7  
MONT CLARE, PA 19453

Premises: WS DAYTON ST  
LOT

Tax Parcel: 1505\_00610000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under FRANCINE E. TRIBBLE

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$28,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: CAROL LYNN JACKSON  
PETER PAUL SIMKO JR.**  
108 JAMES STREET  
PHOENIXVILLE, PA 19460

Premises: WS JAMES ST  
LOT 88 & DWG

Tax Parcel: 1518\_00016600

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under CAROL LYNN JACKSON & PETER PAUL SIMKO JR.

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$24,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FRANCIS GUTOWSKA  
ALEX GUTOWSKA  
JOSEPH JOHN GUTOWSKA  
22 NORTH CHURCH STREET  
COATESVILLE, PA 19320**

Premises: WS CHURCH ST  
LOT & DWG

Tax Parcel: 1604\_00710000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under FRANCIS GUTOWSKA, ALEX GUTOWSKA & JOSEPH JOHN GUTOWSKA

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$14,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: LEON A. &  
MARY H. WINSKI**  
25 NORTH CHURCH STREET  
COATESVILLE, PA 19320

Premises: SS W CHESTNUT ST  
LOT

Tax Parcel: 1604\_00900000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF LEON A. WINSKI, DEC'D & THE ESTATE OF MARY H. WINSKI, DEC'D

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT'S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$10,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: PATRICIA E. JAMES**  
334 FLEETWOOD STREET  
COATESVILLE, PA 19320

Premises: SS OF FLEETWOOD ST  
LOT & DWG

Tax Parcel: 1605\_00910000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
PATRICIA E. JAMES

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$26,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: HARRY COLON**  
388 WALNUT STREET  
COATESVILLE, PA 19320

Premises: SS OF WALNUT ST  
LOT & DWG

Tax Parcel: 1605\_03200000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
**HARRY COLON**

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: DARYL D. WASHINGTON**  
759 LUMBER STREET  
COATESVILLE, PA 19320

Premises: NS E CHESTNUT ST  
LOT

Tax Parcel: 1606\_01510000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
DARYL D. WASHINGTON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$3,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FRANK M. SMALL &  
JO ANN SMALL**  
750 EAST CHESTNUT STREET  
COATESVILLE, PA 19320

Premises: SS OF E CHESTNUT ST  
LOT & DWG

Tax Parcel: 1606\_02340000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FRANK M. SMALL & JO ANN SMALL

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$4,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: ROBERT D. STILES**  
15 NORTH EIGHTH AVENUE  
COATESVILLE, PA 19320

Premises: SE COR N EIGHTH AVE & E DI  
LOT & DWG

Tax Parcel: 1606\_03060000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
ROBERT D. STILES

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$6,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: HOWARD R. GOLDSWORTHY**  
156 STRODE AVENUE  
COATESVILLE, PA 19320

Premises: SW STRODE AVE & LEMON ST  
LOT DWG & GAR

Tax Parcel: 1609\_03190000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
HOWARD R. GOLDSWORTHY

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$12,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: ERIC MCCAIN &  
ADGRAIN S. MCCAIN**  
365 SOUTH FIRST AVENUE  
COATESVILLE, PA 19320

Premises: ES OF S FIRST AVE  
LOT & DWG

Tax Parcel: 1610\_01140200

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
ERIC MCCAIN & ADGRAIN S. MCCAIN

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$2,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JAMES D. JONES &  
PAULA V. JONES**  
153 KULP ROAD  
POTTSTOWN, PA 19465

Premises: NS OF KULP RD  
3.5 AC & DWG

Tax Parcel: 1804\_00040200

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JAMES D. JONES & PAULA V. JONES

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$14,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: ALAN ENTRIKEN**  
123 RISBON ROAD  
HONEY BROOK, PA 19344

Premises: N & REAR TALBOTVILLE RD  
1.5 AC

Tax Parcel: 2201\_00200000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
ALAN ENTRIKEN

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$2,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: ALAN ENTRIKEN**  
123 RISBON ROAD  
HONEY BROOK, PA 19344

Premises: NS TALBOTVILLE RD  
2.5 AC

Tax Parcel: 2204\_00400100

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
ALAN ENTRIKEN

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$3,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: JOHN THEO DEMKO  
JACK DEMKO**  
912 BIRDELL ROAD  
HONEY BROOK, PA 19344

Premises: NS & REAR OF CRYSTAL LA  
40.5 AC

Tax Parcel: 2211\_00010000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JOHN THEO DEMKO & JACK DEMKO

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

**NOTICE**

**IN RE: MARJORIE E. HICKEY**  
173 FREEDOM BOULEVARD  
COATESVILLE, PA 19320

Premises: S OF ICEDALE RD  
LOT

Tax Parcel: 2211\_00300000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF MARJORIE E. HICKEY, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$4,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FRANCIS J. PULEO**  
27 NUTT ROAD  
PHOENIXVILLE, PA 19460

Premises: END OF THOROUGHbred DR  
LOT 66

Tax Parcel: 2603\_00280200

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FRANCIS J. PULEO

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$5,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FRANCIS J. PULEO**  
27 NUTT ROAD  
PHOENIXVILLE, PA 19460

Premises: END OF THOROUGHbred DR  
LOT 67

Tax Parcel: 2603\_00280300

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FRANCIS J. PULEO

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$6,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FRANCIS J. PULEO**  
27 NUTT ROAD  
PHOENIXVILLE, PA 19460

Premises: END OF THOROUGHbred DR  
1 AC LOT 68

Tax Parcel: 2603\_00280400

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FRANCIS J. PULEO

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$5,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FERGUSON & FLYNN  
ENTERPRISES INC.**  
12 JAMES HAYWARD ROAD  
GLEN MILLS, PA 19342

Premises: N & REAR OF CAINS RD  
LOT

Tax Parcel: 2804\_00181100

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under FERGUSON & FLYNN ENTERPRISES INC.

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$8,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JOHN E. MCANDREW**  
423 LENNI ROAD  
LENNI, PA 19052

Premises: NES & REAR OF ECHO DELL RD  
4.1 AC LOT 3

Tax Parcel: 3002\_01010500

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JOHN E. MCANDREW

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$10,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JAMES GUARINO &  
MARY ELLEN GUARINO**  
561 FONT ROAD  
DOWNTOWN, PA 19335

Premises: SS OF FONT RD  
2 AC LOT 2

Tax Parcel: 3201\_00220700

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JAMES GUARINO & MARY ELLEN GUARINO

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$8,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: DONALD TROYANO**  
GREEN RIDGE ROAD  
GLENMOORE, PA 19343

Premises: SS OF PA TURNPIKE  
3.3 AC

Tax Parcel: 3203\_00270000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF DONALD TROYANO, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$5,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE****IN RE: ANNA E. HUTTON**

2210 NASHVILLE ROAD  
ROCHESTER MILLS, PA 15771

Premises: SS PENNSYLVANIA TPKE  
1 AC S 1/2 LOT 6

Tax Parcel: 3503\_00960300

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
ANNA E. HUTTON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, Anna E. Hutton at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$3,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: HARLAND W. JOHNSON  
HEATHER KRAMER**  
1 BLACK HAWK CIRCLE  
APT G-1  
DOWNTOWN, PA 19335

Premises: SS PENNSYLVANIA TPKE  
1 AC P/O LOT 7

Tax Parcel: 3503\_00960400

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
HARLAND W. JOHNSON & HEATHER KRAMER

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$2,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: DEUTSCHE BANK NATIONAL  
TRUST COMPANY**  
1 OLD COUNTRY ROAD  
SUITE 429  
CARLE PLACE, NY 11514

Premises: ES HARRY RD  
LOT

Tax Parcel: 3802M00440000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
DEUTSCH BANK NATIONAL TRUST COMPANY

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$10,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: SAMUEL BRYANT &  
LILLIE MAY BRYANT  
C/O WILLIAM T. DORSEY  
1435 MANOR ROAD  
COATESVILLE, PA 19320**

Premises: W & REAR OLD WAGONTOWN  
LOT

Tax Parcel: 3802M01220000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
SAMUEL BRYANT & LILLIE MAY BRYANT

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$6,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: MAXTON CORPORATION**  
55 YOUNGSBURG ROAD  
COATESVILLE, PA 19320

Premises: SE COR INT JEFFERSON  
LOT & COMM GAR

Tax Parcel: 3802P000101A0

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
MAXTON CORPORATION

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$16,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: HARRIET J. WILLIAMS**  
800 LAFAYETTE STREET  
COATESVILLE, PA 19320

Premises: E ROSS ST & NICHOLS AVE  
LOT

Tax Parcel: 3802Q02120000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
HARRIET J. WILLIAMS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$4,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: LEON A. WINSKI**  
**C/O ANTHONY WINSKI**  
220 WEST CHESTNUT STREET  
COATESVILLE, PA 19320

Premises: NW COR OF OLD LINCOLN & W  
LOT

Tax Parcel: 3805\_00390000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
LEON A. WINSKI

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$2,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: LOUISE W. HOPKINS**  
121 BORO LINE ROAD  
POCOPSON, PA 19366

Premises: SE COR LAFAYETTE ST & HIGH  
LOT 1

Tax Parcel: 3805C00390000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
LOUISE W. HOPKINS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$5,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JAMES TALTOAN**  
**WAYNE TALTOAN WITH LIFE ESTATE**  
1 FOUNDRY STREET  
COATESVILLE, PA 19320

Premises: WS FOUNDRY ST  
LOT 1 & DWG

Tax Parcel: 3903L00250000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JAMES TALTOAN & WAYNE TALTOAN

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$5,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: DAVID C. MELSON**  
1115 SOUTH CALN ROAD  
COATESVILLE, PA 19320

Premises: SS & REAR SPACKMAN LA  
1.2 AC PARCEL 1

Tax Parcel: 4105\_02170200

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF DAVID C. MELSON, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$8,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: NORMAN L. DUNCAN &  
EVELYN S. DUNCAN**  
966 VALLEY FORGE ROAD  
DEVON, PA 19333

Premises: WS RT 83  
2.3 AC DWG & PLTRY HSE

Tax Parcel: 4305\_00850000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
NORMAN L. DUNCAN & THE ESTATE OF EVELYN S. DUNCAN, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$52,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JOHN N. WALLACE &  
DORIS J. WALLACE**  
32 SUMMIT ROAD  
MALVERN, PA 19355

Premises: NS & REAR HOLLOW RD  
LOT

Tax Parcel: 4309L00460000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JOHN N. WALLACE & DORIS J. WALLACE

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: SHIRLEY A. PATTERSON**  
**C/O SHIRLEY A. HINES**  
46 ROKEBY ROAD  
EAST FALLOWFIELD, PA 19320

Premises: SS OF ROKEBY RD  
1 AC & DWG

Tax Parcel: 4708\_00070100

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
SHIRLEY A. PATTERSON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$11,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JAMES N. RODGERS  
CAROLINE RODGERS  
HOWARD E. POWELL, ETAL**  
2121 STRASBURG ROAD  
EAST FALLOWFIELD, PA 19320

Premises: NS RT 604  
LOT & DWG

Tax Parcel: 4709\_00030000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
JAMES N. RODGERS, CAROLINE RODGERS & HOWARD E. POWELL, ETAL

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$27,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: WARREN SLICKERS**  
505 MORTONVILLE ROAD  
EAST FALLOWFIELD, PA 19320

Premises: NS STRASBURG RD  
LOT DWG & TAVERN

Tax Parcel: 4709\_00080000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF WARREN SLICKERS, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$32,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: FLEMING BRADFORD WOODS LLC**  
669 EXTON COMMONS  
EXTON, PA 19341

Premises: NW COR ERICSSON & DESANTIS  
1.1 AC LOT 14

Tax Parcel: 5004\_01990000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FLEMING BRADFORD WOODS LLC

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$7,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: FLEMING BRADFORD WOODS LLC**  
669 EXTON COMMONS  
EXTON, PA 19341

Premises: NE COR ERICSSON & DESANTIS  
1.3 AC LOT 17

Tax Parcel: 5004\_02020000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FLEMING BRADFORD WOODS LLC

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$8,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: BARBARA L. THOMPSON**  
1238 SHADYSIDE ROAD  
DOWNTOWN, PA 19335

Premises: S & REAR SHADYSIDE RD  
LOT

Tax Parcel: 5006\_00150000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
BARBARA L. THOMPSON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$2,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: JOHN J. KELLY**  
4219 GARRETT ROAD  
DREXEL HILL, PA 19206

Premises: NEAR LENAPE PARK  
CABIN

Tax Parcel: 5107\_01230200

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF JOHN J. KELLY, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$18,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: AFNA EDUCATION & RESEARCH  
FUND OF PHILADELPHIA**  
117 S. SEVENTEENTH STREET #12  
PHILADELPHIA, PA 19103

Premises: NS OF GREEN HILL RD  
1 AC LOT 3

Tax Parcel: 5301R00390000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
AFNA EDUCATION & RESEARCH FUND OF PHILADELPHIA

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$8,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: WILLISTOWN WOODS II  
LIMITED PARTNERSHIP**  
803 MARKET STREET  
WEST CHESTER, PA 19382

Premises: NS RT 926  
2 AC

Tax Parcel: 5408\_00360000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
WILLISTOWN WOODS II LIMITED PARTNERSHIP

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$30,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: HOWARD A. REBURN**  
**C/O DALE REBURN**  
129 RONEYS CORNER ROAD  
OXFORD, PA 19363

Premises: WS RONEYS CORNER RD  
LOT & DWG

Tax Parcel: 5607\_00280000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF HOWARD A. REBURN, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$19,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: VALERIE S. NEIDLEIN**  
170 OLD LIMESTONE ROAD  
OXFORD, PA 19363

Premises: ES OF OLD LIMESTONE RD  
LOT DWG & GAR

Tax Parcel: 5704\_00880000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
VALERIE S. NEIDLEIN

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$10,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE****IN RE: FERG HOMES LTD**

276 POMPANO DRIVE  
BEACH HAVEN, NJ 08008

Premises: NS OF WOODVIEW RD  
2 AC & DWG LOT 13

Tax Parcel: 5804\_00160500

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
FERG HOMES LTD

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$46,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: DONALD J. SPEAKMAN JR.  
SAMANTHA LYNN CONOVER**  
548 COATESVILLE ROAD  
WEST GROVE, PA 19390

Premises: WS RT 841  
LOT

Tax Parcel: 5905\_00090100

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
DONALD J. SPEAKMAN JR. & SAMANTHA LYNN CONOVER

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$3,500.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: DONALD J. SPEAKMAN JR.  
SAMANTHA LYNN CONOVER**  
548 COATESVILLE ROAD  
WEST GROVE, PA 19390

Premises: WS RT 841  
LOT & DWG

Tax Parcel: 5905\_00110000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
DONALD J. SPEAKMAN JR. & SAMANTHA LYNN CONOVER

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$16,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: DANIEL M. HAZEWSKI &  
SANDRA M. HAZEWSKI**  
13 LETCHWORTH LANE  
AVONDALE, PA 19311

Premises: NS OF LETCHWORTH LA  
1.0491 AC LOT 56 & DWG

Tax Parcel: 5908\_01912600

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
DANIEL M. HAZEWSKI & SANDRA M. HAZEWSKI

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$40,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: BETTY WELLS  
WILLIAM WELLS**  
415 BAYARD STREET  
KENNETT SQUARE, PA 19348

Premises: WS OF BAYARD RD  
LOT 3 & DWG

Tax Parcel: 6106\_01060300

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
BETTY WELLS & WILLIAM WELLS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$11,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: LINDA BOYER STEELE  
RASHEEM LATEEF STEELE**  
621 CREEK ROAD  
KENNETT SQUARE, PA 19348

Premises: NS RT 82  
LOT & DWG

Tax Parcel: 6204\_02880000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
LINDA BOYER STEELE & RASHEEM LATEEF STEELE

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$20,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: CHAISUPRANOND CHATURONG &  
ROCHANA KOSIYANON  
C/O BANCKOK (BANK NEW YORK BRANCH)  
29 BROADWAY  
NEW YORK, NY 10006**

Premises: NS BRINTONS BRIDGE ROAD  
3.7 AC DWG & GAR

Tax Parcel: 6504\_00320000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
CHATURONG CHAISUPRANOND & ROCHANA KOSIYANON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$38,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: RALPH CHERRY &  
SYLVIA CHERRY**  
676 CHEYNEY ROAD  
CHEYNEY, PA 19319

Premises: SS PA R R  
15.2 AC

Tax Parcel: 6602\_00600000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
THE ESTATE OF RALPH CHERRY, DEC'D & THE ESTATE OF SYLVIA CHERRY, DEC'D

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR  
DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL  
FRACTION OF IT'S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS  
AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE  
CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR  
THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer  
legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County  
against the property described herein. Said claim has not been paid in full.  
therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m.,  
(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania;  
your property described herein will be sold at public sale for the approximate upset  
price shown herein. The property will be sold according to provisions of the  
Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended,  
72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$14,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**NOTICE**

**IN RE: CYNTHIA L. MCANENY**  
300 MOUNT PLEASANT AVENUE  
OXFORD, PA 19363

Premises: ES MOUNT PLEASANT ROAD  
LOT

Tax Parcel: 6902Q002801B0

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
CYNTHIA L. MCANENY

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$3,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: CYNTHIA L. MCANENY**  
122 MOUNT PLEASANT ROAD  
OXFORD, PA 19363

Premises: ES MOUNT PLEASANT RD  
LOT

Tax Parcel: 6902Q00280000

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
CYNTHIA L. MCANENY

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$4,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**NOTICE**

**IN RE: SHERRI L. MERCER**  
167 LAUREL BRIDGE ROAD  
LANDENBERG, PA 19350

Premises: SS OF LAUREL BRIDGE RD  
3 AC & DWG

Tax Parcel: 7203\_00280300

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under  
SHERRI L. MERCER

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2012 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$42,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire, Morris & Sommer, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**2nd Publication****NOTICE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 11-09451.

Caln Township Municipal Authority and Township of Caln vs. Raymond E. Crooms, II.

Notice is hereby given that the above was named as Defendant in a civil action instituted by plaintiffs. This is an action to recover delinquent sewer and trash fees for the year 2010, for the property located at 2709 Shelburne Road, Caln Township, Pennsylvania, Tax Parcel No. 39-4-663. A municipal claim in the amount of \$987.50 was filed on or about August 25, 2011 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

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

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

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

---

## NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 11-09445.

Caln Township Municipal Authority and Township of Caln vs. Jose Ramirez.

Notice is hereby given that the above was named as Defendant in a civil action instituted by Plaintiffs. This is an action to recover delinquent sewer and trash fees for the year 2010, for the property located at 115 Argyll Court, Caln Township, Pennsylvania, Tax Parcel No. 39-5E-1. A municipal claim in the amount of \$987.50 was filed on or about August 25, 2011 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

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

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

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

**ATTORNEY DISCIPLINARY / ETHICS MATTERS**

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

**James C. Schwartzman, Esq.**

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

**Dana Pirone Carosella, Esq.**

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

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

**(215) 751-2863**

**NOTICE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 10-10191.

Township of Valley vs. Michael V. Marchiondo and Mary Marchiondo.

Notice is hereby given that the above were named as Defendants in a civil action instituted by plaintiff. This is an action to recover delinquent trash fees for the years 2009-2010, for the property located at 957 Madison Street, Coatesville, Pennsylvania, Tax Parcel No. 38-5C-91-1. A municipal claim in the amount of \$598.96 was filed on or about August 20, 2010 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

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

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

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



**New Times  
Call for  
New Skills**



**LL.M. in Taxation  
at Temple Law**

Build your skills, practice and resume  
in a convenient location and at an  
affordable price.

**Estate Planning and Employee  
Benefits Certificates** are also available.

**[www.law.temple.edu/tax](http://www.law.temple.edu/tax)**  
**215-204-1448 • [intllaw@temple.edu](mailto:intllaw@temple.edu)**

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

Trust Estate of **JOHN T. RANSOM, II**, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **JOHN T. RANSOM, II** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

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

Attorney:

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

**NOTICE**

THE SECOND AMENDMENT & RESTATEMENT OF THE EDNA JEAN AVERETT TRUST AGREEMENT DATED JUNE 29, 1990

EDNA JEAN AVERETT, Deceased

Late of the Township of Birmingham, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to RUTH DONOHUE, Trustee, c/o GUY F. MATTHEWS, Esquire, 344 W. Front Street, Media, PA 19063,

Or to her Attorney:

GUY F. MATTHEWS  
ECKELL, SPARKS, LEVY, AUERBACH,  
MONTE, SLOANE, MATTHEWS & AUSLANDER, P.C.  
344 W. Front Street  
P.O. Box 319  
Media, PA 19063

**CLASSIFIED ADS SECTION****OFFICE SUITE**

3- rooms + Bathroom  
1<sup>st</sup> Floor Front  
Prime Boro Location  
1 Block to Courthouse  
Available Immed  
Reasonable Rent.  
610-696-3622

**SAMPLE AD**

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

**MEETING SPACE?**

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



A Chapter of the Association of Legal Administrators

**THE BAR ASSOCIATIONS OF BUCKS, CHESTER,  
DELAWARE, LEHIGH AND MONTGOMERY COUNTIES  
AND THE INDEPENDENCE CHAPTER OF THE  
ASSOCIATION OF LEGAL ADMINISTRATORS PRESENT  
THEIR 17th ANNUAL LUNCHEON SEMINARS FOR  
SUPPORT STAFF AND ATTORNEYS**

**12:00 – 2:00 PM**

**DATES / LOCATIONS**

<b>August 16</b>	<b>Chester County Bar Association</b>
<b>August 17</b>	<b>Montgomery Bar Association</b>
<b>August 23</b>	<b>Delaware County Bar Association</b>
<b>August 24</b>	<b>Lehigh County Bar Association</b>
<b>August 29</b>	<b>Bucks County Bar Association</b>

**PROGRAM    *MICROSOFT WORD 2010 – A REFRESHER***

Word has changed a lot since the 2003 version. Your firm may have upgraded recently, or plans to do so shortly. If you had training and are now using the program, do you remember all the features? This 1-hour program will tackle some of the most problematic and frustrating areas including outline numbering, headers and footers, paragraph spacing and page numbering, as well as explore two of the most powerful features for law firms: styles and autocorrect.

**SPEAKER**

Ellen Freedman, CLM, is President of Freedman Consulting, which assists law firms with all aspects of management on the business side of a law practice. Her company offers assistance with strategic planning, retreat facilitation, human resources, profitability enhancement, technology upgrades and purchases, mergers and acquisitions, compensation issues, web and social media design, and much more. Since 1999, Ms. Freedman has also served as the Law Practice Management Coordinator for the PA Bar Association. In this capacity, she assists PBA members with similar management issues and decisions on the business side of the practice, as well as publishes a monthly practice management column for PBA, and creates and presents seminars on practice management state-wide. She is a regular presenter for the PA Bar Institute, and has been a keynote speaker for many other state bars and legal associations, as well as a presenter at ABA TechShow for four consecutive years. Ellen managed inside law firms for twenty years, during which time she founded the Independence Chapter, and served as its president for the first two years.

**COST**

\$25 each (includes lunch), Payable to **Independence Chapter, ALA** (Payable at Door)

**REGISTER BY PHONE OR EMAIL (no later than one week before seminar)**

Bucks County	Janet Molloy	215-345-9111	<a href="mailto:jmolloy@sweetstevens.com">jmolloy@sweetstevens.com</a>
Chester County	Cristin Buccigaglia	610-251-5061	<a href="mailto:cbuccigaglia@saul.com">cbuccigaglia@saul.com</a>
Delaware County	Janet Molloy	215-345-9111	<a href="mailto:jmolloy@sweetstevens.com">jmolloy@sweetstevens.com</a>
Lehigh County	Donna Reimer	610-332-0390	<a href="mailto:dreimer@kingspry.com">dreimer@kingspry.com</a>
Montgomery County	Conni Sota	215-940-4177	<a href="mailto:csota@htts.com">csota@htts.com</a>

**WE THANK OUR SPONSOR:**





**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, AUGUST 16, 2012** AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON **MONDAY, SEPTEMBER 17, 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 SHEIFF OF CHESTER CO.** THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

**CAROLYN B. WELSH, SHERIFF**

**2nd Publication**

**SALE NO. 12-8-536**  
**Writ of Execution No. 09-08158**  
**DEBT \$365,443.52**

ALL THAT CERTAIN message and tract of land, situate on the easterly side of Wollaston Mill Road, East Marlborough Township, Chester County, Pennsylvania, according to a survey by George E. Regester, Jr. and Sons Registered Surveyor, No. 4197, dated 11/06/1959, bounded and described as follows, to wit:

BEGINNING at a spike set in the middle of a public road known as Wollaston Mill Road, which leads from Street Road to Unionville, being a corner of land of Joseph Walker, Jr.; thence along the middle of said road known as Wollaston

Mill Road, north 40 degrees 37 minutes west, 162.54 feet to a spike; thence leaving said road and along land of Enoch S. Woods and Alice Woods the next two (2) courses and distances, to wit: (1) north 65 degrees 06 minutes east, passing over an iron pin set 21.51 feet from the last described spike, 130.09 feet to an iron pin; and (2) thence south 36 degrees 22 minutes east, 196.2 feet to an iron pin set in a line of land of first mentioned Joseph Walker, Jr.; thence along land of said Joseph Walker, Jr., south 81 degrees 05 minutes west, passing over an iron pin set 30.4 feet from beginning point, 130.1 feet to the first mentioned point and place of beginning.

CONTAINING 21,503 square feet of land be the same more or less.

BEING U.P.I. #61-5-13.1.

BEING known as: 742 Wollaston Road, Kennett Square, PA 19375

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **BARRY J. & RHONDA M. CORCORAN**

SALE ADDRESS: 724 Wollaston Rd, Kennett Square, PA 19375

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

**SALE NO. 12-8-537**  
**Writ of Execution No. 09-05976**  
**DEBT \$115,947.90**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in City of Coatesville, Chester County, Pennsylvania, bounded and described according to a survey, made by J. W. Harry, Civil Engineer, dated 6/15/1946, as follows, to wit:

BEGINNING at a point at the intersection of the west curb line of South Fifth Avenue, with the north curb line of Maple Avenue; thence along the north curb line of Maple Avenue, south 80 degrees 53 minutes west, 38.37 feet to a point at the southeast corner of a lot with a house designated as 435 Maple Avenue, erected thereon; thence along said lot and along the middle of the party wall between the house erected on the lot herein conveyed and said house erected on the lot immediately adjoining it on the west, north 09 degrees 07 minutes, 100.00 feet to a point in the south line of a 15 feet wide alley; thence along the same, north 80 degrees 53 minutes east, 44.72 feet to a point at the intersection of the south line of said alley with the west curb line of South Fifth

Avenue; thence along same, south 05 degrees 29 minutes east, 100.20 feet to the place of beginning.

PROPERTY address: 437 Maple Avenue, Coatesville, PA 19320

PARCEL No. # 16-6-647

PLAINTIFF: Deutsche Bank

VS

DEFENDANT: **HARRY COLON**

SALE ADDRESS: 437 Maple Ave, Coatesville, PA 19320

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

**SALE NO. 12-8-539**

**Writ of Execution No. 10-15204**

**DEBT \$1,220.52**

DOCKET No. 10-15204

ALL THAT CERTAIN dwelling and lot or tract of land, situate in Caln Township, Chester County, Pennsylvania, bounded and described to a recent survey made by Horace A. Beale,

TAX Parcel No. 39-4-111

PROPERTY address: 551 Bondsville Road, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **GARY S. PENNINGTON**

SALE ADDRESS: 551 Bondsville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 866-211-9466**

**SALE NO. 12-8-540**

**Writ of Execution No. 06-08138**

**DEBT \$1,248.75**

DOCKET No. 06-08138

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected designated as Lot #11 on a Plan of Lots made for J. Wesley Cook and wife by J. W. Harry, C.E. April 15, 1942, situate in Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-4D-19

PROPERTY address: 3708 Humpton Road, Downingtown, Pennsylvania 19335

PLAINTIFF: Township of Caln

VS

DEFENDANT: **JOSEPH M. MORAN**

SALE ADDRESS: 3708 Humpton Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 866-211-9466**

**SALE NO. 12-8-541**

**Writ of Execution No. 08-09928**

**DEBT \$1,025.04**

ALL THAT CERTAIN lot or parcel of land together with the dwelling house erected thereon, designated as No. 18 Parkside Avenue, on a Plan of Lots known as "Parkside", situate in Caln Township, Chester County and Commonwealth of PA., more particularly bounded and described according to a new survey thereof, made by Horace A. Beale, Registered Surveyors.

TAX Parcel No. 39-2-60

PROPERTY address: 18 Parkside Avenue, Caln Township, Pennsylvania 19335

PLAINTIFF: Township of Caln

VS

DEFENDANT: **DAVID J. BILLINGTON**

SALE ADDRESS: 18 Parkside Drive, Downingtown, PA 19335

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

**SALE NO. 12-8-542**

**Writ of Execution No. 11-13114**

**DEBT \$585,858.18**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby Penna, dated August 25, 1959 last revised November 10, 1960, as follows:

BEGINNING at the point formed by the intersection of the northerly side of Paoli-Darby Road as shown on said Plan, with the center line of Prescott Road (fifty feet wide); thence extending from said beginning point along the northerly side of Paoli-Darby Road, north 34 degrees, 28 minutes, 14 seconds west, one hundred 95 feet to a point; thence extending north 55 degrees, 47 minutes, 30 seconds east, two hundred eighty-two and twenty-six one-hundredths feet to a point; thence extending south 34 degrees, 12 minutes, 30 seconds east, 195 feet to a point in the center line of Prescott Road, aforesaid; thence extending along the same south 55 degrees, 47 minutes, 37 seconds west, two hundred eighty-one & thirty-seven one hundredths feet to the first mentioned point & place of beginning.

BEING Lot No. 27 as shown on said Plan.

BEING the same premises which John

L. Digiacomio, Esquire, Executor of the Estate of James R. Derrick, by Deed dated July 14, 1993 and recorded September 22, 1993 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3628 Page 86, granted and conveyed unto Richard and Joanne Frey.

PARCEL No. 55-4-204

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA Morgan Stanley Home Equity Loan Trust 2005-4...

VS

DEFENDANT: **RICHARD FREY**

SALE ADDRESS: 1123 Prescott Road, Berwyn, PA 19312

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

**SALE NO. 12-8-543**

**Writ of Execution No. 12-00928**

**DEBT \$172,317.40**

TAX Parcel #11-08-0212

PROPERTY address: 311 Jefferson Avenue, Downingtown, PA 19335

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Rebecca A. Bare and Dean J. Brumbaugh

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: **REBECCA A. BARE and DEAN J. BRUMBACH**

SALE ADDRESS: 311 Jefferson Avenue, Downingtown, PA 19335

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

**SALE NO. 12-8-544**

**Writ of Execution No. 12-00077**

**DEBT \$248,013.06**

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made by O. Drake and Associates, Inc. PO Box 612 Suite 707 E. Baltimore Pike, Kennett Square, PA 19348, for Ginty-Hayden, dated 7-31-1989 and recorded as Plan 10294, as follows, to wit:

BEGINNING at a point in the bed of Bucktoe Road T-333, a corner of Lot #2, thence extending along same, and crossing the southerly

side Bucktoe Road, and crossing the bed of a driveway access easement, south 19 degrees 59 minutes 20 seconds east 189.93 feet to a point, thence extending still among same, south 26 degrees 11 minutes 37 seconds west 114.82 feet to a point in the line of lands of Michael and Cherly Lepopre, thence extending along same north 89 degrees 00 minutes 04 seconds west 163.22 feet to a point in the line of lands of David J. and Diane Zonino, thence extending along same, north 00 degrees 15 minutes 00 seconds east crossing the line of Bucktoe Road, a forementioned 344.07 feet to a point in the bed of same, thence extending south 66 degrees 05 minutes 00 seconds east 161.30 feet to the point of beginning.

BEING Lot #1 on said Plan.

CONTAINING 1.291 acres more or less.

BEING Chester County Tax Parcel 60-4-44

TAX Parcel #: 60-04-0044

BEING known as: 304 Bucktoe Road, Avondale, PA 19311

PLAINTIFF: Wells Fargo Bank NA (Trustee) AKA Certificateholders of Banc of Americ Alt...

VS

DEFENDANT: **JANE A.SAMPLE aka JANE R. SAMPLE**

SALE ADDRESS: 304 Bucktoe Road, Avondale, PA 19311

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

**SALE NO. 12-8-545**

**Writ of Execution No. 11-11769**

**DEBT \$177,437.66**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Valley Crossing 2, prepared by Medveczky Associates, dated 12/6/1996, last revised 1/20/1998, and recorded in Chester County as Plan #14833, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Marc Drive (50 feet wide) said point being a corner of Lot No. 4, as shown on said Plan; thence extending from said beginning point and along the northwesterly side of Marc Drive the two following courses and distances (1) on the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 12.47 feet to a point of tangent in same; and (2) north 72 degrees 24 minutes 30 seconds east 7.62 feet to a

point, a corner of Lot No. 2; thence extending along said Lot No. 2 north 12 degrees 51 minutes 07 seconds west 117.66 feet to a point; thence extending south 77 degrees 08 minutes 53 seconds west 20.00 feet to a point, a corner of the aforementioned Lot No. 4; thence extending along Lot No. 4 south 12 degrees 51 minutes 07 seconds east 121.32 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

PROPERTY Parcel Number 38-4-150

TAX Parcel #: 38-04-0150

BEING known as: 6 Marc Drive,  
Coatesville, PA 19320

PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **MARVIN CHALWE**

SALE ADDRESS: 6 Marc Dr.,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

**SALE NO. 12-8-546**

**Writ of Execution No. 12-00477**

**DEBT \$98,390.81**

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of Brantham, made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, dated 6/4/73 and recorded in Plan Book 56 Page 43 as follows, to wit:

BEGINNING at a point on the northerly side of Bentley Road (50 feet wide) on said Plan, a corner of Lot #23 on said Plan; thence extending along the said northerly side of Bentley Road the following 2 courses and distances, to wit: (1) north 86 degrees 01 minute 09 seconds west 55.29 feet to a point of curve in same; thence (2) on the arc of a circle curving to the left having a radius of 435.00 feet to the arc distance of 75.33 feet to a point; thence leaving the said Bentley Road and extending north 05 degrees 56 minutes 22 seconds west along line of Lot #25 on said Plan, 347.56 feet to a point; thence extending south 86 degrees 31 minutes 58 seconds east along line of Lot #20 on said Plan, 190.00 feet to a point; thence extending south 03 degrees 57 minutes 29 seconds west along line of Lots #22 and #23; 337.56 feet to a point on the northerly side of Bentley Road, the first mentioned point and place of beginning.

BEING Lot #24 on said Plan.

CONTAINING 1.246 acres of land

more or less.

BEING the same premises which Judith C. Venuto, Robert A. Venuto and Jessica Lyn Venuto, by Deed dated 4/18/2011, recorded 4/29/2011, in the Office for the Recorder of Deeds in and for Chester County, in Deed Book Volume 8169, Page 556, conveyed unto Judith C. Venuto.

BEING known as 16 Bentley Road,  
West Grove, PA 19390

PARCEL No.: 59-8-141.28

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of  
Pennsylvania

VS

DEFENDANT: **JUDITH C. VENU-  
TO**

SALE ADDRESS: 16 Bentley Road,  
West Grove, PA 19390

PLAINTIFF ATTORNEY: **GREGO-  
RY JAVARDIAN, 215-942-9690**

**SALE NO. 12-8-547**

**Writ of Execution No. 10-04153**

**DEBT \$290,702.21**

ALL THAT CERTAIN messnage and tract of land, situate in the Borough of Downingtown, Chester County, Pennsylvania, on the south side of Lancaster Avenue in the West Ward of said Borough, bounded and described as follows:

BEGINNING at a point in Lancaster Avenue, a corner of land now or late of Thomas S. Ingram; thence along said avenue, south 51.5 degrees west 88 feet to a corner of land now or late of Jane E. McFarlan; thence by the said McFarlan's land, south 38 degrees east 20 perches to an alley, north 51.5 degrees east 88 feet to a corner of the said Ingram's land; thence by said land, north 38 degrees west 20 perches to the place of beginning.

AND which said Deed erroneously included a parcel of land which had previously been sold off in 1956, which said sold off or excepted piece or parcel of land is bonded and described as follows:

ALL THAT CERTAIN lot or tract of land with the buildings erected thereon situate on the north side of Railroad Alley in the West Ward, Borough of Downingtown of Downingtown, Chester County, PA.

BEGINNING at a point in the north side of a 12 feet wide alley designated on the Borough Plans as Railroad Alley, said point being also the south east corner of land now or late of

Edgar C. Lineinger; thence leaving said alley and along the east line of land of the said Edgar C. Lineinger 38 degrees 0 minutes west 93 feet to a point and thence by a new line of land of Ernest R. Smedley 51 degrees 30 minutes east 58 feet to a point and thence still by a new line of land of Ernest R. Smedley south 38 degrees 0 minutes east 93 feet to a point in the north line of the before mentioned Railroad Alley thence by said north line of said alley south 51 degrees 30 minutes west 58 feet to the first mentioned point and place of beginning.

TAX Parcel #: 11-07-0494

BEING known as: 78 West Lancaster Avenue, Downingtown, PA 19335

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **NICHOLAS & CHRISTINA DiFONZO**

SALE ADDRESS: 78 West Lancaster Avenue, Downingtown, PA 19335

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

**SALE NO. 12-8-548**

**Writ of Execution No. 10-08542**

**DEBT \$298,784.21**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan for "Brittany Hills" made by Hillcrest Associates, Inc., dated 9/27/00, last revised 4/30/2001 and recorded 5/9/2001 as Plan #15749 as follows, to wit:

BEGINNING at a point on the southeasterly side of Carlisle Drive (50 feet wide), said point being a corner of Lot #81 (as shown on said Plan); thence from said point of beginning extending along said drive north 70 degrees 26 minutes 18 seconds east 49.00 feet to a point, being a corner of Lot #83; thence leaving said drive extending along Lot #83 south 19 degrees 33 minutes 42 seconds east 114.63 feet to a point on the centerline of a 20 feet wide access easement in line of Lot #52, being a corner of Lot #83; thence extending along Lot #52 and partially along Lot #53 and along the centerline of said access easement south 62 degrees 58 minutes 09 seconds west 49.42 feet to a point, being a corner of Lot #81; thence leaving Lot #53 and said access easement extending along Lot #81 north 19 degrees 33 minutes 42 seconds west 121.05 feet to the first mentioned point and place of beginning.

BEING Lot #82 on the above men-

tioned Plan.

CONTAINING 5,774 square feet more or less.

BEING UPI #60-4-378.

TAX Parcel #: 60-004-0378.0000

BEING known as: 344 Carlisle Drive, Avondale, PA 19311

PLAINTIFF: BAC Home Loans Servicing LP (FKA)

VS

DEFENDANT: **CINDY & AJAY K. BHAN**

SALE ADDRESS: 344 Carlisle Drive, Avondale, PA 19311

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

**SALE NO. 12-8-549**

**Writ of Execution No. 12-00931**

**DEBT \$249,241.19**

ALL THAT CERTAIN tract or parcel of land situate in New Garden Township, Chester County, Commonwealth of Pennsylvania, described according to a Plan prepared by Register associates, Inc., dated 04-22-91, being Plan No. 11396 and being Lot 3 on said Plan, to wit:

BEGINNING at a point in the title line of a private road known as Vine Street, a corner of Lot 1 on said Plan; thence leaving the said point of beginning, leaving Vine Street and along Lot 1, north 00 degrees 16 minutes 40 seconds west 291.07 feet to a point a corner of Lot 2, thence along the same north 75 degrees 47 minutes 00 seconds east 169.32 feet to a point of now or late lands of Albert J. and Rosemary Ragazzo, thence along the same, south 00 degrees 16 minutes 40 seconds east 290.62 feet to a point set in the title line of Vine Street, aforementioned; thence along the same, south 75 degrees 30 minutes 00 seconds west 169.43 feet to the first mentioned point and place of beginning.

BEING Lot 3 on said Plan.

TAX ID/Parcel No. 60-3-131.7

BEING known as: 199 Maple Lane, Toughkenamon, PA 19374

PLAINTIFF: Green Tree Servicing LLC (Assignee) DBA National City Mortgage (Div of) DBA National City Bank

VS

DEFENDANT: **MEGAN FILBERT**  
SALE ADDRESS: 199 Maple Lane, Toughkenamon, PA 19374

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

**SALE NO. 12-8-550**  
**Writ of Execution No. 09-02102**  
**DEBT \$74,661.23**

ALL THAT CERTAIN lot or piece of land, with the hereditaments and appurtenances, thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for George Mitchell, Bellevue Park, made by Berger & Hayes, Consulting Engineers & Surveyors, dated March 10, 1968 and last revised January 2, 1973, as follows, to wit:

BEGINNING at a point on the curb line of Seventh Avenue, a corner of land known as Lot 15, said point also being located 190 feet from the intersection of Seventh Avenue and West Bridge Street; thence from said point of beginning and along the curb line of Seventh Avenue north 78 degrees 31 minutes east, 100 feet to a point, a corner of land known as Lot 17; thence along the land known as Lot 17, south 11 degrees 29 minutes east, 150 feet to a point in line of land known as Lot 22; thence along the land known as Lot 22 and along the land known as Lot 21, north 78 degrees 31 minutes east, 100 feet to a point, a corner of land known as Lot 15; thence along the land known as Lot 15, north 11 degrees 29 minutes west, 150 feet to a first mentioned point and place of beginning.

BEING Lot 16 as shown on said Plan.

TAX Parcel #: 08-07-0009

PROPERTY address: 706 West 7th Avenue, Parkesburg, PA 19365

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **DARLENE E. DIFERDINANDO**

SALE ADDRESS: 706 W. 7th Ave, Parkesburg, PA 19365

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

**SALE NO. 12-8-551**  
**Writ of Execution No. 11-04038**  
**DEBT \$167,629.82**

ALL THAT CERTAIN lot of land situate in Coatesville City, Chester County, Pennsylvania:

BEING known as 1241 East Lincoln Highway, Coatesville, PA 19320

PARCEL Number: 16-3-32

IMPROVEMENTS: residential proper-

ty

Inc

PLAINTIFF: Saxon Mortgage Services

VS

DEFENDANT: **MOSES CAMP-BELL**

SALE ADDRESS: 1241 East Lincoln Highway, Coatesville, PA 19320

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

**SALE NO. 12-8-552**  
**Writ of Execution No. 11-07193**  
**DEBT \$243,925.46**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Thornbury, County of Chester and Commonwealth of PA, bounded and described according to a final subdivision plan of Timberline, made by Robert F. Harsch and Associates, Inc., Consulting Engineers of West Chester, PA, dated 3/28/1978 last revised 9/27/1978 as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Timberline Trail said point being measured the arc distance of 25.61 feet along the arc of a circle curving to the right having a radius of 20 feet from a point of curve of reverse curve on the westerly proposed right of way line of Concord Road (T-452) as shown on said Plan; thence extending from said beginning point continuing along the northerly side of said Timberline Trail the 2 following courses and distances: (1) south 33 degrees 56 minutes 21 seconds west 167.42 feet to a point of curve and along the arc of a circle curving to the right having a radius of 153.34 feet the arc distance of 104.51 feet to a point the southeasterly corner of Lot 14 as shown on said Plan; thence extending along said Lot 14 north 25 degrees 52 minutes 9 seconds west 409.15 feet to a point in line of lands now or late of Thomas A. Dunbar, Inc.; thence extending along the same north 50 degrees 55 minutes 52 seconds east 259.89 feet to a point on the westerly proposed right of way line of Concord Road (T-452) as shown on said plan; thence extending along said proposed right of way line the 2 following courses and distances: (1) south 25 degrees 11 minutes 30 seconds east 296.43 feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of 190.53 feet the arc distance of 47.35 feet to a point of reverse curve on the northerly side of said Timberline Trail; thence extending along the same on the arc of a circle curving to the right having a radius of 20 feet the arc distance of



25.61 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.

BEING the same premises which Don E. Berlin a/k/a Donald E. Berlin and Sirvart Shakarjuan, co-partners by Deed dated 2/23/81 and recorded 2/24/81 in Chester County in Deed Book A-58 Page 225 conveyed unto Anthony J. Ferraro and Sydney M. Ferraro, husband and wife, in fee.

BEING Tax ID/Parcel No. 66-04-0018.050

UPI 66-4-18.5

PLAINTIFF: TD Bank NA

VS

DEFENDANT: **ANTHONY & SYDNEY FERRARO**

SALE ADDRESS: 530 Timberline Trail, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JOHN JOSEPH WHELAN, 610-532-4222**

**SALE NO. 12-8-553**

**Writ of Execution No. 11-04450**

**DEBT \$180,002.60**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, together with the 2 story frame dwelling house erected and known as No. 500 Strasburg Avenue, in the Borough of Parkesburg, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northeast corner of Lot now or late of James Bickett; thence southwardly 150 feet along the east line of said Lot; thence eastwardly 50 feet at right angles with the east line of Lot now or late of James Bickett and parallel with Strasburg Avenue; thence northwardly 150 feet parallel with the east line of said Lot; thence westwardly 50 feet on Strasburg Avenue to the place of beginning.

CONTAINING 7,500 square feet of land, be the same more or less.

HAVING erected thereon a dwelling known as 500 Strasburg Avenue, Parkesburg, PA 19365.

PARCEL No. 8-3-95.

BEING the same premises which Todd C. McClure, fee owner and Jacqueline McClure, Equitable Owner, by Deed dated 3/13/2009 and recorded 3/16/2009 in the Recorder's Office of Chester County, Pennsylvania, Deed Book Volume 7614, page 1420, Instrument No. 10908921, granted and conveyed unto Troy D. Huch and Amy J. Huch, husband and wife.

PLAINTIFF: PNC Bank National

Association

VS

DEFENDANT: **TROY & AMY HUCH**

SALE ADDRESS: 500 Strasburg Avenue, Parkesburg, PA 19365

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

**SALE NO. 12-8-554**

**Writ of Execution No. 12-01673**

**DEBT \$56,423.49**

PREMISES A

ALL THAT CERTAIN messuage or tenement and tract of land situated in the Township of East Nottingham, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in line of land late of Wilhelmina Gill, now or late of Edward C. Whiteside and wife, and of the Barnsley School House lot and running thence north 11 degrees east, 5.10 perches to a point in a line of land now or late of J. Harvey McVey, formerly land of John Dawson; thence by the same south 62-1/2 degrees east, 6.30 perches to the middle of the State Highway Route #12; thence along the middle of said State Highway Route #12 south 31 degrees west, 5.10 perches to a post; thence by land of Wilhelmina Gill, now or late of Edward C. Whiteside and wife, north 62 degrees 30 minutes west, 4.20 perches to the place of beginning.

CONTAINING 25.70 perches of land be the same more or less.

PREMISES B

ALL THOSE TWO CERTAIN adjoining lots or pieces of land with the buildings and improvements, thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1 beginning at a stake in the middle of the limestone road, now Route #42; thence leaving said road and by land late of Edward Parsens, now by other land of Constance L. Mahan, and late of Charles A. Anderson, et al, north 55 degrees west, 6 perches and 3 links (100 feet, 11.76 inches) to a stake; thence by Tract #2, north 11-1/2 degrees east, 3 perches and 3 links (51 feet, 5.76 inches) to a stake in line of land now of Rufus Heck; thence by land of Rufus Heck, south 55 degrees east, 7 perches and 2 links (115 feet and 9.84 inches) to a stake in the said first mentioned road; thence in a straight line in a southwesterly direction in and along said road, 3-1/2 perches (57.75 feet) to the first mentioned point and place

of beginning.

CONTAINING 42 square perches of land, more or less.

TRACT #2 – beginning at a stone, formerly a corner of the School House Lot, now of Charles A. Anderson, et al; thence by the same north 59-1/2 degrees west, 22 perches and 5 feet to a point at or about the right of way of the Baltimore Central Railroad; thence in and along said right of way of said Baltimore Central Railroad, north 59-1/2 degrees east, 52 feet to a point, a corner of land now of Rufus Heck, formerly of Frank Kirk; thence by said land, south 59-1/2 degrees east, 22 perches and 1 foot to the northwesterly corner of Tract #1; thence by said Tract #1, south 9-1/2 degrees west, 48 feet to the place of beginning.

CONTAINING 60 square perches of land, more or less.

TITLE to said premises is vested in James B. Taylor and Elizabeth C. Taylor, husband and wife, by Deed from James B. Taylor and Elizabeth C. Pennell NKA Elizabeth C. Taylor, dated October 18, 2004 and recorded October 28, 2004 in Deed Book 6319, Page 1015, Instrument No.: 10473446.

PREMISES being known as: 215 Barnsly Road, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-6-112 and 69-6-113

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA First Franklin Mortgage Loan Trust 2004-FF11

VS

DEFENDANT: **JAMES & ELIZABETH TAYLOR**

SALE ADDRESS: 215 Barnsly Road, Oxford, PA 19363

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

**SALE NO. 12-8-555**

**Writ of Execution No. 09-05677**

**DEBT \$327,595.75**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in the Borough of Avondale, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the Pennsylvania Avenue, a corner of land late of Samuel G. Moore; thence along said Moore's land, south 71 1/4 degrees west, 200 feet to a spike; and north 16 3/4 degrees west, 121 feet to a spike at a corner of now or late of the Jean S. Pyle property; thence along said Pyle property, north 71 1/4

degrees east, 200 feet to a spike in the above named Pennsylvania Avenue; thence along said Avenue, south 16 3/4 degrees east, 121 feet to a place of beginning.

CONTAINING 24,200 square feet of land, more or less.

TITLE to said premises is vested in Joseph F. Cooper and Laura J. Cooper, h/w, by Deed from Joseph F. Cooper and Laura J. D'Orazio, nka, Laura J. Cooper, h/w dated September 11, 2007, recorded September 24, 2007 in Book 7270, Page 2012.

BEING known as 522 Pennsylvania Avenue, Avondale, PA 19311

TAX Parcel Number: 4-1-24

RESIDENTIAL dwelling

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **JOSEPH & LAURA COOPER**

SALE ADDRESS: 522 Pennsylvania Avenue, Avondale, PA 19311

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

**SALE NO. 12-8-556**

**Writ of Execution No. 09-09884**

**DEBT \$1,044,832.56**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Wetherall Farm made by Hillcrest Associates, Inc., dated 8/9/2002, last revised 2/4/2003 and recorded in Chester County as Plan #16513, as follows, to wit:

BEGINNING at a point on the westerly side of Halle Drive, a corner of Lot 6 on said Plan; thence extending along Lot 6 the two following courses and distances: (1) south 80° 2' 57" west, 356.27 feet to a point; (2) south 9° 57' 3" east, 255.71 feet to a point in line of lands now or formerly of Hercules Avello; thence extending along same south 79° 47' 9" west, 404.62 feet to a point a corner of lands now or formerly of Armand Petrillo; thence extending along same north 16° 37' 39" west, 283.54 feet to a point a corner of Lot 12; thence extending along Lot 12 north 80° 2' 57" east, 592.82 feet to a point on the westerly side of Halle Drive, aforesaid; thence extending along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 241.19 feet to the point and place of beginning.

BEING Lot 7 on said Plan.

BEING known as 114 Halle Drive,



Kennett Square, PA 19348

BEING the same premises which Hallelynn Corp., a PA Corporation, by Indenture dated February 14, 2007 and recorded February 21, 2007 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, Instrument No. 10730429 granted and conveyed unto Carolyn Leslie Green, as sole owner.

PARCEL No.: 61-5-219.1

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **CAROLYN L. GREEN (aka)**

SALE ADDRESS: 114 Halle Drive, Kennett Square, PA 19348

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

**SALE NO. 12-8-557**

**Writ of Execution No. 12-01028**

**DEBT \$383,094.21**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate, lying and being in the Township of Thornbury, County Chester County and Commonwealth of Pennsylvania.

BEING known as parcel #66-3-178

ALL THAT CERTAIN lot or piece of ground situate in the Thornbury Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Bridlewood Farm-Phases 3B, drawn by Taylor, Wiseman & Taylor, dated December, 1996 and last revised November 3, 1997, said Plan recorded in Chester County as Plan No. 14146, as follows, to wit:

BEGINNING at a point in the southerly right of way line of Leadline Lane (50 feet wide), said point being measured 583.27 feet along the tangent and curved easterly and southerly right of way line of said Leadline Lane, from the southerly end of a 16 feet radius curve connecting the easterly right of way line of Leadline Lane with the southerly right of way line of Bridlewood Boulevard (60 feet wide) as shown on said Plan; thence

(1) South 28 degrees 35 minutes 50 seconds east, along the westerly line of Parcel 17, 135.00 feet to a point corner to the same; thence

(2) South 69 degrees 01 minute 18 seconds west along the northerly line of open space, 98.65 feet to a point, corner to Parcel 19; thence

(3) 135.00 feet to a point in the southerly right of way line of Leadline Lane, thence along

the same;

(4) Eastwardly curving to the left with a radius of 237.00 feet through a center angle of 15 degrees 14 minutes 18 seconds, subtended by a cord bearing north 69 degrees 01 minutes 17 seconds east, chord distance 62.84 feet, an arc distance of 63.03 feet to the point and place of beginning.

SAID above described parcel containing within said bonds 10,717 square feet or 0.246 acres.

BEING Lot 18 as shown on the above mentioned Plan.

TAX Parcel No: 66-3-178

BEING known as 133 Leadline Lane, West Chester PA 19382

PLAINTIFF: JPMorgan Chase Bank National Association (Assignee) DBA Mortgage Electronic Registration Systems Inc (Nomi) DBA Allied Mortgage Group Inc

VS

DEFENDANT: **SHERRY L. & MICHAEL P. KANUIKA**

SALE ADDRESS: 133 Leadline Lane, West Chester, PA 19382

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

**SALE NO. 12-8-558**

**Writ of Execution No. 11-09256**

**DEBT \$146,140.37**

ALL THAT CERTAIN lot or piece of ground situate in West Goshen Township, Chester County, Pennsylvania, and described according to two Plans thereof, both known as "Glen Acres" made by T. G. Colesworthy, County Surveyor, one Plan being dated October 10, 1956 and revised October 30, 1956 and the other dated June 11, 1954 and last revised March 17, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of School House Lane (40 feet wide), at the distance of 435.13 feet measured on a bearing of south 67 degrees 20 minutes 20 seconds west, along the said side of School House Lane from its point of intersection with the southwesterly side of Penn Lane (40 feet wide); thence extending from said point of beginning, south 67 degrees 20 minutes 20 seconds west, measured along the said side of School House Lane 136.71 feet to a point; thence extending north 23 degrees 22 minutes west 180.01 feet to a point; thence extending north 67 degrees 20 minutes 20 seconds east, 138.91 feet to a point; thence extending in south 22 degrees 39 minutes 40 seconds east, 180 feet to the

first mentioned point of beginning.

BEING Lot Number 71 as shown on the above mentioned Plan.

UNDER AND SUBJECT to the following restrictions, conditions and covenants, hereinafter set forth, to run with the land:

LOT shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on said lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

NO dwelling shall be permitted at a cost of less than \$7,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwelling shall be of quality of workmanship and materials substantially the same or better than that of which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 800 square feet for one-story and not less than 550 square feet for a dwelling of more than one story.

NO building shall be located nearer to the front line or nearer to the side street line than the minimum building set back line shown on the recorded Plat. In any event no building shall be located on any lot nearer than 40 feet to the front lot line or nearer than 40 feet to any side street line. No building shall be located nearer than 20 feet to any interior lot line.

NO dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purpose of this covenant eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

NO dwelling shall be erected or placed on any lot having a width of less than 100 feet, at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

EASEMENTS for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

NO noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

NO structure of a temporary character, trailer, basement, tent, shack, garage, barn or other

outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

NO sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

NO oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon it in any lot. No derricks or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

NO animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

NO lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

NO individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Pennsylvania Department of Health. Approval of such system as installed shall be obtained from such authority.

NO fence, wall, hedge or mess planting shall be permitted to extend nearer to any street than the minimum setback line.

NO fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines or a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

THESE covenants are to run with the land and shall be binding on all parties and all per-

sons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then owners of the lots had been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

INVALIDATION of any one of these covenants by judgment or Court Order shall be in no wise affect any of the provisions which shall remain in full force and effect.

BEING the same premises which Betty Storms by Deed dated July 14, 2000 and recorded on August 1, 2000, with the Chester County Recorder of Deeds in Deed Book Volume 4793 Page 1612, granted and conveyed unto Melissa Mariano Chattin and Keith E. Chattin.

PROPERTY known as: 1153 School House Lane, West Chester, PA 19382

BEING UPI #52-5H-10

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **KEITH & MELISSA CHATTIN**

SALE ADDRESS: 1153 School House Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0808**

**SALE NO. 12-8-559**

**Writ of Execution No. 09-15070**

**DEBT \$305,610.24**

ALL THAT CERTAIN lot or piece of ground situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Hills of Sullivan" for the Wilkinson Group, made by Edward B. Walsh & Associates, Inc. Civil Engineers 750 Springdale Drive, Exton, Pa. 19341, (610) 363-1360, dated 2-8-93, last revised 3-1-94, and recorded as Plan #13027, as follows, to wit:

BEGINNING at a point on the northerly side of Letchworth Lane, a corner of Lot 55, thence extending along same, north 02 degrees 22 minutes 56 seconds east 240.78 feet to a point on the southerly side of Indian Run Road (T-339),

thence extending along same, north 69 degrees 52 minutes 01 seconds east 44.85 feet to a point in the line of Lot 79, thence extending along same, and Lot 78, south 46 degrees 45 minutes 30 seconds east 271.45 feet to a point in the line of Lot 57, thence extending along same, south 41 degrees 19 minutes 14 seconds west 167.59 feet to a point on the northerly side of Letchworth Lane, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 225.00 feet the arc distance of 152.91 feet to the point of beginning.

BEING Lot 56 on said Plan.

CONTAINING 45,703 sq. ft.

BEING UPI #59-8-191.26

BEING the same premises which Judd Associates, a Pennsylvania Limited Partnership, by Deed dated April 30, 2001 and recorded on May 2, 2001, in Deed Book Volume 4946 Page 0873, in the Office of the Recorder of Deeds of Chester County, granted and conveyed unto Daniel M. Hazewski and Sandra M. Hazewski.

PROPERTY known as: 13 Letchworth Lane, Avondale, PA 19311

IMPROVEMENTS: residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **DANIEL & SANDRA HAZEWSKI**

SALE ADDRESS: 13 Letchworth Ln, Avondale, PA 19311

PLAINTIFF ATTORNEY: **PAUL DAVID BURKE, 412-355-0200**

**SALE NO. 12-8-560**

**Writ of Execution No. 12-00776**

**DEBT \$342,950.35**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Goshen Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to "Final Plan of Greenhill Farms", made by Momenec-King Associates, dated December 20, 1988, last revised March 19, 1990 and recorded Chester County Plan Number 11295, as follows, to wit:

BEGINNING at a point on the south-easterly side of Darby Drive (50.00 feet wide) a corner of Lot Number 36 on said Plan; thence extending along the same, south 63 degrees 30 minutes 00 seconds east 260.25 feet to a point on line of lands now or late of John and Joyce Wilt; thence extending along the same and partly along

Lots 41 and 42, 196.71 feet to a point a corner of Lot Number 38; thence extending along the same, north 37 degrees 00 minutes 00 seconds west 186.86 feet to a point on the southeasterly side of Derby Drive, aforesaid; thence extending along the same on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 80.94 feet to a point a corner of Lot Number 36 on said Plan, the first mentioned point and place of beginning.

BEING Lot Number 37 on said Plan.

BEING UPI Number 52-3-50.37

TAX Parcel #: 52-03-0050.370

BEING known as: 857 Derby Drive,  
West Chester, PA 19380

PLAINTIFF: PNC Mortgage National Association (S/B/M) DBA National City Bank (S/B/M) DBA Commonwealth United Mortgage (Div of) DBA National City Bank of Indiana

VS

DEFENDANT: **GERALYN & STEPHEN DONZE**

SALE ADDRESS: 857 Derby Drive,  
West Chester, PA 19380

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

**SALE NO. 12-8-561**

**Writ of Execution No. 09-14723**

**DEBT \$390,698.84**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File #15071, as follows, to wit:

BEGINNING at a point on the easterly side of Flagstone Circle, said point being a corner of Lot #123; thence from said beginning point along Lot #123 south 84° 24' 53" east, 134.72 feet to a point, a corner of Lot #131; thence along the same the (2) courses and distances: (1) south 27° 09' 44" west, 65.86 feet to a point and (2) south 5° 35' 07" west, 22.75 feet to a point, a corner of Lot #125; thence along the same north 84° 24' 53" west, 170.50 feet to a point on the easterly side of Flagstone Circle; thence along the same north 5° 35' 07" east, 84.00 feet to the point and place of beginning.

BEING Lot No. 124 as shown on said Plan.

TAX Parcel #: 37-4-156

BEING known as: 308 Flagstone Circle, Coatesville, PA 19320

PLAINTIFF: US Bank National Association Trustee

VS

DEFENDANT: **DAYAANAND & NEELA TOTARAM**

SALE ADDRESS: 308 Flagstone Circle, Coatesville, PA 19320

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

**SALE NO. 12-8-562**

**Writ of Execution No. 12-00123**

**DEBT \$251,073.23**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, being shown as Lot No. 155 on Plan of Crestmont Farms, Section V or Lee N. Manley, owner, by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 7/1/1959 and last revised on 9/3/1959 being more fully described as follows to wit:

BEGINNING at a point in the northeast line of Edgemont Drive (50 feet wide) said point being along the northeast line of Edgemont Drive, the following two courses from a point, the northern most radial corner of 25 feet radius at the intersection of the northeast line of Edgemont Drive with the northwest line of Montvale Circle (50 feet wide);

1) On a line curving to the right, having a radius of 194.91 feet, an arc distance of 128.13 feet and a chord bearing north 07 degrees 43 minutes 25 seconds west 125.83 feet; and

2) North 11 degrees 06 minutes 20 seconds east 65 feet to the point of beginning;

THENCE from said point of beginning and continuing along the east line of Edgemont Drive, north 11 degrees 06 minutes 228.28 feet to a point;

THENCE along a radial corner of Edgemont Drive, on a line curving to the right having a radius of 25 feet, the arc distance of 39.27 feet, and a chord bearing north 56 degrees 06 minutes 20 seconds east 35.36 feet to a point;

THENCE continuing along the south line of Edgemont Drive, the following (2) courses and distances:

1) South 78 degrees 53 minutes 40 seconds east 87.39 feet; and

2) On a line curving to the left having a

radius of 125 feet, the arc distance of 67.11 and a chord bearing north 85 degrees 43 minutes 30 seconds east 66.31 feet to a point, a corner of Lot N. 153;

THENCE along the southwest line of Lot No. 153, south 19 degrees 39 minutes 20 seconds east 156.44 feet to a point, the north corner of Lot No. 154;

THENCE along the northeast line of Lot No. 154, south 73 degrees 04 minutes 40 seconds west 290.39 feet to the point of beginning.

TAX Parcel #: 50-05-0158.300

BEING known as: 1157 Edgemont Drive, West Chester, PA 19380

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **KENNETH & JOANN CONRAD**

SALE ADDRESS: 1157 Edgemont Drive, West Chester, PA 19380

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

**SALE NO. 12-8-564**

**Writ of Execution No. 11-11049**

**DEBT \$80,879.71**

ALL THAT CERTAIN lot or piece of ground situate in West Goshen Township, Chester County, Pennsylvania, and described according to two Plans thereof, both known as "Glen Acres" made by T. G. Colesworthy, County Surveyor, one Plan being dated October 10, 1956 and revised October 30, 1956 and the other dated June 11, 1954 and last revised March 17, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of School House Lane (40 feet wide), at the distance of 435.13 feet measured on a bearing of south 67 degrees 20 minutes 20 seconds west, along the said side of School House Lane from its point of intersection with the southwesterly side of Penn Lane (40 feet wide); thence extending from said point of beginning, south 67 degrees 20 minutes 20 seconds west, measured along the said side of School House Lane 136.71 feet to a point; thence extending north 23 degrees 22 minutes west 180.01 feet to a point; thence extending north 67 degrees 20 minutes 20 seconds east, 138.91 feet to a point; thence extending in south 22 degrees 39 minutes 40 seconds east, 180 feet to the first mentioned point of beginning.

BEING Lot Number 71 as shown on the above mentioned Plan.

UNDER AND SUBJECT to the following restrictions, conditions and covenants,

hereinafter set forth, to run with the land:

LOT shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on said lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

NO dwelling shall be permitted at a cost of less than \$7,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwelling shall be of quality of workmanship and materials substantially the same or better than that of which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 800 square feet for one-story and not less than 550 square feet for a dwelling of more than one story.

NO building shall be located nearer to the front line or nearer to the side street line than the minimum building set back line shown on the recorded Plat. In any event no building shall be located on any lot nearer than 40 feet to the front lot line or nearer than 40 feet to any side street line. No building shall be located nearer than 20 feet to any interior lot line.

NO dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purpose of this covenant eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

NO dwelling shall be erected or placed on any lot having a width of less than 100 feet, at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

EASEMENTS for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

NO noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

NO structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

NO sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one

sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

NO oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon it in any lot. No derricks or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

NO animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

NO lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

NO individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Pennsylvania Department of Health. Approval of such system as installed shall be obtained from such authority.

NO fence, wall, hedge or mess planting shall be permitted to extend nearer to any street than the minimum setback line.

NO fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines or a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

THESE covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then

owners of the lots had been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

INVALIDATION of any one of these covenants by judgment or Court Order shall be in no wise affect any of the provisions which shall remain in full force and effect.

BEING the same premises which Betty Storms by Deed dated July 14, 2000 and recorded on August 1, 2000, with the Chester County Recorder of Deeds in Deed Book Volume 4793 Page 1612, granted and conveyed unto Melissa Mariano Chattin and Keith E. Chattin.

PROPERTY known as: 1153 School House Lane, West Chester, PA 19382

BEING UPI #52-5H-10

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **KEITH & MELISSA CHATTIN**

SALE ADDRESS: 1153 School House Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0808**

**SALE NO. 12-8-565**

**Writ of Execution No. 12-01864**

**DEBT \$383,408.47**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Winding River made for Winding River Corporation by Bursich Associates, Inc. dated May 21, 1986 and last revised August 4, 1986 and recorded as Plan File Nos. 6496-6504 as follows, to wit;

BEGINNING at a point on the northeasterly side of Winding River Lane at a common corner of Lots #1 and #2 as shown on said Plan; thence from said beginning point and extending along Lot #2 north seventy three degrees zero minutes zero seconds east crossing over a thirty feet wide storm sewer easement one hundred ninety five and nine hundred sixty three one hundredths feet to a point in line of lands now or late of David



Costa; thence extending along lands of the same south twenty one degrees twenty four minutes zero seconds east one hundred twenty five and four hundred eleven one thousandths feet to a point on the northwesterly side of Winding River Lane, aforesaid; thence extending along the side of the same the three following courses and distances (1) south eighty degrees zero minutes zero seconds west one hundred eighty nine and four hundred thirty four one thousandths feet to a point of curve (2) along the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty eight and nine hundred seventy five one thousandths feet to a point of tangent and (3) north seventeen degrees zero minutes zero seconds west eighty five and six one thousandths feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

TAX Parcel #: 15-3A-15

BEING known as: 1001 Winding River Lane, Phoenixville, PA 19460

PLAINTIFF: Bank of New York Mellon The (F/K/A) (Trustee) FKA Bank of New York The DBA CWABS Inc

VS

DEFENDANT: **MARINA KONSTANTINIDIS**

SALE ADDRESS: 1001 Winding River Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

**SALE NO. 12-8-566**

**Writ of Execution No. 12-01545**

**DEBT \$404,716.93**

ALL THAT PARCEL of land in Borough of Elverson, Chester County, Commonwealth of Pennsylvania, being known and designated as Lot 76, Summerfield-Phase IV, metes and bounds property, beginning at a point on the southeastern side of the cul-de-sac of Stoneridge Drive (a private street) and being more fully described in Deed Book 7151, Page 1850 dated 04/20/2007 and recorded 05/04/2007, Chester County Records, Commonwealth of Pennsylvania.

ALL THAT CERTAIN parcel or tract of land located in a subdivision on the northern side of S.R.401, also known as Conestoga Road, a public street, situate in Elverson Borough, County of Chester, Commonwealth of Pennsylvania, entitled "Summerfield-Phase IV", being Lot #76 of said subdivision, prepared by Great Valley Consultants of Wyomissing, Pennsylvania, for

Stolzfus Enterprises, Ltd. and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeastern side of the cul-de-sac of Stoneridge Drive (a private street); thence going along the same, along the arc curving to the left, having a chord bearing of north 52 degrees 07 minutes 38 seconds east, a chord distance of 51.11 feet, a radius of 40.00 feet, a central angle of 79 degrees 25 minutes 04 seconds, an arc distance of 544.44 feet to a point; thence going along Lot #77, south 77 degrees 34 minutes 54 seconds east, a distance of 191.53 feet to a point; thence going along open Space #5 the (3) following courses and distances: (1) along the arc of a circle curving to the right, having a chord bearing of south 02 degrees 24 minutes 53 seconds west, a chord distance of 131.22 feet, a radius of 494.50 feet, a central angle of 15 degrees 14 minutes 54 seconds, an arc distance of 131.60 feet to a point; (2) north 79 degrees 57 minutes 40 seconds west, a distance of 117.53 to a point; (3) south 72 degrees 28 minutes 12 seconds west, a distance of 73.69 feet to a point; thence going along Lot #75, north 13 degrees 09 minutes 09 seconds west, a distance of 152.82 feet to the point and place of beginning.

CONTAINING in area 31,388.43 square feet, more or less.

TAX Parcel #: 13-4-78-7

BEING known as: 27 Stoneridge Drive, Elverson, PA 19520

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL STANLEY**

SALE ADDRESS: 27 Stoneridge Drive, Elverson, PA 19520

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

**SALE NO. 12-8-567**

**Writ of Execution No. 10-06886**

**DEBT \$153,951.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania and described according to a plan thereof, made by Jerre R. Trout, Registered Engineer, dated 10/18/1949, as follows, to wit:

BEGINNING at a point on the title line in the bed of Park Street (45 feet wide) at the distance of 193.5 feet southeastwardly measured along said title line from its point of intersection with the center line of North Fourth Street; thence

extending north 26 degrees 3 minutes east crossing the northeasterly side of Park Street, 140.3 feet to a point; thence extending south 64 degrees, 19 minutes east, 59 feet to a point; thence extending south 26 degrees, 3 minutes west, recrossing the northeasterly side of Park Street, 140.68 feet to a point on the aforesaid title line in the bed of Park Street; thence extending north 63 degrees, 57 minutes west along said title line in the bed of Park Street, 59 feet to the first mentioned point and place of beginning.

UPI Number 6-5-28.

ADDRESS: 421 Park Street.; Oxford,  
PA 19363

PLAINTIFF: Chase Home Finance  
VS

DEFENDANT: **DELFINO CHAVEZ  
and MIGUEL CHAVEZ-MEDRANO**

SALE ADDRESS: 421 Park Street,  
Oxford, PA 19363

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

**SALE NO. 12-8-568**

**Writ of Execution No. 12-01181**

**DEBT \$130,990.10**

ALL THAT CERTAIN lot or piece of ground situate in Warwick Township, Chester County, Pennsylvania, and described according to a Plan of Lots for A.W. Rossiter, said plan made for Earl R. Ewing, Registered Surveyor, dated January 28, 1960, said plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 10, Page 34, as follows, to wit:

BEGINNING at an interior point, said interior point being measured by the three following courses and distances from a point on the southeasterly side of Old Route 23 (33 feet wide) a road leading from Route No. 100 to Elverson in the southwesterly side of land conveyed to Charles Smith in Deed Book L-29 page 74 (1) south 74 degrees 14 minutes west measured along the said side of Old Route No. 23 a distance of 175.00 feet to a point (2) south 15 degrees 46 minutes east 214.00 feet to a point and (3) south 78 degrees 19 minutes west 95.00 feet to the point of beginning, said point of beginning also being on the rear line of Lot No. 11; thence extending from said point of beginning along line of Lot No. 5 south 09 degrees 00 minutes east 203.80 feet to a point on the northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 south 80

degrees 52 minutes 45 seconds west 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 north 00 degrees 14 minutes west partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10 and 11; thence extending along the line of Lot No. 11 north 78 degrees 19 minutes east 166.88 feet to the first mentioned interior point and place of beginning.

BEING Lot No. 6 as shown on the above-mentioned plan.

BEING the same premises which Robert L. Cronce, by Deed dated March 1, 1999 and recorded in the Office of the Recorder of Deeds of Chester County on March 8, 1999 in Deed Book Volume 4521, Page 77, granted and conveyed unto Robert L. Cronce.

PLAINTIFF: JPMorgan Chase Bank  
National Association

VS

DEFENDANT: **ROBERT L.  
CRONCE**

SALE ADDRESS: 2719 Ridge Road,  
Elverson, PA 19520

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

**SALE NO. 12-8-569**

**Writ of Execution No. 12-01470**

**DEBT \$1,741,701.55**

ALL THAT CERTAIN tract of land situate in Valley Township, Chester County, Pennsylvania, as shown on a Plan entitled "Final Subdivision and Land Development Plan for The D. London Tract prepared by Commonwealth Engineers, Inc., Downingtown, PA Drawing No. 200362-1, dated May 11, 2005, last revised April 28, 2008, and being more fully described as follows:

BEGINNING at an existing concrete monument located along the northwesterly Title Line of lanes now or formerly of Wickford Chase, LLC Record Book 7227, Page 1518, and running along said northwesterly Title Line north 00° 13' 30" west, a distance of 72.88 feet to the true point of beginning.

THENCEFROM the beginning of right curve from which the radius point bears south 11° 34' 11" east easterly a distance of 949.62 feet along the curve concave to the south, having a radius of 57295.80 feet and a central angle of 0°56'59" to a point of cusp;

THENCE south 00°07'40" east, a distance of 71.19 feet to the beginning of a curve con-



cave to the south having a radius of 57225.80 feet and a central angle of 0°33'46" and being subtended by a chord which bears south 79°05'08" west 562.13 feet;

THENCE westerly along said curve, a distance of 562.13 feet to a point of cusp;

THENCE south 14°22'20" east, a distance of 160.44 feet;

THENCE south 85°44'46" east, a distance of 514.22 feet;

THENCE south 00°07'40" east, a distance of 355.52 feet;

THENCE north 89°03'20" west, a distance of 100.00 feet;

THENCE south 00°07'40" east, a distance of 200.03 feet;

THENCE south 89°03'20" east, a distance of 100.00 feet;

THENCE south 00°07'40" east, a distance of 230.26 feet;

THENCE north 87°57'43" west, a distance of 931.34 feet;

THENCE north 00°13'30" east, a distance of 941.15 feet to the point of beginning

CONTAINING 19.199 acres of land be the same more or less

BEING Parcel #38-02-138.2

BEING the same premises that Wickford Chase, LLC, a PA Limited Liability Company, by Indenture bearing the date of June 30, 2008, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, at Book 7483, Page 1347, et. seq. on July 22, 2008, granted and conveyed unto Valley Township Land Acquisition, LLC, in fee.

PLAINTIFF: Customers Bank (F/K/A) FKA Customers 1st Bank (F/K/A) FKA New Century Bank

VS

DEFENDANT: **VALLEY TOWNSHIP LAND ACQUISITION, LLC**

SALE ADDRESS: Harry Road, Pleasant Valley Drive & U.S. Route 30, Coatesville, PA 19320

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

**SALE NO. 12-8-570**

**Writ of Execution No. 11-11022**

**DEBT \$247,728.46**

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

BEGINNING in the Doe Run and Neward public road at a corner of land now or late of Isaac M. Pierson; thence by said land south 79 3/4 degrees west, 150 feet; thence by land of William Chandler, Jr., north 14 3/4 degrees west, 100 feet and north 79 3/4 degrees east, 150 feet to the aforesaid public road; thence by the same by land (formerly of the heirs of Samuel Strahorn, deceased, south 14 3/4 degrees east, 100 feet to the place of beginning.

TAX ID No. 60-3C-21

TITLE to said premises is vested in Donald Simpkins and Olivia Simpkins, as tenants by the entireties, by Deed from Keith E. Stapley, dated 7/30/2004 and recorded 8/11/2004 in Book 6248, Page 739.

PLAINTIFF: Wells Fargo Bank, NA (Trustee) AKA Option One Mortgage Loan Trust 2007-1 Asset...

VS

DEFENDANT: **DONALD & OLIVIA SIMPKINS**

SALE ADDRESS: 1085 Newark Road, Toughkenamon, PA 19374

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

**SALE NO. 12-8-571**

**Writ of Execution No. 11-13604**

**DEBT \$148,433.77**

BY virtue of a Writ of Execution No. 11-13604

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 9 Cristina Lane, Oxford, PA 19363-2801

UPI No. 69-6-247

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$148,433.77

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

VS

DEFENDANT: **JOSEPH R. BAUER, JR.**

SALE ADDRESS: 9 Cristina Lane, Oxford, PA 19363

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

**SALE NO. 12-8-572**  
**Writ of Execution No. 11-01363**  
**DEBT \$111,307.75**

**PREMISES A:**

ALL THAT CERTAIN lot of land, situate in New Garden Township, Chester County, PA bounded and described by survey of Manley N. White, Surveyors, on 2/13/1956, as follows:

BEGINNING at a point at or near the center of a public road leading from U.S. Route No. 1 northwardly to Township Line Road, said point being a corner of land of Bruce Adkins, et ux; thence thereby along land of the said Bruce Adkins, north 87 degrees 35 minutes 28 seconds east 210 feet to a pipe, passing over a pipe on the easterly side of McClellan, et ux from land about to be conveyed (1) south 2 degrees 24 minutes 32 seconds east 150 feet to a pipe; (2) thence south 87 degrees 35 minutes 28 seconds west 195.53 feet to a point at or near the center of the aforesaid road; thence thereby along said road the following three courses and distance: (1) north 17 degrees 28 minutes 56 seconds west 123.8 feet to a point; (2) thence north 84 degrees 31 minutes 4 seconds east 16.5 feet to a point; thence north 0 degrees 1 minute 4 seconds east 29.6 feet to the point and place of beginning.

CONTAINING 0.7282 acres of land, more or less.

**PREMISES B:**

ALL THAT CERTAIN tract of land, situate in New Garden Township, Chester County, PA, bounded and described as follows:

BEGINNING at a point in Cedar Springs Road, the southwest corner of land of Elmer R. and Annamary Ressler; thence north 87 degrees 35 minutes 28 seconds east 195.5 feet to a point, the southeast corner of land of said Ressler; thence north 2 degrees 24 minutes 32 seconds east 150 feet to a pipe, the northeast corner of land of said Ressler; thence south 7 degrees 33 minutes 4 seconds east 200.8 feet the northeast corner of land of Benjamin W. Roland and Mary Emma Roland; thence south 87 degrees 35 minutes 28 seconds west 200 feet to the center of Cedar Springs Road the northwest corner of land of Benjamin W. and Mary Emma Roland; thence along or near the center of said public road north 11 degrees 28 minutes 56 seconds west 51.8 feet to the place of beginning.

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

PLAINTIFF: RBS Citizens NA (S/I/I)  
DBA CCO Mortgage Corp (F/K/A) FKA Charter

One Mortgage Corp  
VS

DEFENDANT: **TIMOTHY,  
TIFFANY & UNKNOWN HEIRS OF JAMES  
E. MILLER**

SALE ADDRESS: 435 Cedar Springs  
Road, Kennett Square, PA 19348

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

**SALE NO. 12-8-573**  
**Writ of Execution No. 12-02386**  
**DEBT \$233,909.06**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property of Pennsylvania, Act of July 3, 1963, P.L. 196, by recording in the Office for the Recorder of Deeds, in and for the County of Chester, Pennsylvania of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272; a First Amendment thereto dated July 7, 1972 and recorded in July 7, 1972 in Misc. Deed Book 198 Page 472; a Second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 852; and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202; and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974, in Misc. Deed Book 265 Page 68; a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102; a Sixth Amendment thereto dated August 12, 1976 and recorded August 17, 1976 in Misc. Deed Book 341 Page 114; a Seventh Amendment thereto dated December 21, 1976, recorded December 23, 1976 in Misc. Deed Book 359 Page 202; a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page 24; a First Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1; a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 page 24; a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan File No. 236; a Fourth Amendment thereto dated August of 1976 and recorded August 17, 1976 in Plan File No. 544; and a Fifth Amendment dated December

of 1976 and recorded December 23, 1976 in Plan File No. 767; and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 page 306; a First Amendment thereto dated May 31, 1974 and recorded 31, 1974 in Misc. Deed Book 236 page 210; a Second Amendment thereto dated August 4, 1978 and recorded August 4, 1978 in Misc. Deed Book 414 Page 248; and a Third Amendment thereto dated in Misc. Book 432 Page 366; and a Fourth Amendment thereto in Misc. Book 460 Page 417; and Fifth Amendment thereto in Misc. Book 500 page 144 and a Sixth Amendment thereto dated November 8, 1982 and recorded November 9, 1982 in Miscellaneous Deed Book 572, page 398, and a Seventh Amendment dated November 21, 1985 and recorded in Record Book 139, page 372, and an Eighth Amendment dated November 21, 1985 and recorded in Record Book 139, page 377; and 9th Amendment in Record Book 2763 page 424 and 10th Amendment in Record Book 2763 page 428; being and designated on such Declaration Plan as Unit No. 156 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, to amended together with a proportionate undivided interest in common elements as defined in such Declaration.

UNDER and subject to the covenants, restrictions, easements, terms rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, declaration plan and Code of Regulations (as same have been or shall from time to time, hereafter be amended) and in the rules referred to in such Code of Regulations.

UNDER and subject to easement or roads and to certain building restrictions, rights granted to public utilities and other rights, covenants and restrictions of record.

TITLE to said premises is vested in Pamela E. Dillon by Deed from Victoria K. Stoelker, dated January 11, 2008 and recorded January 15, 2008 in Deed Book 7346, page 2081, Instrument No.: 10816118.

PREMISES being known as: 1450 West Chester Pike, Unit 156, West Chester, Pennsylvania 19382.

TAX I.D. #: 53-6-1521.56L

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: **PAMELA E. DIL-**

**LON**

SALE ADDRESS: 1450 West Chester Pike, Unit 156, West Chester, PA 19382

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

**SALE NO. 12-8-574**

**Writ of Execution No. 12-02522**

**DEBT \$177,456.38**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision of land for Manor Homes, Inc., made by Berger and Hayes, Inc., Consulting Engineers, Thorndale, PA dated 3/12/1991 and last revised 4/3/1991 and filed in Chester County as Plan #11181 as follows, to wit:

BEGINNING at a point on the north side of Reed Street, said point being a corner of land now or late of Mahasti Koosha as shown on said Plan, thence extending from said point of beginning along the north side of Reed Street on the arc of a circle curving to the right having a radius of 746.09 feet the arc distance of 104.36 feet to a point, a corner of Lot #1, thence extending along the same north 04 degrees 36 minutes 00 seconds west 170.72 feet to a point in the title line of Spruce Street, thence extending along the same north 85 degrees 03 minutes 30 seconds east 103.00 feet to a point a corner of land now or late of Mahasti Koosha, aforesaid thence extending along the same south 04 degrees 56 minutes 30 seconds east 178.00 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

CONTAINING 18.176 square feet of land more or less.

BEING UPI #39-3Q-37.1

TITLE to said premises is vested in Dale Ellingsworth and Kelly M. Ellingsworth by Deed from Mark S. Gould, dated September 11, 2001 and recorded September 13, 2001 in Deed Book 5063, Page 2057.

PREMISES being known as: 1309 Reed Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3Q-0037.010

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: **DALE and KELLY ELLINGSWORTH**

SALE ADDRESS: 1309 Reed Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRIAN**

**LAMANNA, 215-790-1010****SALE NO. 12-8-575****Writ of Execution No. 12-02475****DEBT \$215,912.67**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of "Inglewood Development" made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated 6/20/1968, as follows, to wit:

BEGINNING at a point on the southerly side of Edge's Lane (50 feet wide) which point is measured the 6 following courses and distances from a point of curve on the westerly side of Municipal Drive (50 feet wide); (1) extending from said point of curve on a line curving to the left, having a radius of 25 feet the arc distance of 36.98 feet to a point of tangent; (2) north 89 degrees 29 minutes 40 seconds west 84.38 feet to a point of curve; (3) on a line curving to the left having a radius of 171.08 feet the arc distance of 85.43 feet to a point of tangent; (4) south 61 degrees 53 minutes 40 seconds west 25.31 feet to a point of curve; (5) on a line curving to the right having a radius of 221.08 feet the arc distance of 110.38 feet to a point of tangent; and (6) north 89 degrees 29 minutes 40 seconds west 330 feet to the point and place of beginning; thence extending from said beginning point south 00 degrees 30 minutes 20 seconds west 165 feet to a point; thence extending north 89 degrees 29 minutes 40 seconds west 85 feet to a point; thence extending north 00 degrees 30 minutes 20 seconds east 165 feet to a point on the southerly side of Edge's Lane aforesaid; thence extending along the same south 89 degrees 29 minutes 40 seconds east 85 feet to the first mentioned point and place of beginning.

BEING Lot 33 as shown on Plan.

TITLE to said premises is vested in Sherin Madanat and Hashem Madanat by Deed from Robert P. Roadside and Veronica Roadside, husband and wife, dated November 1, 2004 and recorded November 9, 2004 in Deed Book 6330, Page 15, Instrument No.: 10477084.

PREMISES being known as: 3306 Edge Lane, Thorndale, Pennsylvania 19372.

TAX I.D. #: 39-4G-47

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **SHERIN &**

**HASHEM MADANAT**

SALE ADDRESS: 3306 Edge Lane, Thorndale, PA 19372

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

**SALE NO. 12-8-576****Writ of Execution No. 12-01448****DEBT \$150,775.09**

ALL THAT CERTAIN lot or parcel of ground.

SITUATE In the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, according to a Survey made by George Regester, Jr. and Sons, Inc., Registered Land Surveyors, as taken from their Plan #D-234 dated May 29, 1973, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of a 50.00 feet wide proposed public right of way marking the southeasterly corner of this about to be described tract and the northeasterly corner of Lot #5 on said Plan, said point of beginning being north 22 degrees 24 minutes 35 seconds east, along the westerly side of said right of way, 933.92 feet from a point in the center of public road PA Route #41, known as Newport Lancaster Pike marking the southeasterly corner of Lot #2 on said Plan; thence leaving said point of beginning and along said Lot #5, north 67 degrees 35 minutes 25 seconds west, 573.74 feet to a point marking the southwesterly corner of this and set in the center of Public Road T-361 (per county tax map); thence along said road, north 02 degrees 12 minutes 46 seconds east, 592.77 feet to a point marking the northwesterly corner of this and the northwesterly corner of Lot #7 on said Plan; thence along said Lot #7, south 45 degrees 00 minutes 13 seconds east, 793.05 feet to a point marking the northeasterly corner of this and set on the westerly side of the first mentioned 50.00 feet wide proposed public right of way; thence along said 50.00 feet wide proposed public right of way the following three (3) courses and distances to wit: (1) by a curved line curving to the left having a radius of 50.00 feet and an arc length of 81.26 feet to a point; (2) by a line curving to the right having a radius of 25.00 feet and an arc length of 30.77 feet to a point; and (3) south 22 degrees 24 minutes 36 seconds west 161.83 feet to the first mentioned point and place of beginning.

CONTAINING 5.683 acres of land, more or less.

BEING Lot #6 on said Plan.

BEING Parcel Number 46-2-9.2E.

TITLE to said premises is vested in Amy Rowe by Deed from Gordon Rowe, III and Amy Taylor Rowe, dated April 21, 2008 and recorded April 28, 2008 in Deed Book 7420, Page 1250, Instrument No.: 10840095.

PREMISES being known as: 25 Keller Road, Cochranville, Pennsylvania 19330.

TAX I.D. #: 46-2-9.2E

PLAINTIFF: M&T Bank

VS

DEFENDANT: **AMY ROWE**

SALE ADDRESS: 25 Keller Road, Cochranville, PA 19330

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

**SALE NO. 12-8-577**

**Writ of Execution No. 12-02151**

**DEBT \$113,754.04**

BY virtue of a Writ of Execution No. 12-02151

OWNER(S) of property situate in the Borough of Elverson, Chester County, Pennsylvania, being 62 West Main Street, Elverson, PA 19520-9404

UPI No. 13-3-7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$113,754.04

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JOHN L. LAKE-MAN**

SALE ADDRESS: 62 West Main Street, Elverson, PA 19520

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

**SALE NO. 12-8-578**

**Writ of Execution No. 12-01674**

**DEBT \$186,751.10**

BY virtue of a Writ of Execution No. 12-01674

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 426 Mary Street, Downingtown, PA 19335-2520

UPI No. 11-7-4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$186,751.10

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **TAMMY PORTER**

SALE ADDRESS: 426 Mary Street, Downingtown, PA 19335

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

**SALE NO. 12-8-579**

**Writ of Execution No. 12-02191**

**DEBT \$146,457.69**

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

BEING known as 127 Wagontown Road, Coatesville, PA 19320

PARCEL Number: 28-6-40.5

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: **WARREN S. McCULLEY**

SALE ADDRESS: 127 Wagontown Road, Coatesville, PA 19320

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

**SALE NO. 12-8-580**

**Writ of Execution No. 11-13715**

**DEBT \$406,695.07**

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Fallowfield, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Plan prepared by Charles Artinian by N.M. Lake & Associates, Inc., (Oxford, PA.) dated September 19, 1988 and revised November 8, 1988 as follows, to wit:

BEGINNING at a point in the title line in the bed of High Point Road (T-355) at a corner of Lot #1, which point is measured the 2 following courses and distances along the said title line from the northeaster corner of land of William E. and Elizabeth S. Parry; (1) south 55 degrees 15 minutes 58 seconds east 201.51 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 5000 feet the arc distance of 194.49 feet to the beginning point; thence along the title line in the bed of High Point Road the following 4 courses and distances; (1) along the arc of a circle curving to the right having a radius of 5000

feet the arc distance of 114.88 feet to a point of tangent; (2) south 51 degrees 43 minutes 15 seconds east 75.35 feet to a point; (3) along a curve to the left having a radius of 800 feet the arc distance of 168.55 feet whose chord bearing is south 57 degrees 45 minutes 24 seconds east 168.24 feet to a point and along the center line of High Point Road (4) south 63 degrees 47 minutes 31 seconds east 101.17 feet to a point a corner of Lot #3; thence along Lot #3 the 3 following courses and distances; (1) south 38 degrees 44 minutes 23 seconds west crossing the southwesterly side on High Point Road and partially along the westerly side of a stream 413.44 feet to an iron pin set on or near the westerly side of said stream; (2) south 51 degrees 15 minutes 36 seconds east crossing the said stream 80.00 feet to an iron pin set and (3) south 32 degrees 45 minutes 02 seconds west 622.72 feet to an iron pin set in the line of land of the aforesaid Parry's land; thence along Parry's land and along a fence line north 50 degrees 38 minutes 32 seconds west recrossing the aforementioned stream 542.21 feet to an iron pin set for a corner of this and Lot #1; thence along Lot #1 north 35 degrees 18 minutes 36 seconds east recrossing the southwesterly side of High Point Road 984.84 feet to the first mentioned point and place of beginning.

CONTAINING 11.36 acres of land, be the same more or less.

BEING Lot #2 as shown of the above mentioned Plan.

BEING UPI #44-6-30.2.

BEING the same premises which Robert B. Wilson, et al by Deed dated 1/6/1989 and recorded in the County of Chester in Deed Book 1415 Page 253 granted and conveyed unto Miles K. Reinhart, Jr., and Sharon Reinhart, husband and wife, in fee.

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **MILES K. (JR.) & SHARON REINHART**

SALE ADDRESS: 432 Highpoint Circle, Cochranville, PA 19330

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

**SALE NO. 12-8-581**

**Writ of Execution No. 12-02878**

**DEBT \$307,190.22**

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

BEING known as 616 East Shropshire Drive, West Chester, PA 19382

PARCEL Number: 51-08-0086

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA, National Association

VS

DEFENDANT: **DAVID & LOUISE BAZEMORE**

SALE ADDRESS: 616 East Shropshire Drive, West Chester, PA 19382

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

**SALE NO. 12-8-582**

**Writ of Execution No. 11-11055**

**DEBT \$247,592.79**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry Country of Chester and State of Pennsylvania, bounded and described according to a survey thereof by Meixner dated 9/12/1958 as follows, to wit:

BEGINNING at a point in the centerline of Cedarville Road (33 feet wide) said point being located north 48 degrees 45 minutes west 781.00 feet from the intersection of the centerline of Cedarville Road with the centerline of Township Road (33 feet wide); thence along the centerline of Cedarville Road north 48 degrees 45 minutes west 125.00 feet to a point; thence along Lot No. 2 north 42 degrees 00 minutes east 216.00 feet to a point; thence along other lands of Cistance Frick, south 48 degrees 45 minutes east 125.00 feet to a point; thence along Lot No. 4, south 42 degrees 00 minutes west 216.00 feet to a point in the centerline of Cedarville Road and the place of beginnings.

CONTAINING 0.61978, more or less BEING Lot No. 3

TAX Parcel Number: 18-01-0103.010 UPI #18-1-103.1

IMPROVEMENTS: Residential dwelling

TITLE to said premises is vested in Darin Schantz, as sole owner by Deed from Linda Radcliff, also known as Linda M. Homitz dated 1/29/2008 and recorded 2/8/2008 in Record Book 7363 Page 196.

PLAINTIFF: Fannie Mae AKA Federal National Mortgage Association

VS

DEFENDANT: **DARIN SCHANTZ**

SALE ADDRESS: 1855 East



Cederville Road, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY: **MARTHA  
 E. VON ROSENSTIEL, 610-328-2887**

**SALE NO. 12-8-583**  
**Writ of Execution No. 12-03438**  
**DEBT \$695,515.53**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester, State of Pennsylvania, bounded and described according to a Plan of E. Frank Pusey, Jr. made by George E. Regester, Jr. & Sons, Inc., Kennett Square, PA., dated 11/25/1986, recorded 5/20/1987 in Plan File #7175, as follows, to wit:

BEGINNING at a point on the title line in the bed of Baltimore Pike, said point also being at a corner of land of Gloria Shortlidge; thence extending from said beginning point and along the title line in the bed of Baltimore Pike, south 84 degrees 51 minutes east, 208.18 feet to a point, a corner of Parcel B; thence extending along the same, the (2) following courses and distances: (1) south 20 degrees, 39 minutes, 46 seconds west, 501.94 feet to an iron pin and (2) degrees, 54 minutes east, 265 feet to an iron pin in the bed of Septa Railroad; thence extending along same, south 77 degrees, 43 minutes, 51 seconds west, 1143.63 feet to an iron pin on the line dividing the Township of Penn from the Township of London Grove, said point also being a corner of land of Bernard L. Ryan; thence extending along same, north 03 degrees, 16 minutes 55 seconds west, 623.92 feet to an iron pin in line of land of Mervin A. Arnold, Jr.; thence extending along same and also along lands of others, north 76 degrees, 28 minutes, 49 seconds east, 368.88 feet to an iron pin, a corner of land of Parcel C, to be added to other lands of Gloria Shortlidge, thence extending along same, the (3) following courses and distances: (1) south 05 degrees, 09 minutes, 47 seconds west, 100 feet to an iron pin; (2) north 83 degrees, 51 minutes, 24 seconds east, 724.25 feet to an iron pin and (3) north 07 degrees, 21 minutes east, 311.54 feet to a point on the title line in the bed of Baltimore Pike, the first mentioned point and place of beginning.

BEING Parcel "B", as shown on said Plan.

CONTAINING 15.254 acres of land, more or less.

BEING the same property acquired by Stephen J. Black, and Joyce D. Black, by Deed recorded 03/31/1999, of record in Deed Book 4518, Page 1621, in the Office of the Recorder of

Chester County, Pennsylvania.  
 IMPROVEMENTS: Commercial  
 Building

TAX Parcel: 59-7-38.1  
 BEING known as 431 West Baltimore Pike, West Grove, Pennsylvania 19390  
 TO be sold as the property of Stephen J. Black and Joyce D. Black  
 PLAINTIFF: National Penn Bank  
 VS  
 DEFENDANT: **STEPHEN & JOYCE**

**BLACK**  
 SALE ADDRESS: 431 West Baltimore Pike, West Grove, PA 19390  
 PLAINTIFF ATTORNEY: **DOMINIC  
 A. DECECCO, 610-779-0772**

**SALE NO. 12-8-585**  
**Writ of Execution No. 09-10807**  
**DEBT \$529,703.80**

BY virtue of a Writ of Execution No. 09-10807  
 OWNER(S) of property situate in the Township of Easttown, Chester County, Pennsylvania, being 104 Sussex Place, Berwyn, PA 19312-1745  
 UPI No. 55-2R-5  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$529,703.80  
 PLAINTIFF: US Bank National Association as Trustee  
 VS  
 DEFENDANT: **WYATT & ELIZABETH HIGGINBOTHAM**

SALE ADDRESS: 104 Sussex Place, Berwyn, PA 19312  
 PLAINTIFF ATTORNEY: **COURTENAY R. DUNN, 215-563-7000**

**SALE NO. 12-8-586**  
**Writ of Execution No. 11-13884**  
**DEBT \$318,771.87**

BY virtue of a Writ of Execution No. 11-13884  
 OWNER(S) of property situate in East Nottingham Township, Chester County, Pennsylvania, being 138 Wedgewood Road, Oxford, PA 19363-2432  
 UPI No. 69-2-89.3  
 IMPROVEMENTS thereon: residential dwelling  
 JUDGMENT amount: \$318,771.87  
 PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DAVID & LINDA KREMSTEIN**

SALE ADDRESS: 138 Wedgewood Road, Oxford, PA 19363

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

**SALE NO. 12-8-587**

**Writ of Execution No. 11-06924**

**DEBT \$145,317.28**

BY virtue of a Writ of Execution No. 2011-06924-RC

OWNER(S) of property situate in West Caln Township, Chester County, Pennsylvania, being 100 Cazillo Lane, Coatesville, PA 19320-1074

UPI No. 28-5-67.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$145,317.28

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **EDWARD J. (JR) & SHIRLEY A. MORRIS**

SALE ADDRESS: 100 Cazillo Lane, Coatesville, PA 19320

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

**SALE NO. 12-8-588**

**Writ of Execution No. 11-12314**

**DEBT \$407,474.42**

BY virtue of a Writ of Execution No. 11-12314

OWNER(S) of property situate in the Township of New Garden, Chester County, Pennsylvania, being 21 Middleton Lane, Landenberg, PA 19350-9385

UPI No. 60-5-34.11

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$407,474.42

PLAINTIFF: US Bank National Association (Successor Trustee) AKA Wachovia Bank, National Association (Trustee) AKA Wells Fargo Asset Securities Corporation, ...

VS

DEFENDANT: **KEITH & LAURIE KODASH**

SALE ADDRESS: 21 Middletown Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **LAUREN**

**R. TABAS, 215-563-7000**

**SALE NO. 12-8-589**

**Writ of Execution No. 10-13484**

**DEBT \$228,860.63**

BY virtue of a Writ of Execution No. 2010-13484

OWNER(S) of property situate in the Township of East Brandywine, Chester County, Pennsylvania, being 888 Horseshoe Pike, Downingtown, PA 19335-1337

UPI No. 30-5-221.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$228,860.63

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **JULIE BARBATI**

SALE ADDRESS: 888 Horseshoe Pike, Downingtown, PA 19335

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

**SALE NO. 12-8-590**

**Writ of Execution No. 12-01451**

**DEBT \$86,286.95**

BY virtue of a Writ of Execution No. 12-01451

OWNER(S) of property situate in the Township of East Bradford, Chester County, Pennsylvania, being 763 Scotch Way, West Chester, PA 19382-1901

UPI No. 51-5-470

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$86,286.95

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **HERBERT E. HAMERSTONE aka HERB HAMERSTONE**

SALE ADDRESS: 763 Scotch Way, West Chester, PA 19382

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

**SALE NO. 12-8-591**

**Writ of Execution No. 12-01683**

**DEBT \$168,032.02**

BY virtue of a Writ of Execution No. 12-01683

OWNER(S) of property situate in the 3rd Ward of the Borough of Phoenixville, Chester



County, Pennsylvania, being 406 West, Anderson Avenue, Phoenixville, PA 19460-4305

UPI No. 15-17-0066

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$168,032.02

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BRENDTEN M. & SUSAN EICKSTAEDT**

SALE ADDRESS: 406 W Anderson Ave, Phoenixville, PA 19460

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

**SALE NO. 12-8-592**

**Writ of Execution No. 12-01450**

**DEBT \$243,823.16**

BY virtue of a Writ of Execution No. 12-01450

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 124 Meadow View Drive, Oxford, PA 19363-3900

UPI No. 69-5-124

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$243,823.16

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MERIDITH HIRTH-  
LER**

SALE ADDRESS: 124 Meadow View Drive, Oxford, PA 19363

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

**SALE NO. 12-8-593**

**Writ of Execution No. 11-09347**

**DEBT \$61,994.20**

BY virtue of a Writ of Execution No. 11-09347

OWNER(S) of property situate in the 1st Ward of the City of Coatesville, Chester County, Pennsylvania, being 353 Charles Street, Coatesville, PA 19320-2958

UPI No. 16-9-57

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$61,994.20

PLAINTIFF: Aurora Bank FSB FKA Lehman Brothers Banks, FSB

VS

DEFENDANT: **LUZ M. RIVERA**

SALE ADDRESS: 353 Charles Street, Coatesville, PA 19320

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

**SALE NO. 12-8-595**

**Writ of Execution No. 12-01359**

**DEBT \$58,003.86**

BY virtue of a Writ of Execution No. 12-01359

OWNER(S) of property situate in the Borough of Spring City, Chester County, Pennsylvania, being 211 Walnut Street, Spring City, PA 19475-2112

UPI No. 14-6-66

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$58,003.86

PLAINTIFF: Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc (F/K/A) FKA Norwest Mortgage Inc

VS

DEFENDANT: **WILLIAM S. RHOADS**

SALE ADDRESS: 211 Walnut Street, Spring City, PA 19475

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

**SALE NO. 12-8-596**

**Writ of Execution No. 12-01803**

**DEBT \$97,974.25**

By virtue of a Writ of Execution No. 12-01803

Owner(s) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 1141 Grandview Circle, Pottstown, PA 19465-7725.

UPI No. 17-4J-50

Improvements thereon: Residential Dwelling

Judgment Amount: \$97,974.52

PLAINTIFF: Citimortgage Inc (S/B/M) DBA ABN Amro Mortgage Group Inc

VS

DEFENDANT: **LOUIS M. LOM-  
BARDI**

SALE ADDRESS: 1141 Grandview Circle, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JOSEPH PATRICK SCHALK, 215-563-7000**

**SALE NO. 12-8-597**  
**Writ of Execution No. 11-11695**  
**DEBT \$147,444.46**

BY virtue of a Writ of Execution No. 11-11695

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 1302 Black Walnut Drive #1302, Phoenixville, PA 19460-4853

UPI No. 26-02-0470

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$147,444.46

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **WILLIAM M. BOYE**

SALE ADDRESS: 1302 Black Walnut Dr #1302, Phoenixville, PA 19460

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

**SALE NO. 12-8-598**  
**Writ of Execution No. 11-13606**  
**DEBT \$164,836.44**

BY virtue of a Writ of Execution no. 11-13606

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 200 Valley Green Drive, Coatesville, PA 19320-1197

UPI No. 28-8-111.64

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$164,836.44

PLAINTIFF: Bank of America NA (S/B/M) FKA BAC Home Loans Servicing, LP

VS

DEFENDANT: **DEBORAH L. MANN aka DEBORAH LEUSKY**

SALE ADDRESS: 200 Valley Green Drive, Coatesville, PA 19320

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

**SALE NO. 12-8-599**  
**Writ of Execution No. 11-11248**  
**DEBT \$232,108.55**

BY virtue of a Writ of Execution No. 11-11248

OWNER(S) of property situate in the West Ward of the Borough of Downingtown, Chester County, Pennsylvania, being 222 Highland Avenue, Downingtown, PA 19335-2502

UPI No. 11-7-396

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$232,108.55

PLAINTIFF: Nationstar Mortgage LLC FKA Centex Home Equity Company, LLC

VS

DEFENDANT: **PATRICIA A. & JESSICA M. HELLER**

SALE ADDRESS: 222 Highland Avenue, Downingtown, PA 19335

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

**SALE NO. 12-8-600**  
**Writ of Execution No. 09-11477**  
**DEBT \$232,558.90**

BY virtue of a Writ of Execution No. 09-11477

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 105 Bradford Drive, Coatesville, PA 19320-4329

UPI No. 47-8-1.36

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$232,558.90

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **JOHN J. MORRONI, JR.**

SALE ADDRESS: 105 Bradford Dr, Coatesville, PA 19320

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

**SALE NO. 12-8-601**  
**Writ of Execution No. 12-00788**  
**DEBT \$195,165.71**

BY virtue of a Writ of Execution No. 12-00788

OWNER(S) of property situate in New London Township, Chester County, Pennsylvania, being 2030 Oxford Road, Lincoln University, PA 19352-8916

UPI No. 71-1-32.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$195,165.71

PLAINTIFF: Wells Fargo Bank NA (Assignee) DBA Mortgage Electronic Registration Systems in Corpor DBA Franklin American Mortgage Company

VS

DEFENDANT: **CHERYL A. TROUT**

SALE ADDRESS: 2030 Oxford Road,

Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **ROBERT****W. CUSICK, 215-563-7000****SALE NO. 12-8-602****Writ of Execution No. 12-00421****DEBT \$114,560.32**

BY virtue of a Writ of Execution No.

12-00421

OWNER(S) of property situate in the Borough of Malvern, Chester County, Pennsylvania, being 6 Raffaella Drive, Malvern, PA 19355-2559

UPI No. 2-4-371

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$114,560.32

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JOSEPH F. & KELLY M. GEIGER**

SALE ADDRESS: 6 Raffaella Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAUREN****R. TABAS, 215-563-7000****SALE NO. 12-8-603****Writ of Execution No. 12-00662****DEBT \$820,510.04**

BY virtue of a Writ of Execution No.

12-00662

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 1459 Blanford Lane, West Chester, PA 19380-5835

UPI No. 53-01-0057-180

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$820,510.04

PLAINTIFF: Citimortgage Inc (Assignee) DBA Mortgage Electronic Registration Systems Inc.. DBA Quick Loans Inc

VS

DEFENDANT: **RICK L. MANTZ**  
SALE ADDRESS: 1459 Blanford Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOHN****MICHAEL KOLESNIK, 215-563-7000****SALE NO. 12-8-604****Writ of Execution No. 11-13705****DEBT \$90,819.71**

BY virtue of a Writ of Execution No.

11-13705

OWNER(S) of property situate in the 1st Ward of City of Coatesville, Chester County, Pennsylvania, being 31 West 6th Avenue, Coatesville, PA 19320-2950

UPI No. 16-9-99

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$90,819.71

PLAINTIFF: Wells Fargo Financial Pennsylvania Inc

VS

DEFENDANT: **WALTER STEVEN ROUGHT**

SALE ADDRESS: 31 West 6th Avenue, Coatesville, PA 19320

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

**SALE NO. 12-8-605****Writ of Execution No. 11-13549****DEBT \$230,760.49**

BY virtue of a Writ of Execution No.

11-13549

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 8 Middle Street F/K/A 15 Middle Street, Pomeroy, PA 19367

UPI No. 37-4L-27

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$230,760.49

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: **BARBARA ZIMMERMAN**

SALE ADDRESS: 8 Middle Street, F/K/A 15 Middle Street, Pomeroy, PA 19367

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

**SALE NO. 12-8-606**  
**Writ of Execution No. 11-12978**  
**DEBT \$289,001.79**

BY virtue of a Writ of Execution No.  
 11-12978

OWNER(S) of property situate in the  
 Township of Warwick, Chester County,  
 Pennsylvania, being 15 Saddlewood Drive,  
 Pottstown, PA 19465-8850

UPI No. 19-3-50.7

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$289,001.70

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL BEELER**

SALE ADDRESS: 15 Saddlewood  
 Drive, Pottstown, PA 19465

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

**SALE NO. 12-8-607**  
**Writ of Execution No. 12-02196**  
**DEBT \$164,578.45**

BY virtue of a Writ of Execution No.  
 2012-02196-RC

OWNER(S) of property situate in  
 Valley Township, Chester County, Pennsylvania,  
 being 1415 Brick Row, a/k/a 1415 Brick Street,  
 Coatesville, PA 19320-1913

UPI No. 38-2-199

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$164,578.45

PLAINTIFF: Deutsche Bank National  
 Trust Company  
 VS

DEFENDANT: **LILLIE A. SMITH**

SALE ADDRESS: 1415 Brick Row  
 AKA 1415 Brick Street, Coatesville, PA 19320

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

**SALE NO. 12-8-608**  
**Writ of Execution No. 12-01675**  
**DEBT \$192,255.15**

BY virtue of a Writ of Execution No.  
 12-01675

OWNER(S) of property situate in the  
 Township of Highland, Chester County,  
 Pennsylvania, being 148 McHenry Road,  
 Parkesburg, PA 19365-9548

UPI No. 45-2-54.6

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$192,255.15

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **LINDA &  
 THEODORE PERPINKA**

SALE ADDRESS: 148 McHenry  
 Road, Parkesburg, PA 19365

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

**SALE NO. 12-8-609**  
**Writ of Execution No. 11-14029**  
**DEBT \$310,123.87**

BY virtue of a Writ of Execution No.  
 11-14029

OWNER(S) of property situate in the  
 East Coventry Township, Chester County,  
 Pennsylvania, being 256 Kulp Road, Pottstown,  
 PA 19465-8008

UPI No. 18-4-78.1, 18-4-78, 18-4-78.7

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$310,123.87

PLAINTIFF: Citimortgage Inc  
 (S/B/M) FKA ABN Amro Mortgage Group, Inc  
 VS

DEFENDANT: **FRANCES HEYDT  
 RAGSDALE aka FRANCES T. RAGSDALE**

SALE ADDRESS: 256 Kulp Road,  
 Pottstown, PA 19465

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

**SALE NO. 12-8-610**  
**Writ of Execution No. 11-12180**  
**DEBT \$171,340.05**

BY virtue of a Writ of Execution No.  
 11-12180

OWNER(S) of property situate in West  
 Nantmeal Township, Chester County,  
 Pennsylvania, being 277 Killian Road, Honey  
 Brook, PA 19344-9636

UPI No. 23-6-12.8

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$171,340.05

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ALAN & LISA SHIN-  
 GLE**

SALE ADDRESS: 277 Killian Road,  
 Honey Brook, PA 19344

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

**SALE NO. 12-8-611**

**Writ of Execution No. 12-02378**

**DEBT \$229,007.70**

BY virtue of a Writ of Execution No. 12-02378

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 2717 Juniper Lane, Phoenixville, PA 19460-4869

UPI No. 26-2-295

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,007.70

PLAINTIFF: Wells Fargo Bank NA VS

DEFENDANT: **EDWARD SOMMER**

SALE ADDRESS: 2717 Juniper Lane, Phoenixville, PA 19460

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

**SALE NO. 12-8-612**

**Writ of Execution No. 12-00167**

**DEBT \$327,317.75**

BY virtue of a Writ of Execution No. 12-00167

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 1418 Unionville Road, Pottstown, PA 19465-7117

UPI No. 17-2-74.17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$327,317.75

PLAINTIFF: Bank of New York Mellon The (F/K/A) (Trustee) FKA The Bank of New York DBA Holders of CWABS Inc, Asset Backed Certificates...

VS

DEFENDANT: **JUAN & EVELYN RODRIGUEZ**

SALE ADDRESS: 1418 Unionville Road, Pottstown, PA 19465

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

**SALE NO. 12-8-613**

**Writ of Execution No. 12-00886**

**DEBT \$962,312.82**

ALL THAT CERTAIN lot or piece of ground, situate in Westtown Township, Chester County, State of PA, bounded and described according to a Title Plan for the Enclave at Pleasant Woods, prepared by EDC Engineering Design Consultants, Inc., dated 08/15/1995, last revised 03/06/1996 as follows, to wit:

BEGINNING at a point on the east side of Kolbe Lane, a corner of Lot No. 2 as shown on said Plan; thence from said point of beginning, along the said side of Kolbe Lane north 26 degrees 01 minutes 37 seconds west, 100 feet to a corner of Lot 1; thence along Lot No. 1 north 61 degrees 25 minutes 52 seconds east, 247.06 feet to a point in line of lands of Michael McLucas; thence along said lands of Michael McLucas south 29 degrees 56 minutes 15 seconds east, 100.03 feet to a corner of Lot No. 3; thence along Lot No. 3 south 61 degrees 25 minutes 52 seconds west, 250.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER with the use of a Right of Way Area as follows:

BEGINNING at a point on the west side of Lot No. 3 at the intersections of Lot Nos. 3 and 4 as shown on said Plan; thence from said point of beginning south 63 degrees 02 minutes 30 seconds west, 58 feet to a corner of lands to be retained by John F. Ruffenach; thence along said land of John F. Ruffenach the six (6) following course and distances; (1) on the arc of a circle curving to the right, having a radius of 303 feet, the arc distance of 71.53 feet to a point of tangent (2) north 28 degrees 01 minute 37 seconds west, crossing a drainage easements, 107.65 feet; (3) north 58 degrees 42 minutes 47 seconds west 60.42 feet (4) north 28 degrees 01 minutes 37 seconds west crossing a stream 21 feet (5) north 20 degrees 00 minutes 42 seconds east, 38.95 feet (6) north 28 degrees 01 minutes 37 seconds west, 18 feet to a point a 50 feet wide right of way belonging to the Township of Westtown; thence along said lands of the Township of Westtown north 61 degrees 25 minutes 52 seconds east, 50 feet to a corner of Lot No. 1; thence along Lot No. 1 and also Lot No. 2 and Lot No. 3 the two (2) following courses and distances; (1) south 28 degrees 01 minutes 37 seconds east, 223.68 feet to a point of curve (2) on the arc of a circle curving to left, having a radius of 253 feet, the arc distance of 72.79 feet to the first mentioned point and place of begin-

ning.

BEING right of way area as shown on said Plan.

CONTAINING 0.382 acres of land, more or less.

TOGETHER with the use of a 50 feet wide right of way through the lands of the Township of Westtown as shown on said plan and as described in Access Right of Way Agreement to be recorded forthwith.

BEING same premises which J.E. Kravitz Development, Inc., a PA Corp. by Deed dated 11/22/06 and recorded 12/04/06 in Deed Book 7023 page 2245 in the Chester County Recorder of Deeds, granted and conveyed unto Joseph E. Kravitz, in fee.

PLAINTIFF: JPMorgan Chase Bank National Association  
VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312

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

**SALE NO. 12-8-614**

**Writ of Execution No. 11-13756**

**DEBT \$336,422.72**

BY virtue of a Writ of Execution No. 11-13756

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 3376 Alydar Road, Downingtown, PA 19335-6008

UPI No. 39-4-730  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$336,422.72  
PLAINTIFF: Freedom Mortgage Corporation

VS  
DEFENDANT: **JEFFREY M. GIANANTONIO**

SALE ADDRESS: 3376 Alydar Road, Downingtown, PA 19335

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

**SALE NO. 12-8-615**

**Writ of Execution No. 11-11699**

**DEBT \$220,612.94**

BY virtue of a Writ of Execution No. 11-11699

OWNER(S) of property situate in Franklin Township, Chester County, Pennsylvania, being 102 Den Road, Lincoln University, PA 19352-1219

UPI No. 72-4H-12  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$220,612.94  
PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **JAMES & DANIELLE BLUDER**

SALE ADDRESS: 102 Den Road, Lincoln University, PA 19352

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

**SALE NO. 12-8-616**

**Writ of Execution No. 12-01447**

**DEBT \$183,837.89**

BY virtue of a Writ of Execution No. 12-01447

OWNER(S) of property situate in the Township of New London, Chester County, Pennsylvania, being 2198 Newark Road, West Grove, PA 19390-9452

UPI No. 71-1-20.1  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$183,837.89  
PLAINTIFF: Wells Fargo Bank NA (S/B/M)

VS  
DEFENDANT: **CHARLES D. MINTER & JANET E. MINTER**

SALE ADDRESS: 2198 Newark Road, West Grove, PA 19390

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

**SALE NO. 12-8-617**

**Writ of Execution No. 12-01275**

**DEBT \$138,092.50**

BY virtue of a Writ of Execution No. 12-01275

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 202 Coventry Pointe Lane,

Pottstown, PA 19465-7474  
 UPI No.17-3G-100  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$138,092.50  
 PLAINTIFF: Bank of America NA  
 (S/B/M) DBA BAC Home Loans Servicing LP  
 VS  
 DEFENDANT: **WILLIAM C. &  
 MARY M. DARLINGTON**  
 SALE ADDRESS: 202 Coventry  
 Pointe Lane, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY: **JOHN M.  
 KOLESNIK, 215-563-7000**

**SALE NO. 12-8-618**  
**Writ of Execution No. 11-13965**  
**DEBT \$297,911.88**

BY virtue of a Writ of Execution No.  
 2011-13965  
 OWNER(S) of property situate in the  
 Township of East Fallowfield, Chester County,  
 Pennsylvania, being 130 Bridle Path Lane,  
 Coatesville, PA 19320-4546  
 UPI No.47-6-162  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$297,911.88  
 PLAINTIFF: Bank of New York  
 Mellon Trust Company  
 VS  
 DEFENDANT: **JOHN F. GLAH**  
 SALE ADDRESS: 130 Bridle Path  
 Lane, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **ALLISON  
 WELLS, 215-563-7000**

**SALE NO. 12-8-619**  
**Writ of Execution No. 12-00657**  
**DEBT \$115,947.51**

BY virtue of a Writ of Execution No.  
 12-00657  
 OWNER(S) of property situate in Penn  
 Township, Chester County, Pennsylvania, being  
 451 West Baltimore Pike, West Grove, PA 19390-  
 9102  
 UPI No. 58-4-101.6  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$115,947.51  
 PLAINTIFF: Wells Fargo Bank NA  
 (S/B/M) (Assignee) DBA Wells Fargo Home  
 Mortgage Inc DBA CM Mortgage Services Inc a  
 Pennsylvania Corporation

VS  
 DEFENDANT: **PAUL aka PAUL W.  
 & DELORES aka DELORES J. GARST**  
 SALE ADDRESS: 451 West Baltimore  
 Pike, West Grove, PA 19390  
 PLAINTIFF ATTORNEY: **ROBERT  
 W. CUSICK, 215-563-7000**

**SALE NO. 12-8-620**  
**Writ of Execution No. 09-02620**  
**DEBT \$88,126.67**

BY virtue of a Writ of Execution No.  
 09-02620  
 OWNER(S) of property situate in the  
 Borough of Downingtown, Chester County,  
 Pennsylvania, being 321 Mary Street,  
 Downingtown, PA 19335-2517  
 UPI No. 11-7-30.38  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$88,126.67  
 PLAINTIFF: Beal Service Corporation  
 VS  
 DEFENDANT: **RAYMOND & JOAN  
 WOOD**  
 SALE ADDRESS: 321 Mary Street,  
 Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **DANIEL  
 GEORGE SCHMIEG, 215-563-7000**

**SALE NO. 12-8-621**  
**Writ of Execution No. 11-12791**  
**DEBT \$317,627.32**

BY virtue of a Writ of Execution No.  
 2011-12791-RC  
 OWNER(S) of property situate in the  
 Township of Pennsbury, Chester County,  
 Pennsylvania, being 877 Baltimore Pike, Chadds  
 Ford, PA 19317-9305  
 UPI No.64-3-34.1  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$317,627.32  
 PLAINTIFF: Flagstar Bank FSB  
 VS  
 DEFENDANT: **BRADFORD &  
 LIESCHEN FISH**  
 SALE ADDRESS: 877 Baltimore Pike,  
 Chadds Ford, PA 19317  
 PLAINTIFF ATTORNEY: **ROBERT  
 W. CUSIK, 215-563-7000**



**SALE NO. 12-8-622****Writ of Execution No. 11-13748****DEBT \$280,636.56**

BY virtue of a Writ of Execution No.  
11-13748

OWNER(S) of property situate in the  
Township of Schuylkill, Chester County,  
Pennsylvania, being 121 Forge Hill Lane,  
Phoenixville, PA 19460-2607

UPI No. 27-6H-25

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$280,636.56

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **GREGORY aka  
GREGORY MARK & DEBRA K. aka DEBRA  
KAY BROWN**

SALE ADDRESS: 121 Forge Hill  
Lane, Phoenixville, PA 19460

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

**SALE NO. 12-8-623****Writ of Execution No. 11-13602****DEBT \$71,781.17**

BY virtue of a Writ of Execution No.  
11-13602

OWNER(S) of property situate in the  
Township of West Caln, Chester County,  
Pennsylvania, being 1480 Airport Road,  
Coatesville, PA 19320-1134

UPI No. 28-8-65

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$71,781.17

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: **LEROY M. aka  
LEROY HERMAN & MELISSA HERMAN**

SALE ADDRESS: 1480 Airport Road,  
Coatesville, PA 19320

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

**SALE NO. 12-8-624****Writ of Execution No. 11-13605****DEBT \$74,868.86**

BY virtue of a Writ of Execution No.  
2011-13605-RC

OWNER(S) of property situate in the  
Downingtown Borough, Chester County,  
Pennsylvania, being 221 Talucci Drive,  
Downingtown, PA 19335-2870

UPI No. 11-11-113.24

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$74,868.86

PLAINTIFF: Bank of America NA  
(S/B/M) FKA BAC Home Loan Servicing, LP

VS

DEFENDANT: **LUIS A. ARTIZ, JR.  
and JANETTE VARGAS**

SALE ADDRESS: 221 Talucci Drive,  
Downingtown, PA 19335

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

**SALE NO. 12-8-625****Writ of Execution No. 12-01324****DEBT \$337,441.66**

BY virtue of a Writ of Execution No.  
12-01324

OWNER(S) of property situate in West  
Whiteland Township, Chester County,  
Pennsylvania, being 47 Sheffield Lane, West  
Chester, PA 19380-1189

UPI No. 41-8C-129

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$337,441.66

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JEFFREY aka JEF-  
FREY R. & KIMBERLY NEPO**

SALE ADDRESS: 47 Sheffield Lane,  
West Chester, PA 19380

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

**SALE NO. 12-8-626****Writ of Execution No. 09-00913****DEBT \$168,539.29**

BY virtue of a Writ of Execution No.  
09-00913

OWNER(S) of property situate in the  
Borough of Parkesburg, Chester County,  
Pennsylvania, being 342 Main Street, Parkesburg,



PA 19365-1034

UPI No. 8-3-216

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$168,539.29

PLAINTIFF: Citimortgage Inc S/B/M

(D/B/A)

VS

DEFENDANT: **PHILIP & JOEL &  
HELEN BRILL**

SALE ADDRESS: 342 Main Street,  
Parkesburg, PA 19365

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

**SALE NO. 12-8-627****Writ of Execution No. 09-13811****DEBT \$204,460.82**

BY virtue of a Writ of Execution No.  
09-13811

OWNER(S) of property situate in the  
Township of West Whiteland, Chester County,  
Pennsylvania, being 1432 Redwood Ct, West  
Chester, PA 19380-2162

UPI No. 41-5-1271

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$204,460.82

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **JEANNIE M. FELI-  
CIANO F/K/A JEANNIE M. WILLHIDE**

SALE ADDRESS: 1432 Redwood Ct,  
West Chester, PA 19380

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

**SALE NO. 12-8-629****Writ of Execution No. 11-11736****DEBT \$171,993.92**

BY virtue of a Writ of Execution No.  
11-11736

OWNER(S) of property situate in  
North Coventry Township, Chester County,  
Pennsylvania, being 1389 Valley View Road,  
Pottstown, PA 19465-7242

UPI No. 17-2-21.6A

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$171,993.92

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **RICHARD J. &**

**LINDA C. GERVASI**

SALE ADDRESS: 1389 Valley View  
Road, Pottstown, PA 19465

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

**SALE NO. 12-8-630****Writ of Execution No. 12-01801****DEBT \$124,493.03**

BY virtue of a Writ of Execution No.  
12-01801

OWNER(S) of property situate in the  
Township of West Brandywine, Chester County,  
Pennsylvania, being 116 Union Road, Coatesville,  
PA 19320-1329

UPI No. 29-7-129-1P

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$124,493.03

PLAINTIFF: US Bank National  
Association (Trustee) DBA Bear Stearns Asset  
Back Securities Trust 2004-AC2

VS

DEFENDANT: **SHERRY L. aka  
SHERRY & JOHN E. WALTON**

SALE ADDRESS: 116 Union Road,  
Coatesville, PA 19320

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



## August 2012 CLE Opportunities

@ Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
August 1 <sup>st</sup>	PBI: CSI (g)	8:30 AM – 3:45 PM	5 SUB & 1 ETH
August 3 <sup>rd</sup>	PBI: Tax Consequences and Estate Issues in Divorce (g)	8:30 AM – 12:45 PM	3 SUB & 1 ETH
August 7 <sup>th</sup>	PBI: Civil Practice in Magisterial District Courts (v)	9 AM -1:30 PM	3 SUB & 1 ETH
August 8 <sup>th</sup>	PBI: Ethics Toolbox: An Update by the PBA Legal Ethics and Professional Responsibility Committee (v)	9 AM – 10 AM	1 ETH
August 8 <sup>th</sup>	PBI: Workers' Compensation Medical Lecture Series (g)	12:30 PM – 4:45 PM	4 SUB
August 9 <sup>th</sup>	PBI: Cell Phone Forensics (g)	9 AM – 12:15 PM	3 SUB
August 10 <sup>th</sup>	PBI: Handling the Sex Offense Case (g)	Noon – 4:15 PM	4 SUB
August 14 <sup>th</sup>	PBI: A Funny Thing Happened on the Way to the CLE Seminar (g)	9 AM – 4:30 PM	3 SUB & 3 ETH
August 15 <sup>th</sup>	Protecting PA's Children: A CLE on Child Abuse***	9 AM – 4 PM	3 SUB & 3 ETH
August 23 <sup>rd</sup>	PBI: Real Estate 101 (g)	9 AM – 4:15 PM	5 SUB & 1 ETH
August 24 <sup>th</sup>	PBI: Evaluating the DUI Case (g)	8:30 AM – 3:45 PM	5 SUB & 1 ETH
August 27 <sup>th</sup>	PBI: Family Law institute (v)	9 AM – 5 PM	5 SUB & 1 ETH
August 28 <sup>th</sup>	PBI: How Medicare Has Changed the Landscape of Litigation in Personal Injury and Workers Compensation Cases	9 AM – 12:15 PM	2 SUB & 1 ETH
August 29 <sup>th</sup>	PBI: Creating, Influencing & Challenging a Regulation (g)	8:30 AM – 12:45 PM	4 SUB
August 30 <sup>th</sup>	PBI: Trial Evidence : Artistry & Advocacy in the Courtroom (g)	8:30 AM – 3:30 PM	5 SUB & 1 ETH

**To view the calendar online go to:**

**[http://www.chescobar.org/cle/cle\\_opportunities\\_at\\_ccba.html](http://www.chescobar.org/cle/cle_opportunities_at_ccba.html)**

(v) = video

(g) = live groupcast

\*\*\* = all CCBA Members welcome to attend

# FOR LEASE

15 West Gay Street, West Chester, PA

1,100 SF

3rd Floor Office

Downtown West  
Chester

Flexible Floor  
Plan

Elevator Served

Up to 10 parking  
spaces  
available



**Available For Lease:**  
**\$19.00 PSF, NNN**



Chuck Swope, CCIM and Jim Lees  
*Swope Lees Commercial Real Estate, LLC*  
610-429-0200  
[www.SwopeLees.com](http://www.SwopeLees.com)  
[Chuck@SwopeLees.com](mailto:Chuck@SwopeLees.com) | [Jim@SwopeLees.com](mailto:Jim@SwopeLees.com)

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



The couple was told they couldn't have a child.

*A lawyer suggests they adopt.*

The counselor tells them five years.

*A lawyer tells them one.*

Social Services approves them for adoption.

*A lawyer puts it in writing.*

The judge signs the order.

*A lawyer's work finalizes it.*

They thought they couldn't have a child.

*A lawyer helped make it possible.*

You have rights. Lawyers protect them.  
Pennsylvania Bar Association  
Chester County Bar Association



# Chester County Law Reporter

*The Official Legal Publication for Chester County*

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

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

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

## Commercial/Classified Rates:

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

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



---

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

---

***Hi-Tech***

Cutting edge technology offered by a professional staff.

***Full Service***

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

***Friendly, cooperative atmosphere***

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

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



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

---

229 N. Olive Street  
Media PA 19063

**610-565-6150**

26 S. High Street  
West Chester PA 19382

**610-429-3556**



**Don't wait.**

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



AFFINITY

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

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

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

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

Find out more.

**USI Colburn Insurance.**

**Phone: 1.800.664.7910**

**E-mail: [info@colburn.com](mailto:info@colburn.com)**

**Web: [www.colburn.com](http://www.colburn.com)**

**USI Colburn Insurance Service**  
*a member company*



Personal Service | Community Experience

*Early mornings. Late nights.*

*And way too many take-out dinners.*

**We know what it takes to succeed in business.**

That's because Susquehanna speaks your language and understands the challenges you face. From cash management solutions to online payroll, we can tailor a set of services that will help keep your business moving ahead. All delivered with personal service, as well as local knowledge and decision-making. **Contact Maureen Long at 484.881.4018 or [Maureen.Long@susquehanna.net](mailto:Maureen.Long@susquehanna.net) and learn how we speak the language of business.**

**Susquehanna** 

Doing what counts:™ | [susquehanna.net](http://susquehanna.net) | Member FDIC

Susquehanna Bank