



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

**(USPS 102-900)**

*The Official Legal Publication for Chester County*

Vol. 59

WEST CHESTER, PENNSYLVANIA, OCTOBER 6, 2011

No. 40

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# Chester County Law Reporter

(USPS 102-900)

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

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**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.

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**De Lage Landen Financial Services v. Noll and Small**

Petition – Motion – Equitable powers of court – Discontinuance as to less than all defendants

1. A plaintiff is not permitted to discontinue an action against less than all the defendants without consent of all the parties or leave of court.
2. The instant “Petition” was unverified and, therefore, treated as a motion and decided on the record only and not on an averment of fact. Two defendants were sued; plaintiff filed to discontinue the action and only listed one of the defendants in that caption; plaintiff then filed to strike the discontinuance seeking relief pursuant to equitable powers of the court to protect a party from inconvenience or prejudice. The Court noted there is no evidence of any prejudice or inconvenience to plaintiff. The Court also noted one defendant had not been properly served at the time of the discontinuance and was therefore not in a position to object to the discontinuance. Based on that set forth above, Plaintiff’s pleading to strike the discontinuance was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania; Civil Action No. 2010-13604; De Lage Landen Financial Services v. William Niven Noll and Matthew Small

Brian M. Fleischer and Nicola G. Suglia for Plaintiff

Kristin A. Molavoque for Defendant Small

Mahon, J., August 31, 2011:-

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[59 Ches. Co. Rep. **De Lage Landen Financial Services v. Noll and Small**

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DE LAGE LANDEN FINANCIAL SERVICES : IN THE COURT OF COMMON PLEAS

V. : CHESTER COUNTY, PENNSYLVANIA

WILLIAM NIVEN NOLL and : NO. 2010-13604

MATTHEW SMALL :

Brian M. Fleischer, Esquire, and Nicola G. Suglia, Esquire Attorneys for Plaintiff  
Kristin A. Molavoque, Esquire, Attorney for Defendant Small  
(specially appearing to contest subject matter and personal jurisdiction only)

### **ORDER**

AND NOW this 31st day of August, 2011, upon consideration of Plaintiff's Petition to Strike Praeceptum to Mark Action Settled, Discontinued and Ended, and after considering Defendant Small's answer thereto, and after hearing oral argument in this matter, it is hereby ORDERED and DECREED that Plaintiff's Petition to Strike is DENIED.<sup>1</sup> Defendant Small's Preliminary Objections to the Complaint are DISMISSED as moot.<sup>2</sup>

BY THE COURT:

/s/ William P. Mahon, J.

---

<sup>1</sup>Plaintiff's "Petition" is unverified and therefore in the nature of a motion. Therefore, this Court must decide this "motion" on the record only and not any averment of fact. The complaint was filed against both Defendants William Niven Noll and Matthew Small on November 9, 2010 seeking damages from each Defendant based upon breach of lease and unjust enrichment. On January 11, 2011, Plaintiff filed a Stipulation of Settlement with Defendant William Niven Noll only. On January 18, 2011, Plaintiff filed a Praeceptum to Mark Action Settled, Discontinued and Ended but did not direct the Prothonotary to do so against less than all defendants. Specifically the praecipe read as follows: "TO THE PROTHONOTARY: Please mark the above action settled, discontinued, and ended." However, in the caption on the Praeceptum, only Defendant William Niven Noll was listed. On April 4, 2011, Plaintiff filed a Praeceptum to Reinstate Complaint for Defendant Matthew Small only. The complaint was reinstated that same day by the Prothonotary. On April 25, 2011, Plaintiff filed a Praeceptum to Enter Default Judgment against Matthew Small for failure to answer the

complaint. On May 12, 2011, Plaintiff filed a Praeceptum to Vacate that default judgment. On June 6, 2011, Plaintiff filed a certificate of service with a copy of an affidavit of service which reflected that Defendant Matthew Small was served with the complaint on February 24, 2011 by leaving a copy with a “Jane Doe” at a residence in Huntington Beach, California.

On June 16, 2011, Plaintiff filed its “Motion” to Strike the Praeceptum to Mark the Action Settled, Discontinued and Ended pursuant to Pa. R.C.P. 229(c). This motion is a request for relief pursuant to the equitable powers of the court to strike off a discontinuance to protect any party from suffering unreasonable inconvenience or prejudice. *See Schwenk v. Sloan*, 17 Pa. D. & C. 4th 123, aff’d w/o opinion, 620 A.2d 1243 (Pa. Super. 1992). There is no evidence in the record to suggest that counsel for Plaintiff was not authorized to file the praecipe for discontinuance and nothing of record to support any prejudice or inconvenience caused to Plaintiff as a result of the voluntary discontinuance. *See Nastasiak v. Scoville Enterprises, Ltd.*, 618 A.2d 471 (Pa. Super. 1993); *Hopewell v. Hendrie*, 562 A.2d 899 (Pa. Super. 1989). Plaintiff is not permitted to discontinue an action as to less than all defendants in an action except upon written consent of all parties or by leave of court. This Court cannot assume that Plaintiff intentionally or unknowingly violated this rule at the time that the praecipe to discontinue was filed on January 18, 2011. Plaintiff had already filed of record the stipulation of settlement with Defendant William Noll. Service of the complaint on Defendant Matthew Small was not effected until February 24, 2011, after the discontinuance had been filed of record. The service of the complaint on Small was not in compliance with Pennsylvania law in that an unidentified “Jane Doe” was served in a California residence which is clearly violative of 42 Pa. C.S. §5323(a)(1) and Pa. R.C.P. 404(1), 402(a)(2)(i). Defendant was never properly served with the original complaint and has never been served with the reinstated complaint. Therefore, at the time that Plaintiff discontinued this action, Defendant Small was unaware of the existence of it based upon the facts of record. At the time of the discontinuance, Plaintiff had not properly served Defendant Small and the court did not have personal jurisdiction over him. Defendant Small was not in a position to object to the discontinuance now claimed by Plaintiff against Defendant Noll because he had not yet been served with a complaint.

It appears from the complaint filed by Plaintiff that there was an assignment of the lease at issue to Defendant Small on or about September 15, 2007. It appears that the statute of limitations has not yet expired on a contractual claim against Defendant Small if Plaintiff chooses to file a separate action against him. The court is not addressing issues that may be raised by Defendant Small in a separate, subsequent lawsuit involving the lease in question herein other than Plaintiff must comply with Pa. R.C.P. 231 in any subsequent lawsuit.

<sup>2</sup> Defendant Small appeared through counsel in this matter to challenge subject matter and personal jurisdiction only.

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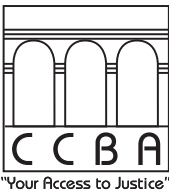
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**CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on September 6, 2011 by Xtium, 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 located at 1279 Highspire Road, Romansville, Chester County, PA 19320.

MORGAN, LEWIS & BOCKIUS LLP,  
Solicitors  
1701 Market Street  
Philadelphia, PA 19103-2921

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 11-10016**

NOTICE IS HEREBY GIVEN that the name change petition of Jessica-Briseida Barrera on behalf of her minor child Lency-Milagro Mendoza Barrera was filed in the above-named court and will be heard on December 12, 2011, at 9:30 AM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 14, 2011

Name to be changed from: Lency-Milagro

Mendoza Barrera to: Lindsay-Milagro Resendiz Barrera

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

CHRISTOPHER M. CASSAZZA, Attorney for  
Petitioner

150 Strafford Ave.

Suite 115

Wayne, PA 19083

---

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 11-06307**

NOTICE IS HEREBY GIVEN that the name change petition of Mary P. Gellner was filed in the above-named court and will be heard on October 27, 2011, at 9:30 AM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 7, 2011

Name to be changed from: Mary P. Gellner to:  
Maureen P. Gellner

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

WILLIAM E. HOWELL III, Attorney for  
Petitioner

Law Office of William E. Howell III

110 E. State St.,

Suite 1

Kennett Square, PA 19348

---

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 11-06850**

NOTICE IS HEREBY GIVEN that the name change petition of Christopher William Hay was filed in the above-named court and will be heard on November 14, 2011, at 9:30 AM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 22, 2011  
Name to be changed from: Christopher William Hay to: Christopher William Moore Jr.

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

**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for BLUESTONE CONSTRUCTION SERVICES, INC, a Corporation organized under the Pennsylvania Business Corporation Law of 1988.

FRIEDMAN and ANDERSON, Solicitors  
334 West Front Street  
Media, PA 19063

**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 May 23, 2011 for Smart Trade International, Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: Exporting of Equipment

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**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 September 14, 2011 for Robinson's Furniture bedding & Home Décor Incorporated, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: The sale of home furnishings at multiple locations in southern Chester County.

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**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 **Steve's Full Service Center/Auto Sales, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

JOSEPH K. KOURY, JR., Solicitor  
O'Donnell, Weiss & Mattei, P.C.

41 East High Street  
Pottstown, PA 19464-5426

---

**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 GREGAN ENTERPRISES INC. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the Shareholders and Directors of A.B.M. Distributors, Ltd., a Pennsylvania professional corporation, with a registered address at 11 Ridge Rd., Malvern, Chester County, PA 19355, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provision of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

TARAS M. WOCHOK, Solicitor  
Taras M. Wochok & Associates, Ltd.  
13 Paoli Court  
Paoli, PA 19301

---

**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**

**ANGELL**, Gardiner, late of Kennett Square. Samuel J. B. Angell, 25 Tenby Road, Havertown, PA 19083, Executor.

**ANGELL**, Stephen Leroy, a/k/a Stephen Leroy Angell, Jr., late of Kennett Square. Samuel J. B. Angell, 25 Tenby Road, Havertown, PA 19083, Executor.

**BRANNAN**, Margaret S., late of Phoenixville Borough. Kathy A. Oxenrider, 316 Milligan Street, Phoenixville, PA 19460, Executrix. JAMES R. FREEMAN, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

**BREWSTER**, Rosalind D., late of Glenmoore. William Brewster, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

**BRICE**, Mary M., late of West Goshen Township. Martin B. Brice and James B. Brice, Jr., care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executors. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

**CAREY**, Margaretta A., late of West Chester. Kim Collins, 305 Maple Street, Downingtown, PA 19335, Executrix. JOHN B. TALIERCO, Esquire, P.O. Box 246, Downingtown, PA 19335-0246, atty.

**CORBIN**, Anne T., late of West Caln Township. James L. Corbin, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

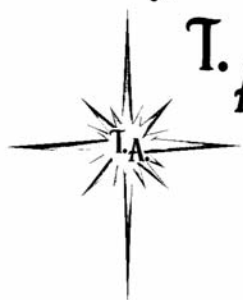
**DECKER**, David D., late of West Vincent Township. Carolyn P. Decker, care of JILL R. FOWLER, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

**DOWNEY**, Congetta M., late of East Goshen Township. Angelo A. Meoli, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

**GERNER**, Mary Ann, late of Thornbury Township. Patricia D'Amario and Cecilia G. Michalowich, care of PETER J. ROHANA, JR., Esquire, 1215 West Baltimore Pike, Suite 14, Media, PA 19063, Executors. PETER J. ROHANA, JR., Esquire, 1215 West Baltimore Pike, Suite 14, Media, PA 19063, atty.

**HARRIS**, Eileen Loreinne, late of West Brandywine Township. Geoffrey Harris, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

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**HOUSER**, Kenneth D., a/k/a Kenneth Doyle Houser, late of Penn Township. Mitchell D. Houser, 844 Four Seasons Drive, West Chester, PA 19382 and Robert F. Houser, 1009 Ballintree Lane, West Chester, PA 19382, Executors. W. JEFFREY WHITTLE, Esquire, Cooch and Taylor, P.O. Box 1680, Wilmington, DE 19899-1680, atty.

**HOWLEY**, Virginia T., late of Exton. Margaret P. Denman, 2 Martins Lane, Downingtown, PA 19335, Executrix.

**HUMMER**, Anne Worley, late of Easttown Township. Anne H. Hummer and Alice M. Hummer, care of MARY-NOELLE RASI, Esquire, One Logan Square, 130 N. 18th Street, Philadelphia, PA 19103-6998, Executrices. MARY-NOELLE RASI, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th Street, Philadelphia, PA 19103-6998, atty.

**KROLL**, Barbara C., a/k/a Barbara Cleaver Kroll and Barbara Kroll, late of Kennett Township. Margaret Christie Kroll, care of MAURICE D. LEE, III, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, Executrix. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, atty.

**LETO**, Elizabeth Jane Bengel, late of Penn Township. James E. Bengel and Robert R. Leto, care of THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, P.O. Box 392, Kennett Square, PA 19348, Executors. THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, P.O. Box 392, Kennett Square, PA 19348, atty.

**MURRAY**, Cheryl A., late of West Chester. Stephen J. Murray, care of JOHN F. HASKINS, Esquire, 43 E. Marshall Street, Norristown, PA 19401, Executor. JOHN F. HASKINS, Esquire, 43 E. Marshall Street, Norristown, PA 19401, atty.

**MURRAY**, Thomas E., late of West Caln Township. Donald W. Murray and Kathleen G. Kerr, c/o 103 Douglas Drive, Coatesville, PA 19320, Executors. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**SMITH**, Charles P., late of Phoenixville. Brian T. Smith, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**SMITH**, Robert C., Sr., a/k/a Nuddie, late of Kennett Square. Jacqueline Smith, 408 Cedar Spring Road, Kennett Square, PA 19348, Executrix.

**TAUDT**, Michael S., late of Tredyffrin Township. Kristina Taudt, care of JOHN A. GAGLIARDI, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380, Executrix. JOHN A. GAGLIARDI, Esquire, Swartz Campbell LLC, 101 East Evans Street, Suite A, West Chester, PA 19380, atty.

**TROFE**, Antoinette H., late of Caln Township. Charles S. Trofe, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**WAITE**, Ruth A., late of West Brandywine Township. Richard E. Waite, 428 Freedom Blvd., Coatesville, PA 19320, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**WEBSTER**, William Lloyd, late of West Brandywine. Ann W. O'Donnell, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

**WENGER**, Lloyd M., Sr., a/k/a Lloyd Wenger, aka Lloyd M. Wenger, late of East Pikeland Township. Greta W. Smithson, 66 Randolph Hill Road, Randolph, NH 03593, Marie W. Barnette, 114 Little Road, Perkiomenville, PA 18074 and Lloyd Miller Wenger, Jr., 1803 Whiteback Drive, Houston, TX 77084-4884, Executors. LEE F. MAUGER, Esquire, Mauger & Meter, 240 King Street, P.O. Box 698, Pottstown, PA 19464, atty.

**2nd Publication**

**ANDERSON**, Margaret P., late of West Bradford Township. Neil W. Head, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

**BLACK**, Richard A., late of East Brandywine Township. Mary T. Black, care of WILLIAM E. RUANE, Esquire, P.O. Box 568, 72 Shawnee Road, Ardmore, PA 19003, Administratrix. WILLIAM E. RUANE, Esquire, P.O. Box 568, 72 Shawnee Road, Ardmore, PA 19003, atty.

**BRANNAN**, Margaret S., late of Phoenixville Borough. Kathy A. Oxenrider, 316 Milligan Street, Phoenixville, PA 19460, Executrix. JAMES R. FREEMAN, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

**BRUHIN**, Edna M., late of Pennsbury Township. Mary Ann Ralph and David W. Bruhin, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DISQUE**, Maria J., late of Phoenixville. Sally Disque, 6 Glover Lane, Phoenixville, PA 19460, Executrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**ECKMAN**, Ada M., late of Honey Brook. James H. Eckman, care of JOHN A. SALING, Esquire, 442 North High Street, West Cheser, PA 19380, Executor. JOHN A. SALING, Esquire, 442 North High Street, West Cheser, PA 19380, atty.

**HAWK**, Helen E., late of Borough of Parkesburg. NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Administratrix CTA. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

## **CHARLES T. DeTULLEO**

**Attorney at Law**  
**134 North Church St.**  
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**KOURY**, May K., late of East Coventry Township. Louise M. Koury, 671 Woodland Avenue, Pottstown, PA 19464, Executrix. **RICHARD D. LINDERMAN**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**LANGERAK**, Clarence, a/k/a Cort Langerak, late of Penn Township. Jessica M. Langerak Raniero and Dianne M. Lange, care of **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrices. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**MARSHALL**, John C., late of West Whiteland Township. Timothy E. Games, care of **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Administrator. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**MAY**, Gwendolyn A., a/k/a Gwen May, late of Eastown Township. A. John May, III, 1523 Wayneborough Road, Paoli, PA 19301, Executor. **FRANK G. COOPER**, Esquire, Duane Morris LLP, 30 South 17th Street, Philadelphia, PA 19103-4196, atty.

**MAZUR**, Samuel, late of Malvern. Margo Mazur Schleman, 19 Craig Lane, Malvern, PA 19355, Executrix.

**MENGHETTI**, Norma B., late of Willistown Township. Linda Menghetti Dempsey, care of **JOHN YANOSHAK**, Esquire, 17 E. Front Street, P.O. Box 626, Media, PA 19063, Executrix. **JOHN YANOSHAK**, Esquire, Kassab Archbold & O'Brien, LLC, 17 E. Front Street, P.O. Box 626, Media, PA 19063, atty.

**NAGY**, Margaret R., late of Willistown Township. John C. Nagy, Jr., Robert Nagy and Thomas Nagy, care of **GEORGE M. PAINTER**, III, Esquire, 1217 Hagy's Ford Road, Narberth, PA 19072, Executors. **GEORGE M. PAINTER**, III, Esquire, 1217 Hagy's Ford Road, Narberth, PA 19072, atty.

**NICHOLSON**, James V., late of Pennsbury Township. Suzanne W. Nicholson, care of **NEIL W. HEAD**, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. **NEIL W. HEAD**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

**NORRIS**, Alfred J., late of Borough of West Chester. Nancie Norris Congemi, care of **DONALD B. LYNN, JR.**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PIETROWSKI**, Chester J., Jr., late of Borough of West Chester. Charles J. Pietrowski and Robert S. Pietrowski, care of **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, Administrators. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**SELLERS**, Mildred Stevens, a/k/a Mildred S. Sellers, late of Unionville. Kenneth B. Sellers, Jr., care of **CLARE MILLINER**, Esquire, 213 East State Street, Kennet Square, PA 19348, Executor. **CLARE MILLINER**, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 East State Street, Kennet Square, PA 19348, atty.

**SHORES**, Janet P., a/k/a Janet P. Rowland, late of Malvern/East Whiteland Township. Elaine J. DiPiano, 268 Swedesford Road, Malvern, PA 19355, Executrix. **ANTON H. ROSENTHAL**, Esquire, 31 Turner Lane, West Chester, PA 19380, atty.

**SOOKIASIAN**, Theodore, Sr., a/k/a Theodore Sookiasian, late of West Goshen Township. Regine S. Glarner and Theodore Sookiasian, Jr., care of **JOHN H. POTTS**, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executors. **JOHN H. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

**STANLEY**, George E., late of East Goshen Township. Peter G. Stanley, 610 Gatehouse Lane, Philadelphia, PA 19118-4303 and Linda Stanley, 615 Morris Lane, Wallingford, PA 19086-6966, Executors. **CHRISTOPHER H. GADSDEN**, Esquire, Gadsden, Schneider & Woodward LLP, 201 King of Prussia Road, Suite 100, Radnor, PA 19087-5152, atty.

**STELLMAN**, Margaret M., late of Westtown Township. Susan Bolzonella, care of JOSEPH E. LASTOWKA, JR., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712, Executrix. JOSEPH E. LASTOWKA, JR., Esquire, Abbott Lastowka & Overholt LLP, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712, atty.

**STOLTZFUS**, Elam F., late of Exton. David W. Stoltzfus, 226 Biddle Drive, Exton, PA 19341, Executor. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**TUTTLE**, Helen, a/k/a Helen G. Tuttle, late of Tredyffrin Township. Marilyn R. Pollack, care of STUART R. LUNDY, Esquire, 450 North Narberth Ave., Narberth, PA 19072, Executrix. LUNDY FLITTER BELDECOS & BERGER, 450 North Narberth Ave., Narberth, PA 19072, atty.

**UMSTEAD**, Ada P., late of East Coventry Township. Ronald J. Umstead, 1346 N. Adams Street, Pottstown, PA 19464, Executor. THOMAS L. HOFFMAN, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

### 3rd Publication

**CLIFFORD**, Lawrence E., late of Caln Township. WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, Executor. WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, atty.

**DIMARCANTONIO**, Vincent, late of Eastown Township. Dorothy DiMarcantonio, care of DOLORES M. TROIANI, Esquire, 131 Lancaster Avenue, Devon, PA 19333, Executrix. DOLORES M. TROIANI, Esquire, 131 Lancaster Avenue, Devon, PA 19333, atty.

**GANE**, Elizabeth H., late of East Goshen Township. Margaret J. Smith-Lewis, 534 Smith Road, Pittsford, NY 14534, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

**GODFREY**, Marie E., late of Malvern. Judith A. Hughes, 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.

**HOOD**, Carol G., late of Kennett Square Borough. Ralph C. Hood, Jr. and John B. Hood, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**JACKSON**, Christopher Mark, late of Exton. David L. Jackson, 46 Augusta Lane, Fleetwood, PA 19522, Administrator. JAMES E. SHER, Esquire, O'Keefe & Sher, P.C., 15019 Kutztown Road, Kutztown, PA 19530, atty.

**KLING**, Robert B., late of Wallace Township. Vincent G. Kling, Jr., care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**MISIEWICZ**, Theresa L., late of City of Coatesville. Charles J. Misiewicz, Jr., care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**NORDSTROM**, William H., late of Honeybrook. Janice M. Lowney, 180 Lamb Tavern Lane, Glenmoore, PA 19343, Executrix.

**PETE**, Genevieve G., late of Phoenixville Borough. Shirley Cox, 203 Level Road, Collegeville, PA 19426, Executor.

**SALAZAR**, Corey J., a/k/a Corey James Salazar, late of Tredyffrin Township. Richard A. Salazar, care of F. HARRY SPIESS, JR., Esquire, 130 W. Lancaster Avenue, Wayne, PA 19087-0191, Executor. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**SARNOSKI**, Joseph S., late of Westtown Township. Cynthia H. Sarnoski, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administratrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.



**SCARLETT**, Ann E., late of Pennsbury Township. George B. Scarlett and Joan S. Winebrenner, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SHAW**, Robert J., late of Chester County. Roberta Shaw, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**SZAFRANSKI**, Jan R., late of Tredyffrin Township. Leslie A. Szafranski, 20 Cabot Drive, Chesterbrook, PA 19087, Trustee. BRETT B. WEINSTEIN, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

**TRETHAWAY**, Lois E., late of Downingtown. Thomas R. Trethaway, 8 Patricia Dr., Downingtown, PA 19335, Executor.

**WEBSTER**, Frances M., late of East Brandywine Township. Mark W. Webster, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executor. ALLAN B. GREENWOOD, Esquire, Siana, Bellwoar & McAndrew, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**WICK**, Christine Gawne, a/k/a Christine G. Wick, late of Pennsbury Township. PNC Bank, National Association and Wendy W. Reaves, c/o Roberta L. Milligan, Vice President, 620 Liberty Avenue, 33rd Floor, Locator P2-PTPP-33-1, Pittsburgh, PA 15222, Executors. ROBERT WOLF, Esquire, Tener, Van Kirk, Wolf & Moore, 301 Grant Street, Suite 2100, Pittsburgh, PA 15219, atty.

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#### **CORPORATION NOTICE LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on August 15, 2011, a Certificate of Organization was filed in the Pennsylvania Department of State for Legacy Group, LLC, in accordance with the provisions of the Limited Liability Act of 1994. WAYNE W. CONGAR, Solicitor  
1548 McDaniel Drive  
West Chester, PA 19380

#### **ASSUMED NAME NOTICE**

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **American Club** for the conduct of business in Chester County, Pennsylvania, with the principal place of business being 1265 Drummers Lane, Suite 101, Wayne, PA 19087 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 25th day of March 2011, pursuant to 54 Pa.C.S. §311. The name of the individual owning or interested in the said business is Edward E. Lehman.

MCNEES WALLACE & NURICK LLC  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17108-1166

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#### **NOTICE**

Notice is hereby given that Articles of Incorporation – Domestic Nonprofit Corporation, were filed for **Uptown Entertainment Alliance** with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, on September 16, 2011, pursuant to provisions of the Pennsylvanian Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Providing vocational training to children and young adults and promoting economic development in impoverished areas in the developing world.

STEPHEN J. OLSEN, Solicitor  
Gawthrop Greenwood, PC  
17 East Gay Street, Suite 100  
West Chester, PA 19381

---

## NOTICE

**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

*BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP*

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

**IN RE: RICHARD P. KAPLAN**

P.O. Box 61

GLENMOORE, PA 19343

: IN THE COURT OF COMMON PLEAS

: CHESTER COUNTY, PENNSYLVANIA

Premises: SWS OF WAGONTOWN RD

LOT &amp; DWG

: NO. 10-09540

Tax Parcel No: 38-2M-140

**TO: RICHARD P. KAPLAN****NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

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

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## NOTICE

**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

*BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP*

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

---

**IN RE: ROY H. PARKER &**

: IN THE COURT OF COMMON PLEAS

**SUSAN C. PARKER**

701 WEST FIRST AVENUE

PARKESBURG, PA 19365

: CHESTER COUNTY, PENNSYLVANIA

Premises: SS OF LAFAYETTE ST

: NO. 10-08517

P/O LOT 150

Tax Parcel No: 38-5C-31.1

**TO: ROY H. PARKER & SUSAN C. PARKER****NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

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

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West Chester, PA 19380

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---

## NOTICE

**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

*BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP*

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

---

**IN RE: HERITAGE BUILDING &  
DEVELOPMENT CO, INC.**

P.O. Box 304

EXTON, PA 19341

: IN THE COURT OF COMMON PLEAS

: CHESTER COUNTY, PENNSYLVANIA

Premises: E BEACON DR

1 AC OPEN SPACE B

: NO. 10-09541

Tax Parcel No: 26-4C-65

**TO: HERTIAGE BUILDING & DEVELOPMENT, CO INC.****NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

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

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

---

## NOTICE

**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

*BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP*

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

---

**IN RE: HUGH STEELE, EST**

: IN THE COURT OF COMMON PLEAS

C/O CHARLES H. STONE IV

3063 CREEK RD

HONEY BROOK, PA 19344

: CHESTER COUNTY, PENNSYLVANIA

Premises: ES DOE RUN CHURCH RD

: NO. 10-08513

LOT

Tax Parcel No: 49-1-57

**TO: HUGH STEELE, EST., C/O CHARLES H. STONE, IV****NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

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

Lawyer Referral Service

15 West Gay Street

West Chester, PA 19380

610-429-1500

---

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire  
649 South Avenue, Suite 6  
Secane, PA 19018  
(610) 328-2887  
Attorney ID # 52634

Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE : COURT OF COMMON PLEAS  
FOR OPTION ONE MORTGAGE LOAN TRUST : CHESTER COUNTY  
2007-2 ASSET-BACKED CERTIFICATES, :  
SERIES 2007-2 :  
4650 Regent Blvd :  
Irving, TX 75063 : Case No: 11-07187  
Plaintiff :  
 :  
 :  
 :  
vs. :  
 :  
 :  
 :  
TRACY ANTONELLI OR OCCUPANTS :  
421 Sunset Drive :  
Downingtown, PA 19335 :  
Defendant(s) :

Defendant(s): Tracy Antonelli or Occupants  
Type of Action: CIVIL ACTION - EJECTMENT  
Premises Subject to Foreclosure: 421 Sunset Drive, Downingtown, PA 19335

**Notice**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD 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 ELEGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W. GAY STREET  
WEST CHESTER, PA 19380  
610-429-1500

## NOTICE

## OCTORARA AREA SCHOOL DISTRICT

**Earned Income and Net Profits Tax Notice**

Notice is given pursuant to the Local Tax Enabling Act that the Board of School Directors of Octorara Area School District intends to adopt an **Earned Income Tax Resolution**, the caption and summary of which is as follows:

RESOLUTION LEVYING A TAX ON EARNED INCOME AND NET PROFITS; REQUIRING TAX RETURNS; REQUIRING EMPLOYERS TO WITHHOLD AND REMIT TAX; AND RELATED PROVISIONS.

The Board of School Directors of Octorara Area School District intends to adopt this Resolution at a meeting to be held on or before November 30, 2011. It will impose a tax for general revenue purposes at a rate of 0.5% on earned income and net profits of individual residents. This tax is in addition to any tax on earned income and net profits imposed by any municipality within the school district. The Resolution will be effective January 1, 2012, and continues the tax previously imposed at the same rate. Changes have been made in the terms of the currently effective tax levy primarily to conform to requirements of Act 32 of 2008, which is a restatement of the Local Tax Enabling Act, 53 P.S. § 6924.101 et seq. The nature of the tax will be substantially the same as the earned income and net profits tax currently levied, subject to changes required by Act 32. The Resolution states that all provisions of the Local Tax Enabling Act that relate to a tax on earned income or net profits are incorporated into the Resolution. The Resolution provides an exemption from tax for individuals under age 16. The tax will be collected by a collector appointed under Act 32. The reason for the new tax levy is to continue the same tax as previously imposed in order to provide revenue for the purposes stated above, and also to conform to Act 32 requirements. The estimated revenue to be derived from the tax during 2012 is \$1,421,327.

A copy of the full text of the proposed Resolution may be obtained by any citizen at the Business Office of the Octorara Area School District located at 228 Highland Road, Suite 1, Atglen, PA 19310, during regular business hours.

**Board of School Directors for Octorara Area School District**

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1st Publication

NOTICE

HELEN A BROWN REVOCABLE TRUST AGREEMENT DATED OCTOBER 26, 1995

Helen A. Brown, Deceased

Late of the Township of Franklin, Chester County, PA

All persons having claims or demands against the HELEN A. BROWN REVOCABLE TRUST AGREEMENT, dated October 26, 1995, to make know the same and all persons indebted to the decedent, Helen A. Brown, to make payment without delay to: JANE E. BROWN, Trustee, c/o William J. Gallagher, Esquire, 211 East State Street, Kennett Square, PA 19348,

Or to her Attorney:

William J. Gallagher  
MAC ELREE HARVEY, LTD.  
211 East State Street  
Kennett Square, PA 19348

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**SAMPLE AD**

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



**3<sup>rd</sup> Publication****NOTICE OF TRUST**

**WRIGLEY**, Patricia M., late of Caln Township. Lisa W. Jennings, 1544 Tattersall Way, West Chester, PA 19380 and Kristy M. Wrigley, 655 Smugglers View Road, Jeffersonville, VT 05464, Trustees. **BRETT B. WEINSTEIN**, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

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**SHERIFF SALE OF REAL ESTATE**

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, OCTOBER 20, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, NOVEMBER 21, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

**2nd Publication**

**SALE NO. 11-10-621**  
**Writ of Execution No. 09-06155**  
**DEBT \$105,959.27**

ALL THAT CERTAIN message or tract of land upon which is located the east half of a block of 2 brick houses known as 423 Maple Avenue, in the City of Coatesville, County of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the north curb line of Maple Avenue, 237.17 feet eastwardly from the point where the north curb line of Maple Avenue intersects the east curb line of South Fourth Avenue; thence north 9 degrees 7 minutes west and passing through the center line of the middle dividing partition wall between the premises

herein conveyed from the premises immediately adjoining on the west 100 feet to the south side of a 15 feet wide alley; thence along the same north 8 degrees 53 minutes east 27 feet more or less to a point marking the intersection of the south side of said 15 feet wide alley with the west side of Meadow Alley; thence along said Meadow Alley south 5 degrees 29 minutes east 102 feet more or less to the north curb line of Maple Avenue; thence by the same south 80 degrees 53 minutes west 20.85 feet to a point and place of beginning.

TAX Parcel #16-6-640

PROPERTY address: 423 Maple Avenue, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Sterling C. Davis Jr.

BY deed from: Hope VI Homebuyers Association, L.P.

DATED: 07/14/2005 and recorded: 07/22/2005

BOOK: 6558, PAGE: 650

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **STERLING C. DAVIS, JR**

SALE ADDRESS: 423 Maple Ave, Coatesville, PA 19320

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

**SALE NO. 11-10-622**  
**Writ of Execution No. 10-08592**  
**DEBT \$204,090.92**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the east side of North Culvert Street in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by C. Timothy Slack, Professional Engineer April 22, 1956 and September, 1957 as follows:

BEGINNING at an iron pipe on the east curb line of North Culvert Street said point being located north 0 degrees 30' west 90.00 feet from the intersection of the east curb line of North Culvert Street with the north curb line of Hamilton Avenue.; thence leaving the east curb line of North Culvert Street and along land remaining of the grantor, herein, the next two following courses and distances to wit, (1) north 89 degrees 30' east 100.00 feet to an iron pipe, thence (2) south 0 degrees 30' east 90.00 feet to an iron pipe, said

point being on the north curb line of Hamilton Avenue; thence along the north curb line of Hamilton Avenue, south 89 degrees 30' west 85.00 feet to a point; thence continuing along the north curb line of Hamilton Avenue and thence along the east curb line of North Culvert Street by a curve toward the right having a radius of 15.00 feet, and an arc length of 23.56 feet, the chord thereof being south 44 degrees 30' west 21.21 feet to an iron pipe; thence continuing along the east curb line of North Culvert Street, north 0 degrees 30' west, 75.00 feet to the first mentioned point and place of beginning.

PARCEL # 08-03-000.050

PROPERTY address: 401 North Culvert Street, Parkesburg, PA 19365

PLAINTIFF: Bank of America

VS

DEFENDANT: **VIRGINIA MILLER**

SALE ADDRESS: 401 N. Culvert St, Parkesburg, PA 19365

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

**SALE NO. 11-10-624**

**Writ of Execution No. 11-04635**

**DEBT \$406,118.27**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final site plan for "The Meadows at Valley Forge" prepared by Carroll Engineering Corporation, dated 04/19/1995, last revised 11/07/1997 and recorded in Chester County as Plan #14160 as follows, to wit:

BEGINNING at a point on the northerly side of Picket Post Lane East, a corner of Lot #170 as shown on said Plan; thence from said point of beginning, along the said side of Picket Post Lane east north 79 degrees 55 minutes 05 seconds west 100.00 feet to a corner of Lot #172; thence along Lot #172 north 10 degrees 04 minutes 55 seconds east 150.00 feet to a corner of Lot #162; thence along Lot #162 south 79 degrees 55 minutes 05 seconds east 100.00 feet to a corner of Lot #170; thence along Lot #170 south 10 degrees 04 minutes 55 seconds west 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 171 as shown on the above mentioned Plan.

BEING Parcel No. 27-6-1069.

BEING the same premises which Valley Forge Meadows Co., Inc. (a PA Corporation), by Deed dated March 10, 2000 and

recorded March 17, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4726 Page 2343, granted and conveyed unto Robert P. Gibson and Eileen M. Gibson, in fee.

PARCEL No. 27-6-1069.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ROBERT P. & EILEEN M. GIBSON**

SALE ADDRESS: 407 Picket Post Ln, Phoenixville, PA 19460

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

**SALE NO. 11-10-625**

**Writ of Execution No. 09-14685**

**DEBT \$614,578.28**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA dated 6-20-2000 and last revised 9-10-2002, and recorded in Plan #1675, as follows, to wit:

BEGINNING at a point on the north-easterly side of Captiva Way (50 feet wide), a corner of Lot No. 18; thence extending from said beginning point along said northeasterly side of Captiva Way the 2 following courses and distances; (1) on the arc of a circle curving to the right having a radius of 369.98 feet the arc distance of 43.72 feet to a point of tangent and (2) north 82 degrees 50 minutes 33 seconds west 87 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius 13.00 feet the arc distance of 20.42 feet to point of tangent on the southeasterly side the Durham Drive; thence extending along same the 2 following courses and distances: (1) north 07 degrees 09 minutes 27 seconds east 87.00 feet to a point of curve and (2) on the arc distance curving to the right having a radius of 175.00 feet the arc distance of 57.49 feet to a point, a corner of Lot No. 16; thence extending along same south 64 degrees 1 minute 16 seconds east 12.72 feet to a point a corner of Lot No. 18; thence extending along same south 00 degrees 23 minutes 10 seconds west 113.47 feet to the first mentioned point and place of the beginning.

TITLE to said premises is vested in Darlene Battle and George R. Battle by Deed from Equity Financial, Inc. dated December 16, 2005

and recorded February 6, 2006 in Deed Book Instrument No. 10621760.

PREMISES being known as: 101 Captiva Way, Coatesville, Pennsylvania 19320.

TAX I.D. #: 28-5-222

PLAINTIFF: HSBC Mortgage Services Inc

VS

DEFENDANT: **DARLENE & GEORGE BATTLE**

SALE ADDRESS: 101 Captiva Way, Coatesville, PA 19320

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

**SALE NO. 11-10-626**

**Writ of Execution No. 08-08567**

**DEBT \$909.73**

ALL THAT CERTAIN property situate in the Township of Caln in the County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3L-17.2

PROPERTY address: 121 Foundry Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **DIAHAAN BURGESS**

SALE ADDRESS: 121 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 610-740-0300**

**SALE NO. 11-10-627**

**Writ of Execution No. 09-09038**

**DEBT \$1,028.32**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-3H-65

PROPERTY address: 723 Suzanne Drive, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **MICHAEL & JUDITH MANCINI**

SALE ADDRESS: 723 Suzanne Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 610-740-0300**

**SALE NO. 11-10-628**

**Writ of Execution No. 09-10123**

**DEBT \$1,248.67**

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected situate in the Township of Caln, Chester County, PA.

TAX Parcel No. 39-5E-131

PROPERTY address: 40 Nancy Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **STEPHEN & SARA NEWMAN**

SALE ADDRESS: 40 Nancy Ln, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 610-740-0300**

**SALE NO. 11-10-629**

**Writ of Execution No. 09-07660**

**DEBT \$1,198.01**

ALL THAT CERTAIN tract of land and message known as No. 11 Brooks Lane, Carver Court, Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-3L-22

PROPERTY address: 11 Brooks Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **GORDON COLEMAN**

SALE ADDRESS: 11 Brooks La, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 610-740-0300**

**SALE NO. 11-10-630**

**Writ of Execution No. 09-09933**

**DEBT \$151,218.67**

BY virtue of a Writ of Execution No. 09-09933

OWNER(S) of property situate in the West Nantmeal Township, Chester County, Pennsylvania, being 12 New Road, Elverson, PA 19520-9138

UPI No. 23-4-40.7B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$151,218.67

PLAINTIFF: US Bank National Assoc

as Trustee

VS

DEFENDANT: **EDGAR D. HARROP**

SALE ADDRESS: 12 New Road,  
Elverson, PA 19520

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

**SALE NO. 11-10-632**

**Writ of Execution No. 11-01060**

**DEBT \$301,910.57**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Sadsbury, Chester County, Pennsylvania, bounded and described accordingly to a final title plan of Lenover Hill made by Medvaczky Associates, Ltd., Exton, PA, dated 08/11/1988 and last revised 06/11/1989 and recorded in Chester County as Plan #8725 as follow to wit:

BEGINNING at a point on the southeasterly right of way line of Rabbit Run said point being mutual corner of Lots 3 and 4 (the herein and described lot); thence leaving Rabbit Run and along Lot 3 and crossing an easement for detention basin and storm sewers, south 44 degrees 53 minutes 00 seconds east 192.47 feet to a point in line of lands now it late of Arlene F. Varnes; thence along lands of Vanres, south 83 degrees 12 minutes 05 seconds west 389.70 feet to a point a corner of Lot 2; thence along lot 2, north 12 degrees 21 minutes 10 seconds east 198.62 feet to a point on the southerly right of way line of Rabbit Run; thence along said right of way the four following courses and distances; (1) on the arc of a circle curving to the left having radius of 195.00 feet the arc distance of 47.21 feet and (2) north 88 degrees 28 minutes 49 seconds east 71.28 feet and (3) on the arc of a circle curving to the right and have a radius of 25.00 feet the arc distance of 21.03 feet and (4) on the arc of a circle curving to the left having a radius of 50 feet of 50 feet the arc distance of 79.90 feet to the first mentioned point and place of beginning.

BEING Lot #4 on said Plan.

CONTAINING 1.129 acres of land be the same more or less.

PARCEL No.: 36-5-73.5

BEING the same premises which Meridian Mortgage Corporation by Indenture dated 7.27.1993 and recorded 10.1.1993 in the Office of the Recorder of Deeds in and for Chester County in Record Book 3632 Page 2424, granted and conveyed unto John C. Cilladi and Francine R. Cilladi.

BEING known as: 70 Rabbit Run Road, Parkesburg, PA 19365

PROPERTY ID No.: 36-5-73.5

TITLE to said premises is vested in Ernest O. Strouth and Jacky L. Strouth and Linda G. Flack by Deed from John J. Cilladi and Francine R. Cilladi dated 10/31/2005 recorded 11/15/2005 in Deed Book 6683 Page 1532.

PLAINTIFF: Deutsche Bank National Trust Company (trustee) DBA Morgan Stanley Home Equity Loan Trust 2006-2

VS

DEFENDANT: **ERNEST & JACKY STROUTH and LINDA G. FLACK**

SALE ADDRESS: 70 Rabbit Run Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **HEATHER RIPLOFF, 856-669-5400**

**SALE NO. 11-10-633**

**Writ of Execution No. 10-01500**

**DEBT \$336,940.83**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan thereof by Howard W. Doran, Registered Surveyor, Newtown Square, Pa, dated 10/25/1962 and last revised 4/28/1966 as follows, to wit:

BEGINNING at a point in the center line of Lochwood Lane (50 feet wide) at the distance of 618.73 feet measured south 82 degrees 30 minutes west, along same from its intersection with the center line of Waterview Road (50 feet wide); thence extending from said beginning point along the center line of Lochwood Lane the 3 following courses and distances, (1) south 82 degrees 30 minutes west 84.20 feet to a point of curve (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 268.97 feet to a point of tangent and (3) north 05 degrees 14 minutes 20 seconds east, 37.65 feet to a point; thence extending north 86 degrees 19 minutes 30 seconds east 223.73 feet to a point; thence extending south 07 degrees 30 minutes east 300 feet to the first mentioned point and place of beginning.

BEING Lot No. 56 as shown on said Plan.

TITLE to said premises is vested in Mitchell S. Juliana and Richard S. Juliana, husband and wife, by Deed from Nicholas Zervas dated March 23, 2006 and recorded April 19, 2006 in Deed Book 6818, Page 1788.

PREMISES being known as: 25 Lochwood Lane, West Chester, Pennsylvania, 19380.

TAX I.D. #: 53-6B-17

PLAINTIFF: Bank of America National Association  
VS

DEFENDANT: **MITCHELL & RICHARD JULIANA**

SALE ADDRESS: 25 Lochwood Ln, West Chester, PA 19380

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

**SALE NO. 11-10-634**

**Writ of Execution No. 10-14429**

**DEBT \$372,986.09**

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

UNIT Number: Lot 33 in Locksley Glen, a planned community as established by the filing of the Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen, a planned community in East Nottingham Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4565, Page 1186 as amended by the First Amendment to Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4744, Page 1015 (referencing Subdivision Plans 14921 and 15091).

THE said grantor does hereby warrant specially the property hereby conveyed against any person claiming by, from, or under it, the said Grantor, them or any of them.

SUBJECT to all easements, rights of way, covenants, agreements and restrictions of record.

TITLE to said premises is vested in Orlando B. Allen, Debra L. Allen by Deed from Locksley Glen Development Corp., a Pennsylvania Corporation dated June 16, 2000 and recorded July 6, 2000 in Deed Book 4779, Page 905.

PREMISES being known as: 323

Yorklyn Road, Unit #: 33 in Locksley Glen, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-06-0468.050

PLAINTIFF: Bank of America National Association

VS

DEFENDANT: **ORLANDO & DEBRA ALLEN**

SALE ADDRESS: 323 Yorklyn Rd, Oxford, PA 19363

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

**SALE NO. 11-10-635**

**Writ of Execution No. 10-11255**

**DEBT \$255,437.79**

BY virtue of a Writ of Execution No. 10-11255

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 424 Heather Grove Lane, West Grove, PA 19390-8931

PARCEL No. 59-8K-0017

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$255,437.79

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES & HEATHER REINSTROM**

SALE ADDRESS: 424 Heather Grove Ln, West Grove, PA 19390

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

**SALE NO. 11-10-636**

**Writ of Execution No. 10-08618**

**DEBT \$239,624.22**

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building Unit "E", drawing number 2002219025, date 6/7/2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File Number 17072 as follows to wit:

BEING Building E

BEING Lot 26

BEING UPI No. 37-4-40.19A

BEING the same premises which Amanda L. Albright, by Deed dated November 8, 2007 and recorded in the Office of the Recorder of Deeds of Chester County on November 21, 2007

in Deed Book Volume 7311, Page 1919, granted and conveyed unto Lillie G. Battle.

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **LILLIE G. BATTLE**  
SALE ADDRESS: 504 Green Hill Rd,  
Parkesburg, PA 19365

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

**SALE NO. 11-10-637**

**Writ of Execution No. 11-02408**

**DEBT \$82,102.51**

ALL THAT CERTAIN brick message (No. 12) and lot of land situate on the west side of C Street between Market and Miner Streets in the Borough of West Chester, Chester County, Pennsylvania, bounded on the north by land now or late of Abram M. Garrett, on the east by Matlack Street, on the south by message and lot now or late of Gertude Schultz, and on the west by land now or late of Henry R. Guss.

BEING about twenty-four feet six and one-half inches in Front on said Matlack Street and extending back to said land now or late of Henry R. Guss, the north line being ten feet north of the north side of message hereby conveyed and parallel therewith and about thirty-seven feet in length, and the south line being about thirty-nine feet six inches in length and passing along the middle of the division wall between the message and the adjoining message on the south.

PARCEL Number: 1-9-331

COMMONLY known as: 125 Matlack Street, West Chester, PA, 19382

BEING the same property conveyed to Alexia Courtney, by Deed dated June 10, 2002, from Domingo Irizarry Clas, of Record in Book: 5307 Page: 468, Office of the Chester Court Clerk.

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ALEXIA COURTNEY**

SALE ADDRESS: 12 S. Matlack St,  
West Chester, PA 19382

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

**SALE NO. 11-10-638**

**Writ of Execution No. 10-10632**

**DEBT \$143,586.43**

BY virtue of a Writ of Execution No. 2010-10632

OWNER(S) of property situate in the

Township of East Nottingham, Chester County, Pennsylvania, being 173 Wickersham Road, Oxford, PA 19363-1827

PARCEL No. 69-3-64.5B

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$143,586.43

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **DUANE J. MURPHY**  
SALE ADDRESS: 173 Wickersham Rd, Oxford, PA 19363

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

**SALE NO. 11-10-639**

**Writ of Execution No. 10-14585**

**DEBT \$83,164.97**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of said avenue, 286.03 feet east from the east side of Culvert Street, the northeasterly corner of land now or late of Rebecca Patterson and Frank Patterson and extending thence southwardly along said land and at right angles to said Avenue, 164 feet to a point in the middle of 3rd Avenue; thence eastwardly along the middle line of said alley 16 feet to a point at the southwesterly corner of land now or late Jesse Townsley and Lillian M. Townsley; thence northwardly along said last mentioned land parallel with said first mentioned line 184 feet to a point in the middle of Elm or 3rd Avenue, aforesaid; thence finally westwardly along the middle of said Avenue 18 feet to the place of beginning.

TITLE to said premises is vested in Jennifer Hatton by Deed from Robin L. Moyer dated July 27, 2003 and recorded August 16, 2003 in Deed Book 6842, Page 865.

PREMISES being known as: 414 W. 3rd Street, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 08-05-0293

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **JENNIFER HATTON**

SALE ADDRESS: 414 W. 3rd Street, Parkesburg, PA 19365



**PLAINTIFF ATTORNEY: TER-  
RENCE J. McCABE, 215-790-1010  
SALE NO. 11-10-640  
Writ of Execution No. 06-08050  
DEBT \$923,609.30**

ALL THAT CERTAIN tract of land, together with the three story stone dwelling house and frame bank barn erected thereon situate in the Township of Warwick, County of Chester and State of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a corner marked by a rail monument on the south side of the Macadam State Highway leading from Warwick to Hopewell; thence along the southern side of said highway north 82 degrees 45 minutes east a distance of 263 feet 10 ½ inches to a corner marked by a rail monument thence leaving said highway and along property belonging to William Care, the two following courses and distances viz: (1) north 89 degrees 22 minutes east a distance of 717 feet 7 and ¾ inches to a corner marked by a white oak tree; (2) north 74 degrees 59 minutes east a distance of 366 feet 8 ¼ inches to a corner marked by a rail monument thence along property belonging to the E. and G. Land Company north 77 degrees 29 minutes east a distance of 65 feet 7 inches to a corner marked by a rail monument; thence along property belonging to the United States of America the eight following courses and distances viz: (1) south 5 degrees 16 minutes west a distance of 1141 feet 10 ½ inches to a corner marked by a wooden post; (2) north 83 degrees 35 minutes west a distance of 447 feet 3 inches to a corner marked by a rail monument; (3) south 78 degrees 53 minutes west a distance of 29 feet 4 ¼ inches to a corner marked by a rail monument; (4) north 87 degrees 15 minutes west a distance of 462 feet 0 inches to a corner marked by a rail monument near the edge of French Creek; (5) north 34 degrees west a distance of 174 feet 10 and ¾ inches to a corner marked by a beech tree near the edge of French Creek; (6) north 58 degrees west a distance of 94 feet and ½ inch to a corner marked by a rail monument at the edge of French Creek; (7) north 84 degrees west a distance of 46 feet 2 and ½ inches to a corner marked by a white oak tree near the edge of French Creek; (8) south 74 degrees 45 minutes west a distance of 98 feet 0 inches to a corner marked by a planted stone near the edge of French Creek; thence along property belonging to William H. Painter, north 15 degrees 46 minutes west a distance of 380 feet 1 inch to a corner marked by a rail monument; thence along residue portion of property belonging to Elizabeth F. Care

and Hunter Care, her husband, north 8 degrees 29 minutes east a distance of 417 feet 7 and ¾ inches to a corner marked by a rail monument.

TOGETHER with the right and privilege of egress, ingress and regress end to the free and uninterrupted use of a 14 feet wide lane, extending westwardly from the western boundary line of the farm herein described, to the Warwick-Hopewell Road and passing to the south of a frame store building now or late of Elizabeth F. Care and Hunter Care, the line of which said land is now at present fixed upon the ground; said land shall be for the perpetual use of the Grantee herein, his heirs, executor and assigns.

**PLAINTIFF: JPMorgan Chase Bank N A (Trustee) (D/B/A) AKA American Business Credit Inc**

**VS**

**DEFENDANT: JEAN S. & ERIC M. FLAXENBURG**

**SALE ADDRESS: 600 Pine Swamp Road, Elverson, PA 19520**

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

**SALE NO. 11-10-641  
Writ of Execution No. 11-01772  
DEBT \$103,576.86**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Easttown, County of Chester, State of Pennsylvania and partly described according to a Plan known as "Saint Norberts Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated November 4, 1958 and last revised March 8, 1961 as follows to wit:

BEGINNING at the point formed by the intersection of the center line of Sugartown Road (proposed 50 feet wide) and the extension of the center line of Fairway Road (50 feet wide); thence extending from the said point of beginning measured along the said center line of Sugartown Road the two following courses and distances (1) north 82 degrees 23 minutes west 32.82 feet to a point an angle in the same and (2) south 81 degrees 43 minutes west 159.66 feet to a point in line of land now or late of Teresa M. Peterson, formerly of "Willowbrook Construction Company"; thence extending along line of land now or late of Teresa M. Peterson, formerly of Willowbrook Construction Company, north 08 degrees 17 minutes west crossing the northwesterly side of Sugartown Road 209.40 feet to a point on the southeasterly side of a certain 10 feet wide storm drainage easement; thence extending along line of



Lot #22 north 65 degrees 56 minutes 30 seconds east crossing the aforesaid drainage easement and crossing the southwesterly side of a certain 10 feet wide storm drainage easement; thence extending along line of Lot #22 north 65 degrees 56 minutes 30 seconds east crossing the aforesaid drainage easement and crossing the southwesterly side of Fairway Road 207.73 feet to a point on the center line for Fairway Road aforesaid, thence extending south 06 degrees 28 minutes 30 seconds east along the said center line of Fairway Road and its extension 275.00 feet to the first mentioned point or intersection and place of beginning.

BEING Lot #23, Section 111, as shown on the above mentioned Plan.

CONTAINING in area 46,531 square feet.

TITLE to said premises is vested in Gina Nance by Deed from Eileen Ricci dated June 29, 1998 and recorded July 9, 1998 in Deed Book 4379, Page 2152.

PREMISES being known as: 1561 Sugartown Road, Paoli, Pennsylvania 19301.

TAX I.D. #: 55-02N-0011

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **GINA NANCE**

SALE ADDRESS: 1561 Sugartown Rd, Paoli, PA 19301

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

#### **SALE NO. 11-10-642**

**Writ of Execution No. 10-14578**

**DEBT \$398,795.74**

BY virtue of a Writ of Execution No. 10-14578

OWNER(S) of property situate in the Township of Schuylkill, Chester County, Pennsylvania, being 24 Adamson Court, Phoenixville, PA 19460-2697

UPI No. 27-3-112

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$398,795.74

PLAINTIFF: Citimortgage Inc (A/K/A)

VS

DEFENDANT: **DAVID & DANA**

**COST**

SALE ADDRESS: 24 Adamson Court, Phoenixville, PA 19460

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

#### **SALE NO. 11-10-643**

**Writ of Execution No. 11-04287**

**DEBT \$230,977.01**

ALL THAT CERTAIN piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of New London, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Roy O. Yarnall, made by George E. Regester, Jr. and Sons, Inc., Kennett Square, PA dated 11/30/1978 and recorded 05/10/1979 in Plan File #2319 as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-356 known as "School Road" (33 feet wide) said point also being a corner of Lot #3; thence extending from said beginning point and along Lot #2 the 2 following courses and distances: (1) north 87 degrees 28 minutes 00 seconds west, 453.09 feet to an iron pin; and (2) north 28 degrees 20 minutes 00 seconds 239.22 feet to an iron pin in line of Lot #1; thence extending along same south 73 degrees 12 minutes 20 seconds east, 416.34 feet to a point on the title line in the bed of Public Road T-356 known as "School Road"; thence extending along same south 28 degrees 20 minutes 00 seconds west, 125.30 feet to the first mentioned point and place of beginning.

CONTAINING 1.707 acres of land, be the same more or less.

BEING known as 494 School Road, Lincoln University, PA 19352

IMPROVEMENTS: Residential dwelling

TAX Parcel #71-02-0065

UPI #71-2-65

TITLE to said premises is vested in Janet and Andrew Roark by Deed Pool from Carolyn B. Welsh, Sheriff of The County of Chester, in The Commonwealth of Pennsylvania, dated 2/2/2005 and recorded 2/7/2005 in Record Book 6403, Page 855.

PLAINTIFF: Nationwide Advantage Mortgage Company

VS

DEFENDANT: **JANET & ANDREW ROARK**

SALE ADDRESS: 494 School Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, 610-328-2887**

**SALE NO. 11-10-645**  
**Writ of Execution No. 11-03200**  
**DEBT \$166,545.87**

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in the Borough of Kennett Square, County of Chester and Commonwealth of Pennsylvania, described in accordance with a survey of Sycamore Heights, made by George E. Regester, Jr., Registered Surveyor, Kennett Square, dated April 4, 1957, as follows, to wit:

BEGINNING at a point on the southwest side of South Washington Street (fifty feet wide), at the distance of three hundred eighty and thirty-seven one-hundredths, foot measured north twelve degrees fifty minutes west along said side of South Washington Street from its intersection with the northwest side of Ridge Avenue (fifty feet wide) both lines produced; thence by Lot #34; south seventy-seven degrees, ten minutes west, one hundred fifty-nine and eighty-seven one-hundredths feet to a point in line of land now or formerly of A. Raimondo; thence along said land and lands now or late of P. Diandrea, north twelve degrees, forty-six minutes west one hundred three and ninety-six one-hundredths feet to a corner of Lot #36; thence along Lot #36, north eighty-eight degrees, forty five minutes east, one hundred sixty-five and eighty-five one-hundredths feet to a point on the southwest side of South Washington Street; thence along said side thereof, the two following courses and distances; (1) south three degrees, fifteen minutes east, sixteen and thirty-seven one-hundredths feet to an angle point; (2) south twelve degrees, fifty minutes east, fifty four and fifty two one-hundredths feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Matthew Pevar and Adele Pevar, husband and wife, by Deed from the Leonard Pevar Company dated July 23, 1964 and recorded July 24, 1964 in Deed Book W35, Page 846.

THE said Adele Pevar has since departed this life January 5, 2007, leaving title vested in Matthew Pevar.

THE said Matthew Pevar has since departed this life on September 19, 2010, leaving title vested in Paula Mann, Executrix of the Estate of Matthew Pevar, Deceased Mortgagor and Real Owner.

PREMISES being known as: 724 South Washington Street, Kennett Square, Pennsylvania 19348.

TAX I.D. #: 03-06-0050

PLAINTIFF: Financial Freedom  
Acquisition LLC  
VS  
DEFENDANT: **TENANTS/OCCU-  
PANTS**

SALE ADDRESS: 724 South  
Washington St, Kennett Square, PA 19348

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

**SALE NO. 11-16-846**  
**Writ of Execution No. 11-00959**  
**DEBT \$125,387.25**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected.

SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, and described according to a plan made for Howard Shoemaker and Son Inc., said plan made by Edgar Laub, Registered Surveyor, Downingtown, Pennsylvania and recorded in the Office of the Recorder of Deeds of Chester County Pennsylvania in Plan Book 6 and 7 as follows, to wit:

BEGINNING at a stone set on the northwesterly side of Westview Drive (50 feet wide) at the distance of 284 feet measured on a bearing of south 69 degrees, 45 minutes west along the said of Westview Drive and its extension from a point in the bed of West Chester and Wilmington Turnpike said last mentioned point being the northerly most point as described in Deed Book E-19 Page 198 a corner of lands now or late of Glen Thomas; thence extending from said point of beginning, south 69 degrees, 45 minutes west measured along the said side of Westview Drive 109.36 feet to a point of curve in the same; thence extending southwestwardly and northwestwardly measured partly along the northwesterly and partly along the northeasterly side of Westview Drive on the arc of a circle curving to the right having a radius of 77.50 feet the arc distance of 121.74 feet (the chord of said arc being 109.60 feet) to a point of tangent on the northeasterly side of Westview Drive (40 feet wide); thence extending north 20 degrees, 15 minutes west measured along the said northeasterly side of Westview Drive 181.10 feet to a point; thence extending north 69 degrees, 45 minutes east 184.22 feet to a point; thence extending south 21 degrees, 24 minutes east 256.15 feet to the first mentioned point and place of beginning.

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

CONTAINING 46,557 square feet of

land, be the same, more or less.

TITLE to said premises is vested in R. Bruce Burleigh and Robert B. Burleigh by Deed from Mark P. Klein dated December 26, 2003 and recorded December 9, 2003 in Deed Book 6003, Page 1623.

PREMISES being known as: 97 Cheyney Drive, West Chester, Pennsylvania 19382.

TAX I.D. #: 67-04-0016.010

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **R. BRUCE & ROBERT BURLEIGH**

SALE ADDRESS: 97 Cheyney Dr, West Chester, PA 19382

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

**SALE NO. 11-10-647**

**Writ of Execution No. 11-04334**

**DEBT \$133,873.27**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments at appurtenances situate in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Everett T. Land, Inc. by John D. Stapleton, III. Registered Land Surveyor Coatesville, PA dated 6/9/1987 as follows, to wit:

BEGINNING at a point on the southwesterly side of West Sixth Avenue (33 feet wide) measured south 18 degrees 47 minutes east, 170.63 feet from the intersection of said southwesterly side of West Sixth Avenue with southeasterly side of Charles Street (as extended) (30 feet wide); thence extending from said beginning point along said southwesterly side of said West Sixth Avenue, south 15 degrees 47 minutes east, 66.66 feet to a point a corner of Lot #3 on said Plan; thence extending along the same, south 71 degrees 13 minutes west, 110 feet to a point on the northeasterly side of Waser Street (unopened); thence extending along the same, north 18 degrees 47 minutes west, 56.56 feet to a point a corner of Lot #1 on said Plan; thence extending along the same north 71 degrees 13 minutes east. 110 feet to the first mentioned point of beginning.

BEING Lot #2 as shown on said Plan.

TITLE to said premises is vested in Patricia Conover by Deed from Kenneth T. Fisher and Kathleen M. Fisher dated March 27, 1998 and recorded August 12, 1999 in Deed Book 4617,

Page 1292.

PREMISES being known as: 10 West 6th Avenue, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-9-94.3

PLAINTIFF: The Bank of New York

Mellon

VS

DEFENDANT:

**PATRICIA**

**CONOVER**

SALE ADDRESS: 10 West 6th Avenue, Coatesville, PA 19320

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

**SALE NO. 11-10-648**

**Writ of Execution No. 11-03668**

**DEBT \$273,933.29**

ALL THAT CERTAIN lot or piece of ground, situate in North Coventry Township, Chester County, and State of Pennsylvania, bounded and described according to a Subdivision of Donald G. Rexrode, made by Coventry Associates, Engineers and Surveying, Pottstown, PA, dated 9/9/1976 and last revised 1/5/1977, as follows, to wit:

BEGINNING at a point on the southwesterly side of Kulp Road is at the distance of 350.42 measured north 59 degrees 29 minutes 31.9 seconds west from the point of intersection of the said southwesterly side of Kulp Road the northwesterly side of Harvey Lane; thence extending from said point of beginning along Lot No. 21 on said Plan south 30 degrees 58 minutes 58.1 seconds west 291 feet to a point, a corner in line of Lot No. 25 on said Plan; thence extending along the same north 59 degrees 29 minutes 31.9 seconds west 150 feet to a point, a corner of Lot No. 23 on said Plan; thence extending along said Lot No. 23 north 30 degrees 58 minutes 58.1 seconds east 291 feet to a point on the southwesterly side of Kulp road, aforesaid; thence extending along the said side of Kulp Road, aforesaid; thence extending along the said side of Kulp Road south 59 degrees 29 minutes 31.9 seconds east, 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on said Plan.

TITLE to said premises is vested in Dean A. Benfield and Diane Benfield, husband and wife, by Deed from Charles M.J. Nester A/K/A Charles M. Nester and Anne M. Nester dated February 23, 2006 and recorded March 13, 2006 in Deed Book 6786, Page 2062.

PREMISES being known as: Lot 22 A/K/A 1448 Kulp Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-07-0120.01B

PLAINTIFF: First Niagara Bank NA  
VS  
DEFENDANT: **DEAN A & DIANE  
BENFIELD**

SALE ADDRESS: Lot 22 AKA 1448  
Kulp Rd, Pottstown, PA 19465

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

**SALE NO. 11-10-649**  
**Writ of Execution No. 11-00613**  
**DEBT \$426,051.40**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Pikeland, County of Chester, and State of PA, bounded and described according to a Plan of Heritage, made by Convert and Smith Engineering, Inc., 358 Main Street Royersford, PA (610) 948-8947, dated 2/11/2000 and recorded in Chester County Plan File No. 15719, as follows, to wit:

BEGINNING at a point on the southerly side of Heritage Court, said point being a corner of Lot No. 5; thence extending from said beginning point along Lot No. 5 south 67 degrees 57 minutes 16 seconds west, 226.44 feet to a point in line of land of Glenn D. Snider and Sophie Snider; thence extending along same north 46 degrees 50 minutes 38 seconds west, 123.64 feet to a point, a corner of Lot No. 7; thence extending along same the two courses and distances: (1) north 65 degrees 15 minutes 8 seconds east, 205.74 feet and (2) south 85 degrees 37 minutes 55 seconds east, 94.73 feet to a point of curve on the southerly side of Heritage Court; thence extending along the same two following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 170 feet, the arc distance of 73.88 feet to a point of tangent and (2) south 24 degrees 44 minutes 52 seconds east, 7.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on said Plan.

TITLE to said premises is vested in Joseph F. McGinnis, Jr. and Beth McGinnis, husband and wife, by Deed from Steven C. Hamilton and Maryann Hamilton dated December 11, 2003 and recorded December 23, 2003 in Deed Book 6018, Page 899.

PREMISES being known as: 109  
Heritage Court, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 26-02-0030.01D

PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **JOSEPH & BETH**

**McGINNIS**

SALE ADDRESS: 109 Heritage Court,  
Phoenixville, PA 19460

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

**SALE NO. 11-10-650**  
**Writ of Execution No. 11-00619**  
**DEBT \$409,144.44**

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the Township of Tredyffrin Township, County of Chester, Commonwealth of Pennsylvania, described in accordance with and made for Robert Bruce by Yerkes Engineering Co. Bryn Mawr, dated July 20, 1963 and revised August 2, 1963 as follows, to wit:

BEGINNING at a point on the north-east side of Coldstream Drive (50 feet wide) at the distance of 511.28 feet measured the three following courses and distances along the side of Coldstream Drive from a point of tangent of a curve on the northwest side of Old State Road: (1) southwestwardly and northwestwardly on the arc of a circle curving to southwestwardly and northwestwardly on the arc of a circle curving to the right with a radius of 36 feet, the arc distance of 61/66 feet (2) north 29 degrees west 236.06 feet (3) northwestwardly on the arc of a circle curving to the left with a radius of 230 feet, the arc distance of 213.56 feet; thence from said point of beginning along the northeast and northwest side of Coldstream Drive, northwestwardly and southwestwardly on the arc of a circle curving to the left with a radius of 290 feet, the arc distance of 79.94 feet to a point; thence continuing along the northwest side of Coldstream Drive, south 77 degrees 53 minutes 10 seconds west 37.66 feet to a corner of Lot #8; thence along Lot #8 north 12 degrees 6 minutes 50 seconds west 260 feet to a point in the center line of a right of way of the Reading Railroad-Chester Valley Branch (66 feet wide) thence along said center line north 77 degrees 53 minutes 10 seconds east 116 feet to a corner of Lot #6; thence along Lot #6 south 12 degrees 6 minutes 50 seconds east 273.75 feet to the first mentioned point and place of beginning.

BEING Lot #7 on said Plan.

BEING Parcel Number 43-5Q-41.

BEING the same premises which Carolynne S. Kaplan by Deed dated 7/17/2006 and recorded 7/27/2006 at Chester County in Deed Book 6908 Page 2019, granted and conveyed unto Starr Vernon, in fee.

PLAINTIFF: Trumark Financial Credit

Union

VS

DEFENDANT: **STARR VERNON**

SALE ADDRESS: 165 Coldstream Dr,  
Berwyn, PA 19312

PLAINTIFF ATTORNEY: **JULIE M. MURPHY, 215-564-8541**

**SALE NO. 11-10-651**

**Writ of Execution No. 11-03840**

**DEBT \$213,799.58**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Phoenixville Borough, in the County of Chester, State of PA, being known as Lot 132 as shown on Plan of Pennypacker Gardens Addition, Section 1 prepared for Pennsylvania Builders Inc. by Earl R. Ewing Registered Surveyor dated 6/15/54 recorded in Plan Book 4 Page 15 Chester County Recorded and more fully bounded and described as follows:

BEGINNING at a point on the northeasterly side of Anderson Avenue (60 feet wide) a corner of Lot 131 on said plan said point being at the distance of 930.22 feet measured south 31 degrees 01 minutes east along the said northeasterly side of Anderson Avenue from its intersection with the southerly side of Cherry Street; thence from said point of beginning and extending north 58 degrees 59 minutes east along the said Lot 131 a distance of 125 feet to a point; thence extending south 31 degrees 01 minutes east a distance of 25.29 feet to a point, thence extending south 56 degrees 40 minutes east a distance of 8.84 feet to a point a corner of Lot 133 on said Plan; thence extending south 33 degrees 20 minutes west along said Lot 133 a distance of 125 feet to a point on the northeasterly side of Anderson Avenue; thence extending along the said northeasterly side of Anderson Avenue the 3 following courses and distances to wit; (1) north 56 degrees 40 minutes west a distance of 34.64 feet to a point of curve; (2) in a northwesterly direction on the arc of a curve deflecting to the right having a radius of 11.67 feet an arc distance of 5.22 feet to a point of tangent; and (3) north 31 degrees 0 minutes west a distance of 51.09 feet to the first mentioned point and place of beginning.

BEING known as Parcel No. 15-12-479 on the Official Tax Map of Phoenixville Borough.

COMMONLY known as 527 Anderson Avenue.

BEING the same premises which

Kevin W. McCafferty and Deborah F. McCafferty, husband and wife, by Deed dated April 18, 2005 and recorded May 19, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6496 Page 193, granted and conveyed unto Kevin W. McCafferty, in fee.

PLAINTIFF: HSBC Bank USA NA

VS

DEFENDANT: **KEVIN**

**McCAFFERTY**

SALE ADDRESS: 527 Anderson Avenue, Phoenixville, PA 19460

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

**SALE NO. 11-10-652**

**Writ of Execution No. 11-02722**

**DEBT \$277,640.94**

BY virtue of a Writ of Execution No. 11-02722

OWNER(S) of property situate in the Township of Charlestown, Chester County, Pennsylvania, being 105 Tudor Court, Malvern, PA 19355-8515

UPI No. 35-03-0281

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$277,640.94

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JOSEPH ANTHONY**

**PAUL**

SALE ADDRESS: 105 Tudor Court, Malvern, PA 19355

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

**SALE NO. 11-10-653**

**Writ of Execution No. 11-00684**

**DEBT \$124,341.48**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Bally Moor made by Chester Valley Engineers, Inc., dated July 20, 2001, last revised April 1, 2003 and recorded in Chester County Recorder of Deeds Office as Plan #16787 as follows, to wit:

BEGINNING point on the easterly side of Bailey Road (T-402) said point being in line of lands now or late of Jeffrey D. and Patricia R. Slifer; thence extending from the beginning point along Bailey Road north 01° 41' 11" west 474.31

feet to a point of curve on the southeasterly side of Bally Moor Drive; thence extending along Bally Moor Drive the ten following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 25.00 feet, the distance of 53.17 feet to a point of compound curve; (2) on the arc of a circle curving to the right, having radius of 125.00 feet, the arc distance of 78.74 feet to a point of tangent; (3) south 66° 15' 40" west 6.00 feet to a point of curve; (4) on the arc of a circle curving to the right, having a radius of 119.00 feet, the arc distance of 13.52 feet to a point of tangent; (5) south 17° 13' 53" east 101.00 feet to a point of curve; (6) on the arc of a circle curving to the left, having a radius of 181.00 feet, the arc distance of 108.17 feet to a point of tangent; (7) north 38° 31' 35" east 8.00 feet to a point of curve; (8) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 32.49 feet to a point of tangent; (9) south 62° 06' 38" east 109.63 feet to a point of curve; (10) on the arc of a circle curving to the left, having a radius of 235.00 feet, the arc distance of 15.10 feet to a corner of Lot 14 on said Plan; thence extending along Lot 14 south 27° 53' 22" west 178.61 feet to a corner of aforementioned lands of Slifer; thence extending along said lands south 87° 20' 18" west 222.52 feet to the first mentioned point of beginning.

BEING Lot 15 on said Plan.

CONTAINING 87,490 square feet of land, more or less.

BEING known as 1478 South Bailey Road, Coatesville, PA 19320

BEING the same premises which T & H Development I, LLC by Deed dated November 28, 2003 and recorded December 26, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6021, Page 2146 granted and conveyed unto Stephen Hill.

TAX Parcel #50-04-0004

IMPROVEMENTS: Residential property.

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **STEPHEN HILL**

SALE ADDRESS: 1478 S. Bailey Rd, Coatesville, PA 19320

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

**SALE NO. 11-10-654**

**Writ of Execution No. 10-15517**

**DEBT \$236,804.47**

ALL THAT CERTAIN lot or land, situ-

ated in West Fallowfield Township, Chester County, PA, bounded and described in accordance with a survey of Edgar Laub, Registered Surveyor, dated 5/24/1977, last revised 8/18/1977 as follows:

BEGINNING at a spike in Highland Road (LR 15060) and northwest corner of Lot No. 1; thence by said Lot 1, south 12 degrees 6 minutes 20 seconds east 261.52 feet to an iron pin in line of lands of Naaman King; thence by said N. King, south 76 degrees 1 minute 20 seconds west 167.1 feet to an iron pin, a corner of Lot 3, north 12 degrees 7 minutes 30 seconds west 265.27 feet to a spike in Highland Road (LR 15060); thence by said road, north 77 degrees 18 minutes 30 seconds east 167.1 feet to the point of beginning.

CONTAINING 1.01 acres, more or less.

BEING Lot 2 of said survey.

BEING known as 346 Highland Road, Atglen, PA 19310

BEING the same premises which Michael J. Davidson and Robin Rice by Quit Claim Deed dated September 7, 2006 and recorded September 15, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6954, Page 1994 granted and conveyed unto Michael J. Davidson.

TAX Parcel #: 44-03-0022.030

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **MICHAEL J. DAVIDSON**

SALE ADDRESS: 346 Highland Rd, Atglen, PA 19310

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

**SALE NO. 11-10-655**

**Writ of Execution No. 10-04456**

**DEBT \$434,902.85**

BY virtue of a Writ of Execution No. 10-04456

OWNER(S) of property in the Township of East Whiteland, Chester County, Pennsylvania, being 4 James Thomas Road, Malvern, PA 19355-1128

UPI No. 42-3D-22

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$434,902.85

PLAINTIFF: HSBC Bank USA  
VS

DEFENDANT: **MARYANN O'DON-**



**NELL and WILLIAM JOHNSON**

SALE ADDRESS: 4 James Thomas Road, Malvern, PA 19355

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

**SALE NO. 11-10-657**

**Writ of Execution No. 08-14441**

**DEBT \$1,289.38**

DOCKET No. 08-14441

ALL THAT CERTAIN parcel of land situate in the Township of Downingtown County of Chester, and Commonwealth of Pennsylvania.

TAX Parcel No. 39-2L-73

PROPERTY address: 111 Glen Ridge Drive, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **KIM A., KEVIN M. & HELEN M. BAKER**

SALE ADDRESS: 111 Glen Ridge Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J LEININGER, 866-211-9466**

**SALE NO. 11-10-658**

**Writ of Execution No. 09-10323**

**DEBT \$1,359.78**

DOCKET No. 08-10323

ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-3M-97

PROPERTY address: 15 Caln Road S., Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **THOMAS D. (III) O'BRIEN**

SALE ADDRESS: 15 Caln Road S., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JEFFREY P. KELLY, 866-211-9466**

**SALE NO. 11-10-659**

**Writ of Execution No. 11-00556**

**DEBT \$240,692.99**

ALL THAT CERTAIN parcel of land with buildings and improvements erected thereon located on the easterly side of Chatham Street sit-

uate in the Borough of Avondale, Chester County, Pennsylvania, as shown on the property Plan of Property owned by Michael D. Borrelli and Nary Joan Borrelli prepared by Crossan-Raimato, Inc., Professional Land Surveyors (project no. 91-486) dated October 7, 1991 said property being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Chatham Street (at forty feet wide), a common corner for lands now or formerly of Yolanda and David Borrelli; said point being further located, south 19 degrees 00 minutes 00 seconds east, 270.16 feet from a point marking the intersection of the centerline of said Chatham Street with the centerline of Second Avenue; thence from said point of beginning, leaving the said centerline of Chatham Street and by said lands of Yolanda Borrelli and David Borrelli the following two (2) courses and distances: 1) north 67 degrees 59 minutes 44 seconds east, 22.05 feet to a stone found; 2) north 67 degrees 03 minutes 25 seconds east 153.34 feet to a point; thence south 19 degrees 00 minutes 00 seconds east 79.70 feet to a point, a common corner for lands now or formerly of David and Katherine Medley; thence by said lands, south 71 degrees 00 minutes 00 seconds west, 175.00 feet to a point in the aforementioned centerline of Chatham Street; thence by said centerline, north 19 degrees 00 minutes 00 seconds west, 68.00 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Virginia Draper, Charreen McKim, Virginia Draper and Charreen McKim by Deed from Michael D. Borrelli and Mary Joan Borrelli, husband and wife dated December 12, 2006 and recorded December 29, 2006 in Deed Book 7045, Page 1429.

PREMISES being known as: 107 Chatham Street, Avondale, Pennsylvania 19311.

TAX I.D. #: 4-1-170

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **CHARREEN McKIM and VIRGINIA DRAPER**

SALE ADDRESS: 107 Chatham Street, Avondale, PA 19311

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

**SALE NO. 11-10-660**

**Writ of Execution No. 11-03932**

**DEBT \$257,643.40**

ALL THAT CERTAIN lot or piece of

ground with the buildings and improvements thereon erected, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated January 25th, 1957 as follows, to wit:

BEGINNING at a spike in the bed of Kulp Road, a corner of land now or formerly of Mahlon Keen; thence along the same, the three following courses and distances: (1) north forty one degrees, thirty minutes east, three hundred and sixty seven one-hundredths feet to an iron pin; (2) north fifty nine degrees, thirty three minutes east, two hundred fifty nine and sixty four one-hundredths feet to an iron pin; (3) south thirty nine degrees, seventeen minutes east, two hundred eighteen and twenty five one-hundredths feet to a post, a corner of land now or formerly of Barron Prizer; thence along the same, the two following courses and distances: (1) south forty one degrees, eight minutes west, one hundred thirty three and sixty five one-hundredths feet to an iron pin; (2) south forty nine degrees, thirty seven minutes east, six hundred seventy and ninety seven one-hundredths feet to a spike in the bed of a public road leading from Detwiler's Mill to Halteton's Mill; thence in the bed of said Road, the three following courses and distances: (1) south fifty two degrees, twenty six minutes west, one hundred sixty four and fifty three one-hundredths feet to an iron pin; (2) south seventy two degrees west, one hundred fifty one and eighty one-hundredths feet to an iron pin; (3) north seven degrees, fifteen minutes west, three hundred ninety six feet to an iron pin near Pigeon Creek, a corner of land now or formerly of Benjamin Balteman; thence by said land, north forty six degrees, thirty minutes west, two hundred thirteen feet to a point in said Creek; thence by the former school house lot, north forty three degrees, thirty minutes east, crossing an iron pin three feet from the beginning of this line, sixty six feet to a spike in the bed of Kulp Road; thence along the title line in the bed of Kulp Road, north forty seven degrees, thirty minutes west, two hundred ninety five and thirty five one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING nine and one hundred thirty one one-hundredths acres of land.

BEING the same premises which Paul E. Wolf and Phyllis K. Wolf Deed dated 9/2/1967 and recorded 9/7/1967 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book T-37 Page 689 granted and conveyed unto Herbert H. Houston and Martha C. Houston his wife, their heirs and

assigns in fee.

AND the said Martha C. Houston departed this life on 12/9/2005 whereby title vested in Herbert H. Houston by right of survivorship.

PREMISES being known as: 645 Kulp Road, Pottstown, Pennsylvania 19464.

TAX I.D. #: 18-04-0171 & 18-04-0172

PLAINTIFF: First Niagara Bank NA

VS

DEFENDANT: **HERBERT H. HOUSTON**

SALE ADDRESS: 645 Kulp Rd, Pottstown, PA 19464

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

**SALE NO. 11-10-661**

**Writ of Execution No. 11-04368**

**DEBT \$321,046.21**

PREMISES A

ALL THAT CERTAIN tract or piece of ground, situate in West Bradford Township, Chester County and Commonwealth of Pennsylvania, as shown on a Subdivision Plan of Summit Ridge, Section 3, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated August 23, 1977 and last revised 2/28/1981 as follows, to wit:

BEGINNING at a point on the northerly side of Parkview Lane cul-de-sac (east leg) said point being the southwesterly corner of this about to be described lot and the southeasterly corner of Lot No. 9; thence from said beginning point, leaving said Lane and extending along Lot No. 9 and running through the center of a 20 feet wide storm sewer easement, north 18 degrees 57 minutes 00 seconds west 115.91 feet to a point in line of open Space; thence along the same, north 38 degrees 40 minutes 40 seconds east 214.37 feet to a point in line of lands now or late of Donald Marshman, said point also being in the bed of a stream; thence leaving the stream and along lands of said Marshman, south 19 degrees 57 minutes 20 seconds east 111.09 feet to a point a corner of Lot No. 11; thence along the same south 28 degrees 13 minutes 30 seconds west 199.52 feet to a point on the northeasterly side of the cul-de-sac of said Lane; thence around the same, on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 41.17 feet to the first mentioned point and place of beginning.

BEING UPI #50-5B-110

PREMISES B

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in West Bradford Township, Chester County, PA bounded and



described according to a Site Plan of Lots 8, 9 and 10 for Summit Ridge, made by Henry S. Conrey, Inc. dated 10/14/1978 and last revised 1/15/1979, as follows, to wit:

BEGINNING at a point on the north-westerly side of Parkview Lane (50 feet wide) at a corner of Lot No. 9A; thence extending from said beginning point along Lot No. 9A north 32 degrees 01 minute 44 seconds east, 105.59 feet to a point; thence extending north 61 degrees 25 minutes 53 seconds east 19.25 feet to a point; thence extending north 38 degrees 40 minutes 40 seconds east 50.49 feet to a point at a corner of Lot No. 10; thence extending along the same, south 18 degrees 57 minutes east 115.91 feet to a point on the north-westerly side of Parkview Lane; thence extending along the same, on a line curving to the left, having a radius of 42.75 feet to the first mentioned point and place of beginning.

BEING #9-B as shown on said Plan

BEING UPI #50-5B-109

TITLE to said premises is vested in Vida M. Whitfield and David E. Whitfield, husband and wife, by Deed from Peter A. Wink and Susan T. Vink, H/W dated November 30, 2005 and recorded December 5, 2005 in Deed Book 6708, Page 671.

PREMISES being known as: 1311 Parkview Lane, Downingtown, Pennsylvania 19335.

TAX I.D. #: 50-5B-109 & 50-05B-0110

PLAINTIFF: Deutsche Bank Trust Company Americas

VS

DEFENDANT: **VIDA M. & DAVID E. WHITFIELD**

SALE ADDRESS: 1311 Parkview Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHRISTINE L. GRAHAM, 215-790-1010**

**SALE NO. 11-10-662**

**Writ of Execution No. 10-14193**

**DEBT \$158,270.92**

ALL THAT CERTAIN message and tract of land, commonly designated No. 38 North Main Street and situate on the westerly side of said street in the Third Ward of the Borough of Spring City, Chester County, Pennsylvania, as more particularly described in survey of Earl R. Ewing, R.S. bearing date June 9, 1947 as follows, to wit:

BEGINNING at a point in the westerly side of Main Street (57 feet wide) and in line with the partition wall between 36 and 38 Main Street;

thence through the partition wall and along other lands of the grantor the two following courses and distances: (1) south 62 degrees 31 minutes west 65.32 feet, and (2) south 66 degrees 01 minutes west 89.43 feet to an iron pipe in line of lands of L. Potts; thence along these lands north 25 degrees 40 minutes west 18.06 feet to an iron pipe in line of lands of Hosteller; thence along these lands north 65 degrees 03 minutes east 152.03 feet to the side of Main Street; thence along the side of Main Street south 35 degrees 45 minutes east 17.00 feet to the place of beginning.

CONTAINING 2,844.45 square feet of land, be the same more or less.

BEING UPI No. 14-4-348.

BEING the same premises which Richard D. LeClare, by Deed dated 10/11/2002 and recorded 10/16/2002 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 5423, Page 853, granted and conveyed unto David J. Petrowski

BEING known as: 38 North Main Street, Spring City, PA 19475

PROPERTY ID No.: 14-4-348

TITLE to said premises is vested in Brian L. Dise and Georgette Y. Dise, husband and wife by Deed from David J. Petrowski dated 07/27/2006 recorded 07/31/2006 in Deed Book 6910 Page 512.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **GEORGETTE & BRIAN DISE**

SALE ADDRESS: 38 North Main Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **DANIEL SIEDMAN, 856-669-5400**

**SALE NO. 11-10-664**

**Writ of Execution No. 10-05351**

**DEBT \$484,613.44**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Map of Property of R.D. and J. M. Wilson, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated February 25th, 1958 as follows, to wit:

BEGINNING at a point on the south-west side of Castlewood Drive (fifty feet wide), at

the distance of eighteen and eighty five one-hundredths feet measured northeastwardly and south-eastwardly on a line curving to the right, with a radius of twelve feet from a point on the southeast side of Devonshire Road (fifty feet wide); thence extending along the southwest side of Castlewood Drive, south twelve degrees, thirty minutes east, one hundred thirty feet to a point, a corner of Lot #31; thence along Lot #31, south seventy seven degrees, thirty minutes west, two hundred twenty and seventy three one-hundredths feet to a point on the northeast side of Contention Lane; thence along the northeast side of Contention Lane, the two following courses and distances: (1) north two degrees, fifty two minutes west, thirty six fifty one one-hundredths feet to a point; (2) northwestwardly on a line curving to the left, with a radius of three hundred thirty feet, the arc distance of ninety two and ninety nine one-hundredths feet to a point of reverse curve; thence extending northwestwardly and northeastwardly on a line curving to the right, having a radius of twelve feet, the arc distance of twenty and twenty one one-hundredths feet to a point on the southeast side of Devonshire Road; thence along the southeast side of Devonshire Road, north seventy seven degrees, thirty minutes east, one hundred eighty eight and eighteen one-hundredths feet to a point of curve; thence extending northeastwardly and southeastwardly on a line curving to the right, having a radius of twelve feet, the arc distance of eighteen and eighty five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #30 on said Plan.

UPI #43-10C-46.8

BEING known as: 378 Devonshire Road, Devon, PA 19333

PROPERTY ID No.: 43-10C-46.8

TITLE to said premises is vested in Scott Alexaki, as sole owner by Deed from Arlene K. Plump dated 11/06/2006 recorded 11/08/2006 in Deed Book 7000 Page 2305.

PLAINTIFF: HSBC Bank USA NA  
VS

DEFENDANT: **SCOTT ALEXAKI**

SALE ADDRESS: 378 Devonshire Road, Devon, PA 19333

PLAINTIFF ATTORNEY: **ADAM L. KAYES, 856-669-5400**

**SALE NO. 11-10-665**  
**Writ of Execution No. 10-01032**  
**DEBT \$180,503.37**

ALL THAT CERTAIN lot or piece of ground, situate in West Pikeland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision of Sycamore Farms, made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated September 8, 1980, and last revised May 3, 1983, filed as Plan #4469, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 26, and the herein described lot, said point being located the three (3) following courses and distances: (1) starting at a point on westerly side of Newcomen Road, 33 feet wide, and proposed to be extended to 50 feet wide, said point being located on the proposed right-of-way line of Newcomen Road and being a corner of land now or late of Julius B. Rauch, II, and Stephen E. Cushman, thence along the westerly proposed right-of-way line, south 38 degrees 42 minutes 30 seconds west, 308.35 feet; (2) thence on an arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point on the northerly side of Sycamore Lane; (3) thence along Sycamore Lane, north 51 degrees 17 minutes 30 seconds west, 120.42 feet to the place of beginning; thence continuing along Sycamore Lane, north 51 degrees 17 minutes 30 seconds west, 135.00 feet to a point, a corner of Lot No. 24; thence leaving Sycamore Lane and along Lot No. 24, north 38 degrees 42 minutes 30 seconds east, 333.35 feet to a point in line of lands, now or late of Julius B. Rauch, II, and Stephen E. Cushman; thence along said lands south 51 degrees 17 minutes 30 seconds east, 135.00 feet to a point, a corner of Lot No. 26; thence along Lot No. 26, south 38 degrees 42 minutes 30 seconds west, 333.35 feet to the point and place of beginning.

BEING Lot No. 25 on said Plan.

BEING Parcel No. 34-06-008.1E0.

CONTAINING 1.033 acres of land, be the same more or less

BEING known as: 25 Sycamore Lane, Chester Springs, PA 19425

PROPERTY ID No.: 34-06-0008.01E

TITLE to said premises is vested in 25 Sycamore Land Trust by Deed from Teri Fairbanks dated 06/18/2009 recorded 06/18/2009 in Deed Book 7698 Page 859.

PLAINTIFF: Raymond James Bank  
FSB

VS

DEFENDANT: **TERI FAIRBANKS**  
(Administratrix)

SALE ADDRESS: 25 Sycamore Lane,  
Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MAR-  
GUERITE L. THOMAS, 856-669-5400**

**SALE NO. 11-10-666**  
**Writ of Execution No. 10-00315**  
**DEBT \$284,352.68**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, County of Chester, State of Pennsylvania, and described according to a Plan known as Hill Brook Park, made for F. and H. Construction Company, said Plan made by Chester Valley Engineers, Inc., Consulting Engineers dated January 23, 1961 and revised March 30, 1961, as follows, to wit:

BEGINNING at a point on the north-easterly side of Conestoga Road (Route 401) (50 feet wide) said point being measured by the three following courses and distances from a point of curve on the northwesterly side of Hill Brook Circle (50 feet wide) (said point being of the south-eastern portion of "Leg" of Hill Brook Circle, which has "U" shaped courses); (1) leaving Hill Brook Circle on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent on the northeasterly side of Conestoga Road (2) north 67 degrees 55 minutes 30 seconds west, measured along the said side of Conestoga Road 154.31 feet to a point and (3) north 65 degrees 08 minutes 30 seconds west measured still along the said side of Conestoga Road, 153 feet to a point, a corner of Lot 16; thence extending along Lot 16, north 24 degrees 51 minutes 30 seconds east 302.69 feet to a point in line of Lot #11; thence extending along Lot #11 south 52 degrees 32 minutes 10 seconds east 156.78 feet to a point, a corner of Lot #10; thence extending along Lot #10, south 24 degrees 51 minutes 30 seconds west 268.47 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on the above mentioned Plan.

TITLE to said premises is vested in Eleanora Sybesma and Robert Sybesma, husband and wife, by Deed from Joseph M Chiappini and Barbara L Chiappini, his wife, dated July 28, 1988 and recorded August 2, 1988 in Deed Book 1234, Page 518 Instrument #041448.

PREMISES being known as: 384 Conestoga Road, Malvern, Pennsylvania 19355.

TAX I.D. #: 420300330000

PLAINTIFF: Deutsche Bank National

Trust Company (Trustee) DBA HSI Asset  
Securitization Corporation Trust 2007-HE

VS

DEFENDANT: **ELEANORA &  
ROBERT SYBESMA**

SALE ADDRESS: 384 Conestoga Rd,  
Malvern, PA 19335

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

**SALE NO. 11-10-667**  
**Writ of Execution No. 10-14278**  
**DEBT \$131,412.32**

BY virtue of a Writ of Execution No.  
10-14278

OWNER(S) of property situate in  
Westtown Township, Chester County,  
Pennsylvania, being 1518 Manley Road, Unit B-  
38, West Chester, PA 19382-7794

UPI No. 67-2-285

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$131,412.32

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BRUCE (unknown  
heirs, successors, assigns, & all per) E. FIG-  
GATT**

SALE ADDRESS: 1518 Manley Rd  
Unit B-38, West Chester, PA 19382

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

**SALE NO. 11-10-668**  
**Writ of Execution No. 10-03388**  
**DEBT \$164,720.18**

BY virtue of a Writ of Execution No.  
10-03388

OWNER(S) of property situate in the  
Township of East Pikeland, Chester County,  
Pennsylvania, being 128 Forrest Avenue,  
Kimberton, PA 19442

UPI No. 26-2P-1

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$164,720.18

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAWN FISHER**  
SALE ADDRESS: 128 Forrest Avenue,  
Kimberton, PA 19442

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

**SALE NO. 11-10-669****Writ of Execution No. 09-07672****DEBT \$1,153.23**

DOCKET No. 09-07672

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

TAX Parcel No. 39-5A-58

PROPERTY address: 443 Bianca Circle, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **MARK T. WHITLOW**

SALE ADDRESS: 443 Bianca Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 866-211-9466**

**SALE NO. 11-10-670****Writ of Execution No. 11-05288****DEBT \$123,975.38**

ALL THOSE THREE contiguous parcels of land with the buildings and improvements thereon erected, situate in Lincoln University Village Lower Oxford Township, Chester County, PA, bounded and described as follows:

**PARCEL #1**

BEGINNING at a stake (near a cherry tree) on the west line of a proposed street (28 feet wide) connecting the road leading from Lincoln Station to Lincoln University Village, and running thence northwardly along line of said street 40 feet; thence at right angles to said street eastwardly 125 feet; thence at right angles southwardly 40 feet to a point; thence at right angles westwardly 125 feet to the place of beginning. The said crosses the west part of this lot and is to be kept open and unobstructed to public travel. The party of the second part to erect and maintain a close picket fence around said lot to the edge of said street.

**PARCEL #2**

ALL THAT CERTAIN message and lot or piece of land situate in Lower Oxford Township, County of Chester and State of PA, described as follows:

BEGINNING at a stone in the south corner of the property of R. T. Murray, running thence in a northerly direction 100 feet to a stone on the north side of property of R. T. Murray; thence along line of property of R. T. Murray in a westerly direction a stone in property of Mary C. Lewis 140 feet; thence along line of Mary Lewis

and Lewis Palmer and cornering on land of Lewis Palmer and H. T. Murray; thence east 150 feet along land of H. T. Murray to the place of beginning.

**PARCEL #3**

ALL THAT CERTAIN piece of land situate in Lincoln University Village, Township of Lower Oxford, County of Chester and State of PA, aforesaid, bounded and described as follows:

BEGINNING in the middle of a street called Cherry Street and corner of land of Sherman Palmer and Dorothy Lewis; thence in a easterly direction along land of Sherman Palmer, 141 feet 4 inches to a stone; thence at right angles south 13 degrees 6 inches to an iron pin; thence in an easterly direction 150 feet to a stone, the corner of land of Thomas Murray; thence in a westerly direction 288 feet to an iron pin in the middle of a street called Cherry Street; thence in a northerly direction along the middle of said street, 32 feet to an iron pin, the place of beginning.

BEING UPI #56-10A-14

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, by Deed having been sold 5/18/2006 and recorded 9/11/2006 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 6948 Page 1894 granted and conveyed unto Solomon J. Caleb and Joseph L. Wyatt, their heirs and assigns, in fee.

BEING the same premises which Jacqueline Bryant Caleb, Administratrix of the Estate of Solomon J. Caleb and Joseph L. Wyatt, by Deed dated 6/7/2008 and recorded 6/23/2008 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 7462 Page 1405 granted and conveyed unto Darrell Lockett, his heirs and assigns, in fee.

PREMISES being known as: 124 1st Avenue, Lincoln University, Pennsylvania 19352.

TAX I.D. #: 56-10A-0014

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **DARRELL LOCKETT**

SALE ADDRESS: 124 1st Ave, Lincoln University, PA 19352

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

**SALE NO. 11-10-671****Writ of Execution No. 11-03672****DEBT \$265,910.83**

ALL THAT CERTAIN tract of land sit-

uate on the south side of Hillcrest Drive southeast of its intersection with Stauffer Drive in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners and Surveyors, Inc., Oxford, Pennsylvania, and described as follows:

BEGINNING at a point set in the title line of Hillcrest Drive marking the northwest corner of this and a corner of land now or late of John E. and Doris A. Ducharme; thence along said title line of Hillcrest Drive (1) north 81 degrees 49 minutes 06 seconds east, 131.66 feet to a point marking the northeast corner of this and the northwest corner of land now or late of Leon R. and Margaret Waite Hill; thence leaving said title line of Hillcrest Drive and along said land of Hill (2) south 08 degrees 38 minutes 43 seconds east crossing over a ¾ inch diameter iron pipe, 16.11 feet from last mentioned point, a total distance of 120 feet to an iron pin set marking the southeast corner of this and being set in line of aforementioned land now or late of John E. and Doris A. Ducharme; thence along said land now or late of Ducharme, the following 2 courses and distances; (3) south 81 degrees 49 minutes 06 seconds west, 132.51 feet to an iron pin set marking the southwest corner of this; thence (4) north 08 degrees 14 minutes 30 seconds west, 120 feet to the point and place of beginning.

TITLE to said premises is vested in Dina Renee DePedro by Deed from Benjamin B. Stoltzfus and Elizabeth K. Stoltzfus, co-trustees of the Benjamin B. Stoltzfus and Elizabeth K. Stoltzfus Revocable Living Trust dated August 30, 2006 and recorded September 13, 2006 in Deed Book 6952, Page 94.

PREMISES being known as: 441 Stauffer Drive, Atglen, Pennsylvania 19310.

TAX I.D. #: 7-5-6

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **DINA RENEE DePEDRO**

SALE ADDRESS: 441 Stauffer Drive, Atglen, PA 19310

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

**SALE NO. 11-10-672**

**Writ of Execution No. 10-13821**

**DEBT \$201,720.36**

BY virtue of a Writ of Execution No. 2010-13821-RC

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 1403 Saint Johnsbury Court, Unit 1403, Chester Springs, PA 19425-8709

UPI No. 33-2-242

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$201,720.36

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES & JENNIFER STOTT**

SALE ADDRESS: 1403 Saint Johnsbury Court, Unit 1403, Chester Springs, PA 19425

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

**SALE NO. 11-10-673**

**Writ of Execution No. 11-02625**

**DEBT \$94,312.57**

BY virtue of a Writ of Execution No. 11-02625

OWNER(S) of property situate in the 5th Ward of the City of Coatesville, Chester County, Pennsylvania, being 764 Merchant Street, Coatesville, PA 19320-3340

UPI No. 16-2-288.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$94,312.57

PLAINTIFF: Citimortgage Inc (S/B/M) DBA ABN AMRO Mortgage Group Inc VS

DEFENDANT: **JOSEPH W. & MICHELLE C. RENNER**

SALE ADDRESS: 764 Merchant Street, Coatesville, PA 19320

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

**SALE NO. 11-10-674**

**Writ of Execution No. 10-10338**

**DEBT \$162,484.45**

BY virtue of a Writ of Execution No. 10-10338

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 9 Greenfield Lane, West Grove, PA 19390-1026

PARCEL No. 59-7-3.10

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$162,484.45

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **JUAN & CHRISTINE FIGUEROA**

SALE ADDRESS: 9 Greenfield Lane,  
West Grove, PA 19390

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

**SALE NO. 11-10-675**

**Writ of Execution No. 10-05347**

**DEBT \$212,734.31**

BY virtue of a Writ of Execution No.  
10-05347

OWNER(S) of property situate in the  
Township of Valley, Chester County,  
Pennsylvania, being 52 Steel Avenue, Coatesville,  
PA 19320-2747

UPI No. 38-5F-157.1

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **DAWN & STEPHEN  
BAHEL**

SALE ADDRESS: 52 Steel Ave,  
Coatesville, PA 19320

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

**SALE NO. 11-10-676**

**Writ of Execution No. 10-12412**

**DEBT \$200,654.50**

BY virtue of a Writ of Execution No.  
10-12412

OWNER(S) of property situate in the  
Borough of Spring City, Chester County,  
Pennsylvania, being 75 North Main Street, Spring  
City, PA 19475-1856

UPI No. 14-4-380.1

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$200,654.50

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **PATRICK M.  
YOUNG**

SALE ADDRESS: 75 North Main  
Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **ANDREW  
C. BRAMBLETT, 215-563-7000**

**SALE NO. 11-10-677**

**Writ of Execution No. 09-02846**

**DEBT \$229,292.65**

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

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

UPI No. 01-02-58

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$229,292.65

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **MICHAEL & CRYSTAL  
TOWNSEND**

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

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

**SALE NO. 11-10-678**

**Writ of Execution No. 09-10459**

**DEBT \$187,805.52**

ALL THAT CERTAIN parcel of real  
property located in the Township of East Goshen,  
County of Chester and Commonwealth of  
Pennsylvania, being House Number 36 as more  
fully defined and described in (a) that certain  
Declaration of Covenants and Easements for the  
Village of Ashton, dated April 24, 1978, made by  
West Chestnut Realty Corp. and recorded in the  
Recorder of Deeds Office of Chester County,  
Pennsylvania in Miscellaneous Deed Book 405  
beginning at Page 236, together with any amend-  
ments thereto heretofore recorded in the said  
Recorder's Office (hereinafter, as so amended,  
being referred to as the "Village Declaration") and  
(b) that certain Plan of the Village of Ashton, made  
by Howard W. Doran, Inc., dated April 3, 1978 and  
recorded in the aforesaid Recorder's Office as Plan  
Number 1635, together with any amendments  
thereto heretofore recorded in the said Recorder's  
Office (hereinafter, as so amended, being referred  
to as the "Village Plan"), together with an undivided  
interest in the Common Area as more fully  
described in the Village Declaration and the  
Village Plan (such parcel or real property being  
hereinafter called the "Premises.")

BEING known as 41 Ashton Way, West  
Chester, PA 19380

TAX Parcel Number: 53-2P-129

RESIDENTIAL dwelling



PLAINTIFF: Metlife Bank NA  
VS

DEFENDANT: **MICHAEL J.  
(Admin. Of Estate) EVERS**

SALE ADDRESS: 321 W Biddle St,  
#A, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PATRICK  
J. WESNER, 856-482-1400**

**SALE NO. 11-10-679**

**Writ of Execution No. 10-15382**

**DEBT \$325,011.53**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Hunters Ridge, now known as Manchester Farms, made by Chester Valley Engineers, Inc., Civil Engineers & Land Surveyors, dated 12/20/2001, last revised 5/30/2003 and recorded as Plan #16882, as follows, to wit:

BEGINNING at a point on the westerly side of Bridle Path Lane, south 70 degrees 02 minutes 30 seconds west, through the bed of a 30 feet wide sanitary sewer easement and water main easement, 215.70 feet to a point on the easterly side of Misty Patch Road (T 394); thence extending along Misty Patch Road (T 394) north 00 degrees 46 minutes 43 seconds east, 155.26 feet to a point a corner of Lot 64; thence extending along Lot 64 north 89 degrees 30 minutes 47 seconds east, 186.38 feet to a point on the westerly side of Bridle Path Lane, aforesaid; thence extending along Bridle Path Lane on the arc of a circle curving to the left having a radius of 250.00 feet, the arc distance of 84.96 feet to the point and place of beginning. CONTAINING 23,250 square feet of land, more or less. Being Lot 63 on said plan.

TITLE to said premises is vested in Kimberly J. Bey a/k/a Kimberly Smith Bey and Carman Cornish a/k/a Carman Ralph Cornish by Deed from DHLP-Manchester Farms, L.P. and a Pennsylvania Limited Partnership dated September 16, 2006 and recorded October 17, 2006 in Deed Book 6983, Page 173.

PREMISES being known as: 153 Bridle Path Lane, East Fallowfield, Pennsylvania 19320.

TAX I.D. #: 47-6-132

PLAINTIFF: Wells Fargo Bank, N.A.  
s/i/t Wachovia Bank, N.A.

VS

DEFENDANT: **CARMAN COR-  
NISH a/k/a CARMAN RALPH CORNISH and**

**KIMBERLY J. BEY a/k/a KIMBERLY SMITH  
BEY**

SALE ADDRESS: 153 Bridle Path  
Lane, East Fallowfield, PA 19320

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

**SALE NO. 11-10-680**

**Writ of Execution No. 11-01195**

**DEBT \$373,568.98**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate at "Daylesford Village" in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Daylesford Village Lot Development, made for Melvin C. Long, by J. Vernon Keech, Registered Surveyor (No. 182) of West Chester, Pennsylvania, on 8/15/1951 and revised 10/20/1951 and revised 11/15/1951 known and designated as Lot No. 2 on said Plan.

BEGINNING at a point in the middle of the bed of a public road known as the Old Philadelphia and Lancaster Pike at a distance of 103.69 feet north 80 degrees 07 minutes 20 seconds east from a spike marking the southwest corner of the development and land of Charles Trump, et al; thence extending by Lot No. 1 of development and passing over an iron pin set on the north side of the Pike, north 25 degrees, 12 minutes 40 seconds west 252.42 feet to an iron pin in line of Lot No. 12; thence by extending by Lot No. 12, north 64 degrees 47 minutes 20 seconds east 100 feet to an iron pin set in the west line of a 40 feet wide road to be known as Revere Road; thence extending along the west line of same south 25 degrees 12 minutes 40 seconds east 279.84 feet to a point in the bed of the Old Philadelphia and Lancaster Pike aforesaid; thence extending along the middle of same and title line of development, south 80 degrees 07 minutes 20 seconds west 103.69 feet to the first mentioned point and place of beginning.

CONTAINING 26,613 square feet of land be the same more or less. BEING known as No. 1132 Old Lancaster Road.

TITLE to said premises is vested in Stuart Lawn and Barbara Lawn by Deed from Stuart Lawn and Barbara Lawn, and Steven R. Lawn dated April 13, 2005 and recorded May 3, 2005 in Deed Book 6480, Page 694.

THE said Barbara Lawn has since departed this life on January 25, 2006 leaving the title solely vested in Stuart Lawn.

PREMISES being known as: 1132 Old Lancaster Road, Berwyn, Pennsylvania 19312.  
TAX I.D. #: 43-10K-0015  
PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **STUART LAWN**

SALE ADDRESS: 1132 Old Lancaster Rd, Berwyn, PA 19312

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

**SALE NO. 11-10-681**

**Writ of Execution No. 10-14816**

**DEBT \$143,734.01**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan thereof Glen Valley made by Kenneth G. Crossan, Land Surveyor, New London, PA., dated 1/19/1987 and recorded in Chester County in Plan File No. 6960 as follows, to wit:

BEGINNING at a point on the north-easterly side of Fifth Street Road (L.R. 15010) a corner of this and Lot 11 on said Plan; thence extending from said beginning point along the northeasterly side of Fifth Street Road, north 5 degrees 40 minutes west, 160 feet to a point a corner of this and Lot 1 on the said plan; thence along the same north 85 degrees 50 minutes 30 seconds east, 312.73 feet to a point in line of Lot 11 on said Plan; thence extending along the same south 4 degrees 9 minutes 25 seconds east, 160 feet and south 85 degrees 50 minutes 35 seconds west, 312.95 feet to a point on the northeasterly side of Fifth Street Road being the first mentioned point and place of beginning.

BEING designated as Lot No. 2 on said Plan.

TITLE to said premises is vested in Johanna M. Holton by Deed from the Secretary of the Department of Veterans Affairs, an Officer of the United States of America dated May 16, 2003 and recorded September 10, 2003 in Deed Book 5882, Page 1787.

PREMISES being known as: 595 Fifth Street, Oxford, Pennsylvania 19362.

TAX I.D. #: 69-7-28.3

PLAINTIFF: M&T Bank

VS

DEFENDANT: **JOHANNA M.**

**HOLTON**

SALE ADDRESS: 595 Fifth Street,

Oxford, PA 19362

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

**SALE NO. 11-10-682**

**Writ of Execution No. 08-11326**

**DEBT \$68,479.05**

ALL THOSE CERTAIN lots of land with the improvements thereon erected, known and designated as Lots Nos. 1 and 2, on a tract of land known as Colonial Gardens, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, a map or plan of which is recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 79, more particularly bounded and described as follows:

BEGINNING at a point where the easterly line of Ellwood Avenue intersects the north line of Hartley Street; thence along the said east line of Ellwood Avenue, north 1° 57' east, 199.73 feet to a point in the north line of this development; thence by the same, south 86° 30' east 174.74 feet to a corner of Lot No. 24; thence by Lot No. 24 and Lot No. 23, south 1° 57" west to a point in the northern line of said Hartley Avenue; thence by the same, north 86° 30' west, 175 feet to the place of beginning.

EXCEPTING and reserving thereout and therefrom all that certain lot or piece of ground as conveyed by Elam Plank and Fannie E. Plank to Clarence M. Simmers and Virginia M. Simmers in Deed dated May 4, 1951 and recorded in Deed Book 224 Page 570.

BEING known as 2211 Hartley Avenue, Coatesville, PA 19320

TAX Parcel Number: 39-4E-6

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York (Trustee) AKA Equity One Inc

VS

DEFENDANT: **KENNETH M. PLANK**

SALE ADDRESS: 2211 Hartley Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARY L. HARBERT-BELL, 856-482-1400**

**Sale NO. 11-8-584**

**Writ of Execution No.10-15398**

**Debt \$69,991.52**

A TRACT OF LAND, together with the improvements thereon., situate in the City of



Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point distant one hundred eighty-nine and six one-hundredths (189.06) feet eastwardly from the center line of South First Avenue, measured at right angles thereto; thence parallel to the line of South First Avenue, North nineteen degrees forty-eight minutes East (N. 19° 48' E.), three and eight one-hundredths (3.08) feet to a point in the center line extended of the dividing partition wall between houses numbered respectively, 327 and 329 South First Avenue, thence continuing North nineteen degrees forty-eight minutes East (N. 19° 48' E.), ten and ninety-two one hundredths (10.92) feet to a point; thence along the line of remaining land now or late of Mark and Ada Sugarman and passing along the center line of the dividing partition wall between houses numbered respectively 228 and 230 New Street, South seventy degrees twelve minutes East (S. 70° 12' E.), one hundred twenty-three and fifty-eight one hundredths (153.58) feet to a point; thence continuing along the line of other land of Mark and Ada Sugarman the two following course!>, and distances; {1} South nineteen degrees forty-eight minutes West (S. 19° 48' W.) fourteen (14) feet to a point and (2) passing along the center line of the dividing partition wall between houses and numbered respectively 230-232 New Street, North seventy degrees twelve minutes West (N. 70° 12' W.) one hundred twenty-three and fifty-eight one hundredths (123.58) feet to the point of beginning.

CONTAINING one thousand seven hundred thirty and twelve one hundredths (1730.12) square feet of land, be the same, more or less.

THE dwelling house erected on the above described tract of land is known as No. 230 New Street; all as shown on a plan of properties of A.F. Huston Estate prepared by Milton R. Yerkes, C.E.- dated November 14, 1940.

GRANTING also the party of the second part of right of way thirteen (13.0) feet in width providing ingress to and egress from the tract herein conveyed from and to South First Avenue. The center line thereof shall begin at a point in the southerly boundary line of the tract herein conveyed and at a distance from the southeasterly corner thereof of twenty-six and five tenths (26.5) feet and shall extend thence South nineteen degrees forty-eight minutes West (S. 19° 48' W.), two hundred twenty-eight and seventy-nine one hundredths (228.79) feet; thence South twenty-seven degrees fifty-seven minutes West (S. 27° 57' W.), one hundred eleven and sixty-eight

one hundredths (111.68) feet; thence South sixty-four degrees forty-eight minutes West (S. 64° 48' W.), fifteen and sixty-nine one hundredths (05.69) feet; thence North seventy-eight degrees four minutes West (N. 78° 4' W.), twenty-nine and forty-two one-hundredths (29.42) feet; thence North Seventy degrees twelve minutes West (N. 70° 12' W.), forty (40.00) feet; thence North seventy-two degrees seven minutes West (N. 72° 7' W.) sixty-three and seventy-two one hundredths (63.72) feet; thence North seventy-two degrees forty-nine minutes West (N. 72° 49' W.), one hundred nine and one one-hundredths (109.01) feet to the easterly curb line of South First Avenue.

GRANTING also the party of the second part, a right of way providing ingress to egress from the tract herein conveyed from and to Oak Street. The center line thereof shall begin at a point in the northerly boundary line of the tract herein conveyed and at a distance from the northeasterly corner thereof of twenty-six and five tenths (26.5) feet and shall extend thence north nineteen degrees forty-eight minutes East (N. 19° 48' E.), ninety-one and ninety-seven one hundredths (91.97) feet; thence North eighty-nine degrees one and one-half minutes East (N. 89° 1 1/2' E.) five hundred twenty-three and forty-nine one hundredths (523.49) feet; thence North twenty-three and one-half minutes East (N. 23 1/2' E.), two hundred twenty-one and fifty-six one-hundredths (22 1/2) feet to the southerly curb line of Oak Street; the width of the right of way throughout the first course to be thirteen (13.0) feet and throughout the second and third courses, thirty-three (33.0) feet.

RESERVING to the grantors, their heirs and assigns, and for the use of the public as required to afford access to and from other properties now or formerly of Mark and Ada Sugarman a right of way thirteen (13.0) feet in width extending from the southerly to the northerly boundary of the tract herein conveyed, the center line thereto to be twenty-six and five tenths (26.5) feet westwardly from, and parallel to, the easterly boundary line of the tract herein conveyed.

RESERVING to the grantors, their heirs and assigns, a right of way for the operation, maintenance, repair and/or replacement in approximately its present location of an existing sewer with its appurtenances, for the purpose of conveying house sewerage from the dwelling house herein conveyed and from other property now or formerly of the said Mark and Ada Sugarman to the sewer system of the City of Coatesville, said sewer extending across land herein conveyed westwardly of the dwelling house thereon erected and in a direction approximately parallel to the

easterly and westerly lines of the land herein conveyed. Said right of way shall include the right to enter upon the premises herein conveyed with workmen, tools, materials and vehicles as may be necessary or desirable for the operation, maintenance, repair or replacement of said sewer and appurtenances. Mark Sugarman and Ada Sugarman agreeing

for themselves, their heirs and assigns-, to restore the surface of the ground after said repair or replacement to approximately its former condition. Mark and Ada Sugarman hereby undertake and agree for themselves, their heirs and assigns, to provide by means of said existing sewer or replacements thereof, proper facilities to convey house sewerage from the property herein conveyed to the sewer systems of the City of Coatesville; this obligation of Mark and Ada Sugarman her heirs, and assigns, to terminate it and when the City of Coatesville becomes the owner and operator of the sewer now crossing said and or if and when release therefrom is obtained from the Grantees herein, their heirs and assigns.

EXCEPTING therefrom, and thereof that part of the premises in question conveyed [0 the City of Coatesville for the widening of New Street.

PARCEL NO . 16-10-162

BEING THE SAME PREMISES

which Phyllis Martinez and Joaquin Martinez, wife and husband, by Indenture dated 10-20-88 and recorded 10-24-88 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 1324, Page 142, granted and conveyed unto Joaquin Martinez and Phyllis Martinez, husband and wife, tenants by the entireties.

BEING KNOWN AS: 230 New Street  
Coatesville, PA 19320

PROPERTY ID NO. 16-10-162

TITLE TO SAID PREMISES IS  
VESTED IN CHARLY JEANNIS BY DEED  
FROM PHYLLIS MARTINEZ , WIDOW  
DATED 08 / 25 / 2006 RECORDED 08 / 29 / 2006  
IN DEED BOOK 6939 PAGE 1348.

Plaintiff: US BANK NATIONAL  
ASSOCIATION (TRUSTEE)

VS.

Defendant: **CHARLY JEANNIS**

Sale Address: 230 NEW STREET,  
COATESVILLE, PA 19320

**Plaintiff Attorney: HEATHER RILOFF, 856-  
669-5400**

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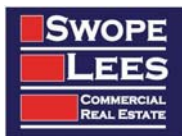
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