



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 59

WEST CHESTER, PENNSYLVANIA, MARCH 10, 2011

No. 10

TABLE OF CONTENTS

59 CHESTER COUNTY REPORTS

Kennedy v. Bentley, et al.

*Appeal from verdict – Pa.R.A.P. 1925(b) statements – Waiver of issues
not raised – Leave to specify additional grounds for appeal – Jury
instructions – Exculpatory agreements – New trial standard – Equine
liability standard – Delay damages56 (2011)*

Classified Ads Page 11

Meeting Space
West Chester

Legal Notices

See Table of Contents 1

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION

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

www.chescobar.org
gcunningham@chescobar.org

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

Richard Meanix, Editor

Assistant Editors

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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

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

2011 CCBA Officers

Lance J. Nelson, *President*

Donald F. Kohler, Jr, *President-Elect*

Kim Denise Morton, *Vice President*

Lisa Comber Hall, *Treasurer*

Craig Styer, *Secretary*

George C. Zumbano

Immediate Past President

Executive Director

Wendy C. Hoffman

2011 CCBA Directors

Mary-Ellen H. Allen

Rami Bishay

Stacey Fuller

Hon. Thomas G. Gavin

Stanley J. Lieberman

Jane P. Marks

David M. Melchiorre

Jeffrey R. Sommer

2011 YLD Division

Lisa Esposito Grady, *Chair*

Juan P. Sanchez, *Chair-Elect*

Amanda Sundquist, *Immediate Past Chair*

Kennedy v. Bentley, et al.

Appeal from verdict – Pa.R.A.P. 1925(b) statements – Waiver of issues not raised – Leave to specify additional grounds for appeal – Jury instructions – Exculpatory agreements – New trial standard – Equine liability standard – Delay damages

1. In order to preserve an issue for appeal, the issue must be raised in a post-trial motion, the issue must be supported by argument and appropriate citation to authorities in a brief in support of the motion and the issue must be set forth in an appellant's Pa.R.A.P. 1925(b) statement.
2. Where an appellant fails to raise issues in a timely filed motion for post-trial relief or by failing to support the issue with argument in support thereof, the issues shall be considered waived even if thereafter set forth in their Pa.R.A.P. 1925(b) statement.
3. Failure to provide an argument with citations and analysis in support of an issue waives that issue on appeal.
4. Post-trial relief may not be granted unless the grounds for the relief are specified in the motion.
5. Pursuant to Pa.R.C.P. 227.1(b)(2), leave to specify grounds for post-trial relief not contained in a timely motion for same may be granted upon cause shown. A determination of whether or not cause exists to permit additional grounds to be asserted requires a statement of the reason why such grounds were not raised in a timely motion.
6. Although language contained in standard instructions is an aid in evaluating instructions given to a jury, a trial court has broad discretion in phrasing its instructions, and may choose its own wording so long as the law is clearly, adequately, and accurately presented to the jury for its consideration.
7. An exculpatory agreement is valid if: (a) it does not contravene public policy; (b) it is an agreement between persons relating entirely to their own private affairs; and (c) each party to the agreement is a free bargaining agent to the agreement so that the contract is not one of adhesion.
8. An exculpatory agreement will be unenforceable unless the language of the parties is clear that a person is being relieved of liability for his own acts of negligence.
9. In interpreting exculpatory agreements, courts should apply the following guiding standards: (a) the contract language must be construed strictly, since exculpatory language is not favored by the law; (b) the contract must state the intention of the parties with the greatest particularity, beyond doubt by express stipulation, and no inference from words of general import can establish the intent of the parties; (c) the language of the contract must be construed, in cases of ambiguity, against the party seeking immunity from liability; and (d) the burden of establishing immunity is upon the party invoking the protection under the clause.

10. Exculpatory agreements must be construed strictly under any circumstance and, in cases of ambiguity, against the party seeking immunity from liability; further, the intent of the parties must be stated with the greatest particularity.
11. An agreement releasing a corporation from liability does not exculpate the corporation's employees for their negligence absent an express provision that the employee is included in the release.
12. Given the primary role of the jury in determining questions of credibility and evidentiary weight, the settled but extraordinary power vested in trial judges to upset a jury verdict on grounds of evidentiary weight is very narrowly circumscribed. A new trial is warranted on weight of the evidence grounds only in truly extraordinary circumstances, i.e., when the jury's verdict is so contrary to the evidence that it shocks one's sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail.
13. Generally, an owner of a horse is not responsible for any vicious acts of their horse unless the owner had knowledge that the horse was likely to break away from its normal domestic nature and become vicious.
14. An owner can be liable for harm done by an animal even where the owner did not know or have reason to know that the animal is abnormally dangerous if the owner is negligent in failing to prevent the harm.
15. In actions for bodily injury, damages for delay are added to the compensatory damages upon plaintiff's request.
16. Delay damages are awarded for the period of time from a date one year after the date original process was first served in the action up to the date of the award, verdict or decision.
17. Delay damages, however, may not be awarded for periods of time during which the plaintiff caused delay of trial.
18. Delays caused by a plaintiff's failure to comply with discovery rules should not be included in the calculation of delay damages.
19. The defendant bears the burden of proof when opposing the imposition of delay damages and establishing that the plaintiff was responsible for the specified period of delay.
20. Defendants filed an appeal from the judgment entered following the Court's order, wherein it denied defendants' motion for post-trial relief and motion for leave to file additional grounds for post-trial relief and granted, in part, plaintiff's motion for delay damages. Pursuant to Pa.R.A.P. 1925(a), the Court filed a brief opinion setting forth the reasons for its order. Following the filing of the appeal, the defendants were directed by Order of the Court to file a concise statement of the errors complained of on appeal. Thereafter, defendants filed a timely statement of matters complained of on appeal and, subsequently, defendants filed an amended statement of matters complained of on appeal. The Court Held that the defendants' statements of error should be denied on appeal.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2007-10895-CA; Janet Kennedy v. Theresa Bentley, Renee Bentley, Jennifer Gilchrist, WyndSOR Farm, Inc., Debbie Bearsch Wilson and Fred Alleva.

Steven M. Mezrow for Plaintiff.

Donald J. McCormick and Arthur W. Hankin for Defendants

WyndSOR Farm, Inc. and Debbie Bearsch Wilson.

Shenkin, J., September 10, 2010:-

[Ed. Note: Defendants filed an appeal to the Superior Court on May 27, 2010 docketed at 1471 EDA 2010]

[59 Ches. Co. Rep. **Kennedy v. Bentley, et al.**]

JANET KENNEDY, : IN THE COURT OF COMMON PLEAS
Plaintiff : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 07-10895

THERESA BENTLEY, et al., :
Defendants : CIVIL ACTION

Steven M. Mezrow, Esquire, Attorney for Plaintiff
Donald J. McCormick, Esquire, and Arthur W. Hankin, Esquire, Attorneys for
Defendants WyndSOR Farm and Wilson

OPINION

Defendants have filed an appeal from the judgment entered following our order of April 27, 2010, wherein we denied defendants' motion for post-trial relief and motion for leave to file additional grounds for post-trial relief and granted in part plaintiff's motion for delay damages. Pursuant to Pa.R.A.P. No. 1925(a), we herewith file this brief opinion setting forth the reasons for our order.

Following the filing of the appeal, by order dated May 27, 2010, defendants were directed to file a concise statement of the errors complained of on appeal. On June 10, 2010, defendants filed a statement of matters complained of on appeal and on June 16, 2010, defendants filed an amended statement of matters complained of on appeal.

Plaintiff initiated this case by filing a praecipe for writ of summons in the Court of Common Pleas of Philadelphia County on August 25, 2006, naming WyndSOR Farm and several individuals as defendants.¹ On January 12, 2007, plaintiff filed a complaint for injuries sustained by plaintiff while riding a horse named Montego at WyndSOR Farm. On February 26, 2007, defendants filed preliminary objections based in part on improper venue. The objection to venue was sustained by order dated May 21, 2007 and the case was transferred to Chester County on September 7, 2007 and filed with the Chester County Prothonotary on November 13, 2007. On December 14, 2009, the case was called to trial at the conclusion of which the jury found defendant Debra Brock Wilson (Brock)² and plaintiff to have been negligent, ascribing 90 percent of the causal negligence to defendant Brock

¹ Plaintiff also named a Fred Alleva as a defendant. However, Mr. Alleva was deceased at the time the writ of summons was filed. See N.T. 12/17/09 p. 94.

² As defendants' motion for a compulsory non-suit with respect to defendants Bentley was granted and there was no dispute that defendant Brock was acting as an agent of WyndSOR Farm at the time of the accident, only the issues related to the negligence of defendant Brock and plaintiff were submitted to the jury. See N.T. 12/17/09, pp. 90-91; N.T. 12/21/09, p. 98.

and 10 percent to plaintiff. The jury awarded damages in the amount of three million dollars. By order dated April 27, 2010, we denied defendants' motion for post-trial relief and motion for leave to file additional grounds for post-trial relief and granted plaintiff's motion for delay damages in part.

We initially note in order to preserve an issue for appeal, the issue must be raised in a post-trial motion, the issue must be supported by argument and appropriate citation to authorities in a brief in support of the motion and the issue must be set forth in an appellant's 1925(b) statement. In this case, defendants have waived a number of the issues set forth in their 1925(b) statement by failing to raise the issues in their timely filed motion for post-trial relief or by failing to support the issue with argument in support thereof.³ See Pa.R.C.P. No. 227.1(b)(2) ("post-trial relief may not be granted unless the grounds therefor...are specified in the motion"); *American Future Systems, Inc. v. Better Business Bureau of Eastern Pennsylvania*, 872 A.2d 1202, 1215 (Pa. Super. Ct. 2005) ("only those issues raised in a post-trial motion which are briefed or argued before the court hearing the motion will be considered for appellate review").

Pursuant to Pa.R.C.P. No. 227.1(b)(2), we are permitted to grant leave to a party to specify additional grounds for relief but only upon cause shown. We denied defendants' motion for leave to specify additional grounds for post-trial relief for the following reasons:

Pursuant to Pa.R.C.P. No. 227.1(b)(2), leave to specify grounds for post-trial relief not contained in a timely motion for same may be granted **upon cause shown**. Defendants' motion fails to identify any such cause. The alleged "cause" is that defendants did not have the trial transcripts at the time the post-trial motion was filed and that defendants have retained "new" counsel following trial. (The latter reason is not entirely accurate. Trial counsel remains as co-counsel. Defendants have additional counsel, not new counsel.) Accepting these reasons as an ade-

³ Specifically, defendants have waived issues numbered in their 1925(b) statement as numbers 3, 4, 5, 7, 8 and 9 by failing to raise them in their post-trial motion and have waived issue number 14 by failing to discuss the matter in their brief in support of their post-trial motion. Issues not briefed and argued are waived. See *Parker Oil Co. v. Mico Petro and Heating Oil, LLC*, 979 A.2d 854 (Pa.Super. 2009) citing *Harris v. Toys "R" Us-Penn Inc.*, 880 A.2d 1270 (Pa.Super. 2005) for the proposition that the failure to provide an argument with citations and analysis in support of an issue waives that issue on appeal. Furthermore, issue number 15 in defendants' statement does not itself raise any appellate issue. See *Lineberger v. Wyeth*, 894 A.2d 141 (Pa.Super. 2006). Here, as in *Lineberger*, paragraph 15 of defendant's 1925(b) statement simply "baldly assert[s]" that we erred in denying defendants motion for judgment N.O.V. without offering any specification of the manner in which or the reason why our decision was in error. As such, it is the functional equivalent of the 1925(b) statement in *Lineberger* and, therefore, preserves no issue for appeal.

quate basis for late filing of grounds in support of a motion for post-trial relief would effectively vitiate Pa.R.C.P. No. 227.1(c) as the first asserted reason is present in almost every case and the second asserted reason is wholly within the control of the filing party. It is entirely implausible that at the time of filing this nine (9) page, thirty-one (31) paragraph motion for post-trial relief, counsel was unaware of the charge of the court on the issue of causation or of the other events which defendants now wish to raise. No reason is given by defendants for why these issues were not raised in the timely-filed motion and none are obvious. In our order of December 31, 2009, we specifically noted that it was without prejudice to the right of defendants to seek leave of court to specify additional grounds pursuant to Pa.R.C.P. No. 227.1(b)(2) but we further clearly stated that a determination of whether or not cause exists to permit additional grounds to be asserted requires a statement of the reason why such grounds were not raised in a timely motion. “The fact that the moving party does not have a trial transcript may be good cause in some instances but would, perhaps, not be good cause with respect to grounds that were, or should have been, clearly known within the time permitted for the filing of a motion for post-trial relief as of right.” All of the grounds which defendants now seek to assert are in the latter category.

Thus, we conclude that defendants were not entitled to leave to file additional grounds for relief and have waived those issues not raised in their timely filed post-trial motion and argued in their brief in support thereof.⁴

⁴ Parenthetically we note that we did review the additional issues which defendants wished to raise in a supplemental post-trial motion and found them to be without merit. Typical of these additional grounds is the claim that our charge was in error for failing to use the term “factual cause.” Apparently defendants are of the belief that the failure to use verbatim even a poorly worded and confusing, if not actually legally erroneous, instruction contained in suggested jury instructions is a *per se* error of law inasmuch as at the time of trial they did not present any argument that our charge as actually given was a misstatement of the law in any way. First, although language contained in “standard instructions” is an aid in evaluating instructions given to a jury, “it is an unquestionable maxim of law in this Commonwealth that a trial court has broad discretion in phrasing its instructions, and may choose its own wording so long as the law is clearly, adequately, and accurately presented to the jury for its consideration.” *Commonwealth v. Porter*, 556 Pa. 301, 320-321, 728 A.2d 890, 899 (1999). See also *Commonwealth v. Clark*, 599 Pa. 204, 961 A.2d 80 (2008). Our instruction to the jury on causation did not utilize any “standard” jury instruction but, rather, was our “own wording” which, in our opinion, “clearly, adequately, and accurately presented [the law] to the jury for its consideration” and defendants did not at the time of trial articulate any reason to cast doubt on our conclusion.

Turning now to the issues properly preserved in the post-trial motion, defendants first assert that we “erred by failing to find that the Plaintiff agreed in writing to hold harmless and indemnify Defendants and release them from any liability for any injury or accident.” Defendants’ Amended Statement of Matters Complained of on Appeal [hereinafter “Amended Statement”], ¶ 1. Similarly, defendants argue that we “erred as a matter of law, or in the alternative, abused [our] discretion in failing to charge the jury on express assumption of the risk in accordance with Defendants’ Requested Points for Charge Nos. 13 through 17, inclusive, in light of the release and exculpatory agreement marked as Defense Exhibit 6.” *Id* ¶ 13.

In sum, defendants contend that a document signed by the plaintiff releases them from all possible liability. A close examination of the document in question and analysis of the legal effect thereof leads to a contrary conclusion.

The document signed by plaintiff states as follows:

The Undersigned assumes the unavoidable risks inherent in all horse related activities, including but not limited to bodily injury and physical harm to horse, rider, and spectator.

In consideration, therefore, for the privilege of riding and/or working around horses at WyndSOR Farm, located at 2550 Ridge Road, Elverson, PA., the Undersigned does hereby agree to hold harmless and indemnify above mentioned, and further release them from any liability or responsibility for accident, damage, injury, or illness to the Undersigned or to any horse owned by the Undersigned or to any family member or spectator accompanying the Undersigned on the premises.

Two problems with construing the document in the manner argued for by defendants are apparent. First, who is intended to be released? The document says that Undersigned (plaintiff) agrees “to hold harmless and indemnify **above mentioned**, and further release **them**” (emphasis added). The language is not a model of clarity and lacks any specificity as to any entity which is intended to be the beneficiary of this document. The only entity mentioned in the document is “WyndSOR Farm” which is, therefore, the only entity which can in any way claim to be the beneficiary of the document. Even ignoring the fact that the actual defendant is WyndSOR Farm, Inc., we think plaintiff has the better of the argument that the document is ambiguous and, therefore, totally ineffective. But even if defendant WyndSOR Farm, Inc. prevails on the argument that it is the entity to be released, in

no way can defendant Brock, the party who was found to be negligent, possibly make that same claim. Not being mentioned at all in the document, she can hardly claim to be encompassed within the term “above mentioned.” A release of an entity does not automatically release all employees and other agents of that entity and in this case the document does not purport to release agents and employees. Second, the document says nothing at all about the party’s own negligence. Anyone reading this document could easily understand it to cover events normally anticipated to occur when riding horses but not understand it to mean injuries occurring by reason of the negligence of the “above mentioned”. Nothing in the document would cause anyone to believe that in addition to releasing “above mentioned” from injuries occurring because of “above mentioned’s” own negligence that it also release each and every agent and employee of “above mentioned” from his, her or its negligence as well.

Generally, an exculpatory agreement is valid if 1) it does not contravene public policy; 2) it is an agreement “between persons relating entirely to their own private affairs”; and (3) each party to the agreement is “a free bargaining agent to the agreement so that the contract is not one of adhesion.” *Chekevich v. Hidden Valley Resort, L.P.*, ___ Pa ___, ___ A.2d ___, 2010 WL 2482363, 12 (2010). Even if valid, the agreement will “be unenforceable unless the language of the parties is clear that a person is being relieved of liability for his own acts of negligence.” *Ibid.* In interpreting exculpatory agreements, courts should apply the following guiding standards: “1) the contract language must be construed strictly, since exculpatory language is not favored by the law; 2) the contract must state the intention of the parties with the greatest particularity, beyond doubt by express stipulation, and no inference from words of general import can establish the intent of the parties; 3) the language of the contract must be construed, in cases of ambiguity, against the party seeking immunity from liability; and 4) the burden of establishing immunity is upon the party invoking the protection under the clause.” *Ibid.* For example, an exculpatory agreement clearly releases a defendant from liability for a defendant’s own negligence where the agreement stated that plaintiff agreed not to sue “if injured while using their facilities regardless of any negligence on their part.” *Id* at 2, 17.

In this case, we held that the exculpatory agreement signed by plaintiff did not release defendants from liability for their own acts of negligence. The release makes no reference to defendants’ negligence or acts performed by defendants. Considering this fact, the release fails to state the parties’ intention to release defendants’ from liability for their own negligence with sufficient particularity.

Further, the agreement does not make clear who is being released from liability. The agreement states in pertinent part, “[i]n consideration, therefore, for the privilege of riding and/or working around horses at Wyndsor Farm, located at 2550 Ridge Road, Elverson, PA., the Undersigned does hereby agree to hold harmless and indemnify **above mentioned**, and further release them from any liability or responsibility for accident, damage, injury, or illness to the Undersigned.” (empha-

sis added). We find the phrase “above mentioned” to be a vague term when there is no entity identified as being the subject of the release and, therefore, the document does not clearly indicate what party the signor of the release is releasing from liability, let alone that WyndSOR Farm **and its agents** (clearly mentioned nowhere at all) are being released. Given that exculpatory agreements must be construed strictly under any circumstance and, in cases of ambiguity, against the party seeking immunity from liability and that the intent of the parties must be stated with the greatest particularity, we found that the exculpatory agreement failed to release WyndSOR Farm with the requisite specificity so as to relieve defendants from liability in this case.

Moreover, the release does not mention in any way WyndSOR Farm’s employees or agents, such as defendant Brock, and, therefore, cannot relieve such agents or employees from liability in their individual capacity. An agreement releasing a corporation from liability does not exculpate the corporation’s employees for their negligence absent an express provision that the employee is included in the release. *Tayar v. Camelback Ski Corp., Inc.*, 957 A.2d 281, 289-90 (Pa. Super. 2008) (holding that a release mentioning only the corporation’s name without reference to the corporation’s employees did not release the employees from liability in their own capacity). The only entity which even arguably could qualify as being “above mentioned” in any way in the exculpatory agreement in this case is WyndSOR Farm. The form makes no reference at all to WyndSOR Farm’s employees or other agents. Thus, defendant Brock cannot be released from liability for her own negligence based on an agreement that fails to explicitly indicate that WyndSOR Farm’s agents and employees are also released from liability. For these reasons, we properly held that the release in this action did not bar plaintiff’s recovery for defendant Brock’s negligence.

Defendants also argue that we “erred by failing to find that the verdict was against the weight of the evidence, or in the alternative, that there was sufficient evidence to support the verdict, in that Defendants had no knowledge, nor any reason to have knowledge of any abnormally dangerous propensity of Montego prior to Plaintiff’s accident” and that we “erred as a matter of law, or in the alternative abused [our] discretion in failing to instruct the jury in accordance with Defendants’ Requested Point for Charge No. 24” relating to defendants knowledge of the horse’s dangerous propensities.” Amended Statement, ¶¶ 2, 12.

“Given the primary role of the jury in determining questions of credibility and evidentiary weight, this settled but extraordinary power vested in trial judges to upset a jury verdict on grounds of evidentiary weight is very narrowly circumscribed. A new trial is warranted on weight of the evidence grounds only in truly extraordinary circumstances, i.e., when the jury’s verdict is so contrary to the evidence that it shocks one’s sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail. This Court has also noted that one of the reasons that the power and duty to upset a verdict on weight grounds is so narrowly circumscribed is because of the obvious tension between the broad,

settled, exclusive role of the fact-finder in assessing credibility and the limited power of trial judges, in narrowly circumscribed circumstances, to overturn those assessments when the judicial conscience is not merely disappointed, or uncomfortable, but shocked.” *Mirizio v. Joseph*, ___ A.2d ___, 2010 WL 1645965, 12 (Pa.Super. 2010) quoting *Criswell v. King*, 575 Pa. 34, 834 A.2d 505, 512-13 (2003) but omitting citations and quotation marks. This case does not even come close to reaching the level of finding that either the finding of liability or the amount of damages awarded was not supported by the evidence. In reaching this conclusion, we are mindful of the deference which we owe to the jury. When viewed in the light most favorable to the plaintiff and assuming that the jury found the testimony of plaintiff to be credible and true and accepted the evidence presented by plaintiff in support of her case, there is simply no way in which we could find the jury’s decision unsupported by the evidence of record.

We agree with defendants’ contention that horses are classed as domesticated animals and, generally, “their owners are not responsible for any vicious acts of theirs unless the owners have knowledge that they are likely to break away from their normal domestic nature and become vicious.” *Kinley v. Bierly*, 876 A.2d 419, 422 (Pa. Super. 2005). However, defendants ignore the fact that an owner can be liable for harm done by an animal even where the owner did *not* know or have reason to know that the animal is abnormally dangerous if the owner “is negligent in failing to prevent the harm.” *Ibid* (citing RESTATEMENT (SECOND) TORTS, § 518). Thus, our instruction to the jury that a person “is subject to liability if that person is negligent in failing to prevent harm from the horse” was in accordance with the law. N.T. 12/21/09, p. 20. Further, the verdict was not against the weight of the evidence simply because there was no evidence of defendants’ knowledge of the horse’s dangerous propensities.⁵

Next, defendants assert that we “erred by excluding from evidence only a portion of Donna Delaney’s (sic) testimony about who should ride a green horse.” Amended Statement, ¶ 6. According to defendants, “[t]his partial exclusion was confusing and misleading to the jury and harmful to the Defendants, in that the entire meaning of her testimony was in effect changed from how she intended it.” *Ibid*. Ms. Delany testified as follows:

⁵ Parenthetically we note, contrary to defendants’ argument, there was some evidence, albeit contradicted evidence, to suggest that defendants had knowledge of certain dangerous propensities of the horse. The plaintiff, Corrine Bentley and Jennifer Frank testified that the horse did not like to be touched in certain places. N.T. 12/16/09, p. 171:4-5; N.T. 12/15/09, p. 58: 6-11; N.T. 12/18/09, p. 29:1-2. According to the Bentley and Frank testimony, this information was known before the accident. N.T. 12/18/09, p. 29:1-2. Further, Dr. Armstrong testified that there is something wrong with the horse if it doesn’t want to be touched or if it shakes all over. N.T. 12/15/09 pp. 136:18-137:16. Thus, the record is not, as defendants’ argue, devoid of evidence that defendants had knowledge of the dangerous propensities of the horse.

Q: Have you ever ridden Montego?

A: No.

Q: Why?

A: I'm an amateur. I don't ride young horses.

Q: What does that mean?

A: That means that when a young horse is starting out, usually a professional rides them. *I would ride horses after professionals like Debbie and Janet would ride them. They would ride them first.*

Q: Why would you not ride Montego?

A: Because he was a young horse in training.

Q: So why wouldn't you ride him?

A: Because I was not qualified to train a young horse.

N.T. Delany (12/16/09), pp. 29-30. We struck the italicized portion of this testimony for two reasons. First, this portion of the testimony was not responsive to the question asked. Second, whether Ms. Delany would ride certain horses after other riders was simply irrelevant to any issue in the case.

We fail to see how the absence of this portion of the testimony changes “the entire meaning” of Ms. Delany’s testimony. The principal point in this line of testimony was that Ms. Delany would not ride a young horse before a professional rode the horse because she did not feel qualified. Ms. Delany testified that she would not ride a young horse because she was an amateur and that professionals rode young horses first. Contrary to defendants’ argument, the striking of testimony regarding who Ms. Delany believed was a professional rider does not erode Ms. Delany’s main point that she would not ride a young horse because she was an amateur.

Finally, defendants argue that “we erred as a matter of law by granting in part Plaintiff’s Motion for Delay Damages and in failing to exclude from delay damages all of the time in which the delay was caused by Plaintiff.” Amended Statement, ¶ 11. In granting plaintiff’s motion for delay damages in part, we excluded from our calculation nine months of delay during 2009 that we found was caused by “plaintiff’s excessive recalcitrance and lack of cooperation in responding to discovery requests.” Trial Order, 4/27/10, n.3. However, we refused to exclude the time spent resolving the venue issue and other normal delays resulting from administrative matters. *Ibid*. It is apparently this time that defendants seek to have excluded from the calculation of delay damages.

In actions for bodily injury, damages for delay are added to the compensatory damages upon plaintiff’s request. Pa.R.C.P. No. 238(a)(1). Such damages are “awarded for the period of time from a date one year after the date original process was first served in the action up to the date of the award, verdict or decision.” Pa.R.C.P. No. 238(a)(2). However, delay damages may not be awarded for periods

of time “during which the plaintiff caused delay of trial.” Pa.R.C.P. No. 238(b)(1)(ii). For example, delays caused by plaintiff’s failure to comply with discovery rules should not be included in the calculation of delay damages. *See Kuchak v. Lancaster General Hospital*, 377 Pa. Super. 288, 292-293, 547 A.2d 372, 374-75 (1988). Ultimately, “[i]t is the defendant who bears the burden of proof when opposing the imposition of delay damages” and establishing that “the plaintiff was responsible for the specified period of delay.” *Sopko v. Murray*, 947 A.2d 1256, 1259 (Pa. Super. 2008).

In this case, defendants have failed to persuade us that any time other than the delays caused by plaintiff’s lack of cooperation in discovery should be excluded from the calculation of delay damages. Specifically, defendants fail to present, and we cannot find, any case law that would support the exclusion of the delay resulting from the resolution of defendants’ preliminary objections based on venue. In fact, without waiving their objections to venue, defendants could have engaged in discovery regarding the merits of plaintiff’s claim. *See Kubik v. Route 252, Inc.*, 762 A.2d 1119, 1123 (Pa. Super. Ct. 2000) (holding that defendant can participate in discovery relating to the merits of a claim while preliminary objections to venue are pending without waiving such objections). Not only would such discovery have decreased the amount of time the case was pending before trial, but it would also have allowed defendants to evaluate plaintiff’s claim in an effort to craft a settlement offer that may have eliminated or decreased the delay damages. *See* Pa.R.C.P. No. 238(b)(1)(i), (3). For these reasons, we properly included in our calculation of delay damages the delay resulting from the resolution of defendants’ preliminary objections based on venue.

For the foregoing reasons we entered the order from which this appeal has been taken.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

Date: September 10, 2010

The Ultimate Piggy Bank



Access Up To \$50 Million In FDIC Insurance

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

1 First
Resource
Bank

CDARS®

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

MemberFDIC

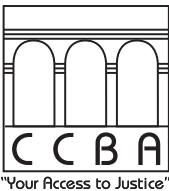


TABLE OF CONTENTS

LEGAL NOTICES

Change of Name Notice	2
Corporation Notice	3
Dissolution Notice	4
Estate Notices 1st Publication	4
Estate Notices 2nd Publication	6
Estate Notices 3rd Publication	8
Fictitious Name	9
Nonprofit Corporation	10
Notice of Private Sale	11
Notice of Sheriff’s Sale	12
Notice of an Application for Permission to Establish an interim Bank	13
Notice of Action in a Mortgage Foreclosure	14
Trust Notice	15
Notice to Quiet Title	16
Sheriff’s Sales	17
3rd Publication	

Lawyer Referral



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

Do You Need a Qualified
LAWYER?

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

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

Chester County
Legal Resources

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

Chester County
Bar Association

NOTICES

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2011-01819**

NOTICE IS HEREBY GIVEN that the name change petition of Lauray D. Cammarato was filed in the above-named court and will be heard on May 23, 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: February 22, 2011

Name to be changed from: Lauray D. Cammarato to: Lauray Salvatore Desimone

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

JOSEPH A. BELLINGHERI, Attorney for
Petitioner

MacElree Harvey, Ltd.

17 West Miner Street

West Chester, PA 19382

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-15657**

NOTICE IS HEREBY GIVEN that the name change petition of Sarah Robb was filed in the above-named court and will be heard on March 21, 2011, at 9:30 AM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: December 28, 2010

Name to be changed from: Sarah Robb to:
Saige Robb

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-01759**

NOTICE IS HEREBY GIVEN that the name change petition of William Bernard Reed was filed in the above-named court and will be heard on May 16, 2011, at 9:30 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 18, 2011

Name to be changed from: William Bernard
Reed to: William Bernard Reid

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

JANIS M. SMITH, Attorney for Petitioner

428 West First Avenue

Suite C

Parkensburg, PA 19365

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 11-02212**

NOTICE IS HEREBY GIVEN that the name change petition of Kristen Hartley, natural parent of minor child, Zachary Michael Amoriello was filed in the above-named court and will be heard on April 4, 2011, at 9:30 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 1, 2011

Name to be changed from: Zachary Michael Amoriello to: Zachary Michael Hartley

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for MRM INVEST, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. GARY THOMPSON, Solicitor
150 East Swedesford Road
1st Floor
Wayne, PA 19087

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for PLAZA AZTECA KENNETT SQUARE, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. KELLY & HERRON PC, Solicitors
1700 Market Street
Suite 3112
Philadelphia, PA 19103

**LIMITED LIABILITY COMPANY
FORMATION**

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

**CORPORATION OUTFITS AND
LIMITED LIABILITY COMPANY OUTFITS**

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113

FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on February 14, 2011 for JEFF D'AMBROSIO AUTO GROUP, INC., a corporation organized in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

JOSEPH R. POLITO, JR., Solicitor
218 North Church Street
West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for PIC SOLUTION, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. GOLDBERG, MEANIX, MCCALLIN & MUTH, Solicitors
213-215 West Miner Street
West Chester, PA 19382

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 EYDENT INSURANCE BROKERS, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

DISSOLUTION NOTICE

NOTICE is hereby given to all creditors and claimants of BND Holdings, Inc., a Pennsylvania Corporation, that the shareholders and directors have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporations so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to 15 Pa. C.S.A. Section 1977.

EDWARD M. FOLEY, Esquire
Brutscher, Foley, Milliner & Land, LLP
213 E. State Street
Kennett Square, PA 19348

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

ANGSTADT, Violet M., a/k/a Violet Marie Angstadt, late of West Whiteland Township. Karen L. Burkart, 120 Slater Drive, Wernersville, PA 19565, Executrix. **ROBERT R. KREITZ**, Esquire, Roland Stock, LLC, 627 North Fourth Street, P.O. Box 902, Reading, PA 19603, atty.

BAUGHMAN, Robert B., late of Penn Township. Robert T. Baughman, care of **DONALD B. LYNN, JR.**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

COLLINS, James Joseph, late of Coatesville. Brian S. Collins, 2517 Brookdale Avenue, Abington, PA 19001, Administrator.

CRESSMAN, Caleb N., late of Pennsbury Township. Caleb Cressman and Tessa Cressman, care of **TIMOTHY B. BARNARD**, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Administrators. **TIMOTHY B. BARNARD**, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

FINLEY, Justine S., late of East Goshen Township. Catherine F. Hoffmann, care of **LEONARD OLSEN**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. **LEONARD OLSEN**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FOX, Kay A., late of East Vincent Township. Kimberly A. Wheeler, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KISIEL, Gloria Ann, a/k/a Gloria Ann Burkhart, late of East Vincent Township. Kymberly Ruth Kisiel, care of RICHARD C. OSTERHOUT, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053, Executrix. RICHARD C. OSTERHOUT, Esquire, 1744 Bridgetown Pike, Feasterville, PA 19053, atty.

MARINAKIS, Argero, late of Kennett Square. Karen Schillinger, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Administratrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

MARVIN, Theodore H., late of East Marlborough Township. Anne F. Marvin, care of JOSEPH G. RIPER, Esquire, 312 West State Street, 2nd Floor, Kennett Square, PA 19348, Executrix. JOSEPH G. RIPER, Esquire, Riley Riper Hollin & Colagrecio, 312 West State Street, 2nd Floor, Kennett Square, PA 19348, atty.

MCGINTY, Marguerite M., late of East Brandywine Township. MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

MORRIS, Patricia Lucke, late of West Grove. Mary E. Coldren, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executrix. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

ORSELET, Nancy R., late of East Goshen Township. Debra O. Marsteller, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

PRITCHARD, Katherine P., late of Devon. Kathy P. Culp, 5064 Lakewood Drive, Mohnton, PA 19540 and Elizabeth Jane Clark, 206 Briarwood Drive, Douglassville, PA 19518, Executors. TIMOTHY B. BITLER, Esquire, 3115 S. Main Street, Birdsboro, PA 19508, atty.

REEVES, David, late of Tredyffrin Township. Annis Lee Reeves, 1506 Maple Avenue, Paoli, PA 19301, Executor. JOHN R. KELL, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

ROBINSON, Betty S., a/k/a Betty Robinson, late of East Coventry Twp. John F. Robinson, Sr., P.O. Box 163, Zieglerville, PA 19492, Executor. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

SCHUL, Godfrey E., a/k/a Godfrey Edwin Schul, late of Tredyffrin Township. Valerie Anne Hoch and Godfrey Richard Schul, care of JOHN F. MC KENNA, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. JOHN F. MC KENNA, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

SHEPSKO, Mary, late of Phoenixville. Mary Elaine Menkins, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SPITTLER, Kelly M., a/k/a Kelly Ann Muir Spittler, late of Borough of West Chester. Michael L. Haas, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive Street, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive Street, Media, PA 19063, atty.

STOUDT, Curtis Richard, late of Exton. Linda L. Warren, 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.

TAYLOR, Patricia L., late of Pennsbury Township. Samuel O. Taylor, 10 Beatty Road, Media, PA 19063, Executor. EDMUND JONES, Esquire, Jones, Strohm & Guthrie, 10 Beatty Road, Media, PA 19063, atty.

TAYLOR, Thomas O., late of Pennsbury Township. Samuel O. Taylor, 10 Beatty Road, Media, PA 19063, Executor. EDMUND JONES, Esquire, Jones, Strohm & Guthrie, 10 Beatty Road, Media, PA 19063, atty.

UMBLE, Leon H., late of Honey Brook Township. Lawrence H. Uumble and Dale L. Uumble, care of J. ELVIN KRAYBILL, Esquire, 41 East Orange Street, Lancaster, PA 17602, Executors. J. ELVIN KRAYBILL, Esquire, Gibbel Kraybill & Hess LLP, 41 East Orange Street, Lancaster, PA 17602, atty.

WHITING, Richard A., Sr., late of West Chester. Richard A. Whiting, Jr. and Timothy Whiting, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executors. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

WORTHINGTON, Margaret Ann, a/k/a Margaret R. Worthington, late of Uwchlan Township. Robert M. Worthington, Jr., care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

2nd Publication

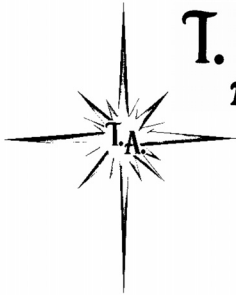
ARENSCHIELD, Susan, late of Borough of Phoenixville. Elizabeth Paige Arenschield, care of JEAN WHITE E. JONES, Esquire, 130 W. Lancaster Avenue, Wayne, PA 19087, Administratrix, C.T.A.. JEAN WHITE E. JONES, Esquire, Butera & Jones, 130 W. Lancaster Avenue, Wayne, PA 19087, atty.

BERGER, Regina M., late of East Goshen Township. Richard A. Berger, 470 Creekside Drive, Downingtown, PA 19335, Executor.

BUDD, Anne M., a/k/a Anne Marie Budd, late of Borough of Phoenixville. Andre T. Budd, care of JOHN F. MC KENNA, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. JOHN F. MC KENNA, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

CUNDIFF, Betty L., late of Penn Township. Connie L. Cundiff care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

Friendly, Knowledgeable & Responsive



T.A. TITLE INSURANCE COMPANY

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

Title Insurance Services ✧ Convenient Closings ✧ Title Searches

Contact our local offices or inquire about our Agency Program

Paoli Office

42 E. Lancaster Ave.
(610) 644-5650

Downingtown Office

112 E. Lancaster Ave.
(610) 269-6360

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

DULIN, James C., late of Westtown Township. Margaret Jones, care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FULMER, Daniel James, late of Londonderry Township. Lee Ann Fulmer, 142 Faggs Manor Road, Cochranville, PA 19330, Administrator. THOMAS M. KEENAN, Esquire, Keenan, Ciccitto & Associates, 376 E. Main Street, Collegeville, PA 19426, atty.

GRAYSON, Carol A., late of Borough of West Chester. Anita L. Grayson, 3113 Valley Drive, West Chester, PA 19382, Administrator. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 West Second Street, Media, PA 19063, atty.

KENYON, Gordon Lewis, late of Kennett Square. Kimberly Ann Kenyon, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

MCMILLAN, Mildred L., late of Penn Township. Brenda L. Hicklin, care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

NORMAN, Lois M., late of Phoenixville. Thomas L. Norman, Jr., care of DAVID M. FREES, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DAVID M. FREES, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SCHWENDEMAN, Gloria G., late of East Marlborough Township. Barry Lynn Schwendeman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SHARPLESS, Ronald D., late of West Brandywine Township. Timothy R. Sharpless, 3172 Manor Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

CHARLES T. DeTULLIO

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

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

Criminal Law

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

Traffic Cases

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

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

SHELLENBERGER, Darlette F., late of East Coventry Township. Kenneth W. Shellenberger, 545 Farmington Avenue, 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.

SHIPMAN, Robert H., late of Pennsbury Township. Robert H. Shipman, Jr. and David H. Shipman, care of **THEODORE S. COXE, JR.**, Esquire, 919 Conestoga Rd., Bldg. Two, Suite 309, Rosemont, PA 19010-1353, Executors. **THEODORE S. COXE, JR.**, Esquire, 919 Conestoga Rd., Bldg. Two, Suite 309, Rosemont, PA 19010-1353, atty.

SMITH, Clarence S., late of East Coventry. Karl S. Smith, 664 Sanatoga Road, Pottstown, PA 19465 and Mary Jane Chase, 301 Stocksdale Avenue, Reisterstown, MD 21136, Executors. **GREGORY W. PHILIPS**, Esquire, Yergey, Daylor, Alleebach, Scheffey, Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

TIGUE, Lawrence P., late of East Bradford Township. Leo A. Tigue, care of **DUKE SCHNEIDER**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administrator. **DUKE SCHNEIDER**, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

3rd Publication

CIPOLINNI, Joseph F., late of Downingtown Borough. Monica A. Green, care of **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. **JAY G. FISCHER**, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

COAKLEY, Joseph Preston, late of Borough of Phoenixville. Linda Coakley, 312 Nutt Road, Phoenixville, PA 19460, Administratrix. **ADAM L. FERNANDEZ**, Esquire, 484 Norristown Road, Suite 100, Blue Bell, PA 19422, atty.

COHEN, Lawrence Richard, late of East Goshen Township. Barbara Reeves-Cohen, 1711 Yardley Drive, West Chester, PA 19380, Executrix. **THOMAS J. BIRD**, Esquire, 290 King of Prussia Road, I-204, Radnor, PA 19087, atty.

DOLHANCZYK, Vera E., a/k/a V. Elizabeth Dolhanczyk, late of North Coventry Township. Michael J. Dolhanczyk, 1431 Valley View Road, Pottstown, PA 19465, Executor. **HENRY M. KOCH, JR.**, Esquire, Koch & Koch, 217 North Sixth Street, P.O. Box 8514, Reading, PA 19063, atty.

ERSKINE, Donald W., late of Coatesville. Harry J. Murvine, Sr., care of **ALBERT M. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. **ALBERT M. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

FAUST, Michael J., late of Uwchlan. James J. Faust and Rose M. Faust, 488 Porters Mill Road, Pottstown, PA 19465, Administrators. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

GERHARD, Lily H., late of Borough of West Chester. Dale P. Mahle, 9745 Shore Drive, Milford, DE 19963, Executor. **WARREN H. PRINCE**, Esquire, 646 Lenape Road, Bechtelsville, PA 19505, atty.

HAGEE, H. Raymond, Jr., a/k/a Horace Raymond Hagee, Jr., late of West Goshen Township. Linda J. Hagee, care of **ANTHONY MORRIS**, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, Executor. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, atty.

HONNOLD, John O., Jr., late of Pennsbury Township. Annamarie K. Honnold, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KUKODA, Louis J., late of Borough of West Chester. Charles E. Kukoda, 1955 Meadows Road, Bethlehem, PA 18015-5031 and Robert W. Stein, 115 Brinton Drive, East Fallowfield, PA 19320-4673, Executors. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

KURTZ, Virginia F., late of Paoli. Caroline V. Kurtz, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrix. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

LUPTON, Ruth H., late of Westtown Township. Judith L. Rarig and Susan L. Nagy, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executors. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MAYNE, Jean V., a/k/a Jean Mayne, late of Borough of West Chester, care of FRANCIS C. MILLER, Esquire, 21 W. Washington Street, Suite D, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, 21 W. Washington Street, Suite D, West Chester, PA 19380, atty.

PARKER, John F., a/k/a John Parker, late of Tredyffrin Township. Gloria L. Parker, 67 Crestline Road, Wayne, PA 19087, Executrix. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia Road, Suite 100, Radnor, PA 19087, atty.

RAVIS, Mary M., late of North Coventry Township. James T. Ravis, 108 Howe Drive, Dover, DE 19901 and Daniel R. Ravis, 2461 St. Peters Road, Pottstown, PA 19465, Executors. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464-5426, atty.

SIEVER, Cynthia Lea, late of City of Coatesville. Evelyn Regener, 1270 Crestview Drive, Denver, PA 17517, Administratrix. PATRICIA L. RIZZO, Esquire, Feldman & Pinto, 1604 Locust Street, Suite 2R, Philadelphia, PA 19103, atty.

SMITH, Robert, a/k/a Robert D. Smith, late of Borough of Phoenixville. Paul Baker Bartle, care of STEPHANIE E. MURPHY, Esquire, 40 East Airy Street, P.O. Box 671, Norristown, PA 19404, Executor. STEPHANIE E. MURPHY, Esquire, High Swartz LLP, 40 East Airy Street, P.O. Box 671, Norristown, PA 19404, atty.

WHITAKER, Barbara E., late of Berwyn. John R. Twombly, Jr. and Ross W. Whitaker, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

FICTITIOUS NAME

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

Abbott Housecleaning Services, with its principal place of business at 1116 Willow Street, Coatesville, PA 19320.

The application has been (or will be) filed on: September 27, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Gregory G. Abbott. This was filed in accordance with 54 Pa.C.S. 311.

Berries Shoes, with its principal place of business at 1402 Coventry Pointe Lane, Pottstown, PA 19465.

The application has been (or will be) filed on: February 14, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Sasha Taylor, 1402 Coventry Pointe Lane, Pottstown, PA 19465.

Munki Web, with its principal place of business at 1157 Lake Drive, West Chester, PA 19382.

The application has been (or will be) filed on: February 4, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Anthony Lauts

just for puppies, with its principal place of business at 105 Ridgewood Lane, Oxford, PA 19363.

The application has been (or will be) filed on: September 23, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Laura Grant

This was filed in accordance with 54 Pa.C.S. 311.

NONPROFIT CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 25, 2011, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: THE WHIMSIE FUND.

The corporation is organized and operated exclusively for charitable, educational, religious, and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code"), including, but not limited to, making charitable contributions to organizations that qualify as tax-exempt organizations under Section 501(c)(3) of the Code.

STRADLEY RONON STEVENS & YOUNG,
LLP, Solicitors
30 Valley Stream Parkway
Malvern, PA 19355-1481

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on February 14, 2011 for COCHRANVILLE PLOWMEN'S ASSOCIATION pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988 for which it was organized are as follows: for sponsoring activities that raises money for charitable purposes.

GOLDBERG, MEANIX, MCCALLIN &
MUTH, Solicitors
213-215 West Miner Street
West Chester, PA 19382

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Department of State of the Commonwealth of Pennsylvania, on February 9, 2011 for the purpose of incorporating The Sparrow Fund, under the provisions of the Pennsylvania Nonprofit Corporation law of 1988, as amended.

The purpose or purposes for which it was organized are as follows: to educate and assist families in adoption.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau, to form a non-profit corporation under the name Coventry Youth Lacrosse Association, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

UNRUH, TURNER, BURKE & FREES,
Solicitors

P.O. Box 515

West Chester, PA 19381-0515

NONPROFIT CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 25, 2011, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: THE BOUDINOT FOUNDATION.

The corporation is organized and operated exclusively for charitable, educational, religious, and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code"), including, but not limited to, making charitable contributions to organizations that qualify as tax-exempt organizations under Section 501(c)(3) of the Code.

STRADLEY RONON STEVENS & YOUNG,
LLP, Solicitors
30 Valley Stream Parkway
Malvern, PA 19355-1481

NONPROFIT CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 25, 2011, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: THE CONESTOGA ROAD FOUNDATION.

The corporation is organized and operated exclusively for charitable, educational, religious, and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code"), including, but not limited to, making charitable contributions to organizations that qualify as tax-exempt organizations under Section 501(c)(3) of the Code.

STRADLEY RONON STEVENS & YOUNG,
LLP, Solicitors
30 Valley Stream Parkway
Malvern, PA 19355-1481

NONPROFIT CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 25, 2011, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: THE TALLY FOUNDATION.

The corporation is organized and operated exclusively for charitable, educational, religious, and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code"), including, but not limited to, making charitable contributions to organizations that qualify as tax-exempt organizations under Section 501(c)(3) of the Code.

STRADLEY RONON STEVENS & YOUNG,
LLP, Solicitors
30 Valley Stream Parkway
Malvern, PA 19355-1481

NOTICE**PRIVATE SALE OF REAL ESTATE**

Please take notice that Tax Parcel No. 4105R01260000, reputed property of Janet Clark, being Unit 126, located on Wayne Court, West Whiteland Township, Chester County, Pennsylvania (the "Parcel") will be sold at a Private Sale under Section 613 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.316, on April 22, 2011 in the Chester County Tax Claim Bureau, 313 West Market Street, Suite 3602, West Chester, PA 19382. The Parcel will be sold free and clear of all tax claims and tax judgments for a purchase price of \$11,337.95.

Any taxing authority having jurisdiction over the Parcel, the owner, any interested party or any other individual interested in purchasing the Parcel, if not satisfied that the sale price set forth herein is sufficient, may within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Chester County to disapprove the sale.

Jeffrey A. Laudenslager, Director
Chester County Tax Claim Bureau

CLASSIFIED ADS SECTION**MEETING SPACE?**

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

SAMPLE AD

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

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 10-04618

WELLS FARGO BANK, N.A

vs.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. MADISON, DECEASED
& TRACEY MADISON-CONNER

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J.
MADISON, DECEASED**

Being Premises: 7 LAFAYETTE AVENUE, COATESVILLE, PA 19320

Being in SOUTH COATESVILLE Township, County of CHESTER Commonwealth of Pennsylvania
Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
THOMAS J. MADISON, DECEASED & TRACEY MADISON-CONNER

Your house (real estate) at 7 LAFAYETTE AVENUE, COATESVILLE, PA 19320 is scheduled to be sold
at the Sheriff's Sale on June 16, 2011 at 11:00 AM., at the CHESTER County Courthouse Chester County
Justice Center, 201 West Market Street, West Chester, PA 19380 to enforce the Court Judgment of
\$\$106,020.91 obtained by, WELLS FARGO BANK, N.A (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
Attorney for Plaintiff

NOTICE

NOTICE IS HEREBY GIVEN that an application for permission to establish an interim state-chartered bank pursuant to the provisions of Section 1005 of the Pennsylvania Banking Code, 7 P.S. Section 1005, will be filed on or about February 28, 2011 with the Pennsylvania Banking Department. The name of the proposed institution is NEW CENTURY INTERIM BANK. The proposed institution is to be incorporated under the provisions of the Pennsylvania Banking Code of 1965, the Act of November 30, 1965, as amended, 7 P.S. Sections 101 et seq. The location and post office address of the main office of the proposed institution is 99 Bridge Street, Phoenixville, PA 19460. The purpose of the proposed institution will be to transact all business permitted to a Pennsylvania chartered bank under the Pennsylvania Banking Code, as amended, and under any present or future laws of the Commonwealth of Pennsylvania. The interim bank is being formed solely to facilitate a holding company formation and reorganization for New Century Bank (doing business as Customers Bank), Phoenixville, pursuant to which the interim bank will merge with New Century Bank (doing business as Customers Bank), Phoenixville, PA. The names and addresses of the incorporators of the proposed institution are:

<u>Incorporator/Director Name</u>	<u>Address</u>
Gertrude M. Hackney	1324 Barrowdale Road, Rydal, PA 19046
Richard A. Ehst	1309 East Wyomissing Blvd., Reading, PA 19611
Thomas Brugger	1142 Lehigh Avenue, Wyomissing, PA 19610

The names and addresses of the first directors of the institution as they will appear in the articles of incorporation of the institution are:

<u>Incorporator/Director Name</u>	<u>Address</u>
Gertrude M. Hackney	1324 Barrowdale Road, Rydal, PA 19046
Richard A. Ehst	1309 East Wyomissing Blvd., Reading, PA 19611
Thomas Brugger	1142 Lehigh Avenue, Wyomissing, PA 19610
Jay S. Sidhu	5 Chardonnay Circle, Mohnton, PA 19540
Warren Taylor	320 Mill Race Lane, Newtown, PA 18940

NOTICE

FEDERMAN & ASSOCIATES, LLC**BY: THOMAS M. FEDERMAN, ESQUIRE****Identification Number 64068****305 York Road, Suite 300****Jenkintown, PA 19046****(215) 572-5095****Attorney for Plaintiff**

Wells Fargo Bank, N.A. a/k/a
Wachovia Mortgage, A Division of
Wells Fargo Bank, N.A., and
f/k/a Wachovia Mortgage, FSB
4101 Wiseman Blvd.
San Antonio, TX 78251
Plaintiff

Chester County
Court of Common Pleas

v.

Number 10-15378

Shirley Strazella, Only Known Surviving
Heir of Donna F. Bossle, Deceased
25612 Crab Alley East
Millsboro, DE 19966

Unknown Surviving Heirs of
Donna F. Bossle, Deceased
537 Kline Avenue
Pottstown, PA 19465
Defendants

TO: Unknown Surviving Heirs of Donna F. Bossle, Deceased**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE****PREMISES SUBJECT TO FORECLOSURE: 537 Kline Avenue, Pottstown, PA 19465****NOTICE**

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

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

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

**Lawyer Reference Service
Chester County Bar Association
15 W. Gay Street, 2nd Floor
West Chester, PA 19381-3191**

1st Publication**NOTICE OF TRUST**

DOROTHY KAHL TRUST U/A dated
12/19/1997, as amended

DOROTHY KAHL, Deceased

Late of the Township of Tredyffrin, Chester
County, PA

All persons having claims or demands against
the DOROTHY KAHL TRUST U/A dated
12/19/1997, as amended, deceased, to make
known the same and all persons indebted to the
decendent to make payment without delay to
GEORGE KAHL and VERONICA GABRIEL,
Trustees, c/o EDWARD M. WATTERS, III,
Esquire, 899 Cassatt Road, Berwyn, PA 19312-
1183,

Or to their Attorney:

EDWARD M. WATTERS, III
Pepper Hamilton LLP
899 Cassatt Road
Berwyn, PA 19312-1183

2nd Publication**NOTICE OF TRUST**

Trust of:

Thomas Daniel Conrad Revocable
Agreement of Trust
dtd September 2, 2008

Late of: East Goshen Township

Trustees: Wells Fargo Bank
Thomas D. Conrad, Jr.

Attorney: Neil W. Head

Address:

Wells Fargo Bank
Attention: Stephanie Cappabianca, CTFA
Assistant Vice President
123 South Broad Street
Y1379-064
Philadelphia, PA 19109

ATTORNEY DISCIPLINARY/ETHICS MATTERS

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

James C. Schwartzman, Esq.

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania
Former Federal Prosecutor • Pennsylvania Interest on Lawyers Trust Account Board
Former Chairman, Continuing Legal Education Board of the Supreme Court
of Pennsylvania

Dana Pirone Carosella, Esq.

Representing attorneys in disciplinary and ethics matters for 15 years
Author and Speaker on ethics matters

1818 Market Street, 29th Floor • Philadelphia, PA 19103
(215) 751-2863

NOTICE OF ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, NO. 10-15377, ACTION TO QUIET TITLE. MICHAEL E. KERR (Plaintiff) v. JOHN S. BRYAN AND MARY E. BRYAN, HIS WIFE, THEIR HEIRS, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, AND ALL PERSONS, HAVING OR CLAIMING TO HAVE ANY RIGHT, LIEN, TITLE, INTEREST IN, OR CLAIM AGAINST THOSE LOTS OR PIECES OF GROUND HEREIN NAMED, WHO ARE PRESUMED DECEDENTS AND WHOSE RESIDENCES AND GENERAL WHEREABOUTS ARE UNKNOWN.

TAKE NOTICE that on December 22, 2010, Michael E. Kerr filed his Complaint in Action to Quiet Title and Possession averring that, inter alia, he is the owner of the following described tract of land:

ALL THAT CERTAIN message or tenement and tract of land situated in the Borough of Oxford in the County of Chester and Commonwealth of Pennsylvania, aforesaid bounded and described as follows, to wit:

BEGINNING at a stone in Eighth Street, a corner of Stephen J. Ringgold's land and running thence along said street, South 18½ degrees West, 35 feet to a stone; thence by land late of Thomas Boland and James P. Wilson, South 68 degrees East, 103 feet 6 inches to a stone on a line of Isaac Forsythe's land; thence by said lands North 9½ degrees East, 35 feet to a stone, another corner of said Stephen J. Ringgold's land and thence by said land North 68 degrees West, about 96 feet to the place of beginning.

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

BEING CHESTER COUNTY UPI 6-5-292

BEING the same premises which the Tax Claim Bureau of Chester County, by Deed dated October 18th, 2010, and recorded October 20th, 2010, in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania, in Record Book 8022 Page 157, et. seq., granted and conveyed unto Michael E. Kerr, in fee.

WHEREUPON, on motion of Frank W. Hayes, Esquire, Attorney for Plaintiff, said Court ordered that notice of said facts be served by the Plaintiff on the said respective Defendants, John S. Bryan and Mary E. Bryan, their heirs, personal representatives, executors, administrators, successors, and assigns, and all persons having or claiming to have any right, lien, title, interest in, or claim against those lots or pieces of ground herein named, whoever may be the known holder or holders of said property by advertisement requiring them to answer said Complaint within twenty (20) days from the last date of publication hereof.

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

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

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

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

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

SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, MARCH 17, 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, APRIL 18, 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

3rd Publication

SALE NO. 11-3-169

Writ of Execution No. 08-11797

DEBT \$413,260.15

ALL THAT CERTAIN lot or piece of ground situate in New London Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan, Elk Ridge Farms, made by Hill Crest Associates, Inc, Civil Engineers, dated 4/9/2001, and recorded in Chester County as Plan No. 9015878 as follows, to wit:

BEGINNING at a point on the south-easterly side of McCormick Way, a corner of Lot #26 as shown on said Plan, thence extending along

said side of McCormick Way the following (2) courses and distances, (1) along the arc of a circle curving to the left having a radius of 307.39 feet the arc distance of 135.4a7 feet to a point of tangent, (2) north 25 degrees 02 minutes 17 seconds east 59.68 feet crossing a 20 feet wide Storm Drainage easement to a point and corner of Lot #27, thence extending along said side of Lot #27 south 64 degrees 57 minutes 43 seconds east 204.35 feet to a point and corner of Lot #18, thence extending along said side of Lot #18, 19, and 20, south 32 degrees 50 minutes, 01 seconds west 285.41 feet to a point and corner of Lot #26 on said Plan, thence extending along said side of Lot #26 north 39 degrees 42 minutes 43 seconds west 215.61 feet to the first mentioned point and place of beginning

BEING Lot #51 on said Plan

BEING known as 35 McCormick Way,
Lincoln University, PA 19352

New London Township

Parcel No. 71-3-208

BEING the same premises which
Wilkinson Heritage, LLC by Deed date February 6, 2004 and recorded February 17, 2004, in Book 6067, Page 1081, granted and conveyed unto James J. Beck and Rebecca A. Wassler, husband and wife, in fee

PLAINTIFF: Deutsch Bank National
Trust Company, as Trustee for WaMu Mortgage
Pass-Through Certificates Series 2005-AR13 Trust
VS

DEFENDANT: **JAMES J. BECK &
REBECCA A. WASSLER & UNITED STATES
OF AMERICA**

SALE ADDRESS: 35 McCormick
Way, Lincoln University PA 19352

PLAINTIFF ATTORNEY:
DANIELLE BOYLE-EBERSOL, ESQUIRE,
610-278-6800

SALE NO. 11-3-170

Writ of Execution No. 10-05383

DEBT \$219,641.11

BY virtue of a Writ of Execution No.
10-05383

OWNER(S) of property situate in the
Township of West Bradford, Chester County,
Pennsylvania, being 1659 Hemlock Drive,
Downingtown, PA 19335-3542

UPI No. 50-5A-95

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$219,641.11

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **THOMAS McHUGH**

SALE ADDRESS: 1659 Hemlock Dr.,

Downingtown, PA, 19335

PLAINTIFF ATTORNEY: **JOSHUA I.**

GOLDMAN, ESQ., 215-563-7000

SALE NO. 11-3-171

Writ of Execution No. 09-09158

DEBT \$284,853.49

BY virtue of a Writ of Execution No.
09-09158

OWNER(S) of property situate in the
Township of East Brandywine, Chester County,
Pennsylvania, being 430 Corner Ketch Road,
Downingtown, PA 19335-1229

UPI No. 30-2-79.3

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$284,853.49

PLAINTIFF: US Bank National
Assoc., as Trustee for the C-Bass Mortgage Loan
Asset-Backed Certificates Series 2006-CB6

VS

DEFENDANT: **JAMES H ZYNN &
VIDA ZYNN**

SALE ADDRESS: 430 Corner Ketch
Rd., Downingtown, PA 19335

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

SALE NO. 11-3-172

Writ of Execution No. 10-07141

DEBT \$268,647.17

BY virtue of a Writ of Execution No.
10-07141

OWNER(S) of property situate in the
Borough of Malvern, Chester County,
Pennsylvania, being 101 Carters Grove Lane,
Malvern, PA 19355-2648

UPI No. 2-6-328

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$268,647.17

PLAINTIFF: BAC Home Loans
Servicing

VS

DEFENDANT: **LARS SPICER**

SALE ADDRESS: 101 Carters Grove
Ln., Malvern, PA 19355

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

SALE NO. 11-3-175

Writ of Execution No. 10-03875

DEBT \$226,802.61

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

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

UPI No. 52-5C-45

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$226,802.61

PLAINTIFF: BAC Home Loans
Servicing

VS

DEFENDANT: **WILLIAM
ATZROTT**

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

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

SALE NO. 11-3-176

Writ of Execution No. 09-05941

DEBT \$188,159.76

BY virtue of a Writ of Execution No.
2009-05941

OWNER(S) of property situate in the
Township of London Grove, Chester County,
Pennsylvania, being 229 Garden Station Road,
Avondale, PA 19311-9365

UPI No. 59-11-12.7

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$188,159.76

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **GEORGE & PATRI-
CIA BUSH**

SALE ADDRESS: 229 Garden Station
Rd., Avondale, PA 19311

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

SALE NO. 11-3-177

Writ of Execution No. 10-02482

DEBT \$183,311.20

ALL THAT CERTAIN lot or piece of
land with the frame dwelling house thereon situate,
known as No. 12 Vanderslice Street, situate on the

northerly side of Vanderslice Street west of Fairview Street, in the Fifth Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the south by Vanderslice Street on the west by No. 13; on the north by Needle Street and on the east by Lot No. 11 Vanderslice Street, being 17.96 feet in front on said Vanderslice Street and extending of that width between parallel lines, a distance of 125.019 feet to the south side of Needle Street being Lot No. 12 on a plot or plan of properties of Frank B Welland, surveyed by William Magarity, Jr., C.E. June 11th, 1928, said Plan being recorded in the Recorder of Deeds Office at West Chester PA in Plan Book No. 1 Page 274

COUNTY Parcel No. 15-9-39

BEING known as: 543 Vanderslice Street, Phoenixville, PA 19460

PROPERTY ID No.: 15-09-0039

TITLE to said premises is vested in Eric P. Schlachta, as sole owner by deed from Christine P. Pumarada and Paul F. Pumarada, wife and husband dated 08/22/2006 recorded 09/11/2006 in Deed Book 6948 Page 2226.

PLAINTIFF: Liquidation Properties Inc.

VS

DEFENDANT: **SUSAN SCHLACHTA aka SUZAN NORRIS as ADMINISTRATOR of the ESTATE of ERIC SCHLACHTA**

SALE ADDRESS: 543 Vanderslice St., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ALLEN MINATO, 856-669-5400**

SALE NO. 11-3-178

Writ of Execution No. 08-04786

DEBT \$104,379.67

BY virtue of a Writ of Execution No. 08-04786

OWNER(S) of property situate in the Downingtown Borough, Chester County, Pennsylvania, being 212 Prospect Avenue, Downingtown, PA 19335-2831

UPI No. 11-11-113.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$104,379.67

PLAINTIFF: US Bank National Assoc.

VS

DEFENDANT: **GLORIA MEEKS & SYBIL MILLER**

SALE ADDRESS: 212 Prospect Ave., Downingtown, PA 19335

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

SALE NO. 11-3-179

Writ of Execution No. 10-09465

DEBT \$132,519.74

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the south side of the Philadelphia-Lancaster Turnpike in East Whiteland Township, Chester County, PA, bounded and described as follows, to wit:

BEGINNING at a stake, 418.16 feet west of the western line of the Lancaster Turnpike and Morehall Road in the middle of the road; thence south 17 degrees 28 minutes west 214.76 feet to a point; thence north 85 degrees 46 minutes west 174.88 feet to a stake; thence north 29 degrees 59 minutes west 113.63 feet to a spike in the center of Sugartown Road; thence along the said Sugartown Road north 60 degrees 1 minutes east 241.39 feet to an iron pin in the center of the first mentioned road; thence along the center of the first mentioned road, south 72 degrees 32 minutes east 90.74 feet to the place of beginning.

CONTAINING 1 acre of land more or less.

TITLE to said premises is vested in William H. Pfitzenmeyer by Deed from Robert H. Griffith and Elizabeth K. Griffith, his wife, dated September 18, 1963 and recorded September 18, 1963 in Deed Book K35, Page 657.

AND the said William H. Pfitzenmeyer being so seized thereof, in fee, departed this life on 7/27/2009 having first made his Last Will and Testament in writing bearing the date of 3/17/2009, duly proven and registered at Chester County, PA, being Will #15091242, wherein and whereby the said Testator did nominate, constitute and appoint Robert Pfitzenmeyer and Frank Pfitzenmeyer, Co-Executors of his Estate to whom letters Testamentary were duly granted by the Register of Wills of Chester, PA on 8/18/2009.

PREMISES being known as: 14 Village Way, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-04M-0001

PLAINTIFF: Financial Freedom Acquisition

VS

DEFENDANT: **ROBERT & FRANK PFITZENMEYER**

SALE ADDRESS: 14 Village Way,

Malvern, PA 19355

PLAINTIFF ATTORNEY: **MARC WEISENBERG, 215-790-1010**

SALE NO. 11-3-180

Writ of Execution No. 10-06342

DEBT \$152,495.20

ALL THAT CERTAIN lot or dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and State of Pennsylvania, described according to a Site Layout Plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989 and recorded at Chester County as Plan File No. 9462, being more particularly shown and described on a certain Plan entitled "As Built Building Location", Tidewater, prepared by NTH Consultants, dated 10/30/1993; being shown on said Plan as Unit No. A-1.

TOGETHER with and subject to Declaration in Record Book 2079 Page 236, amended in Record Book 3285 Page 563.

BEING the same property which Carter's Grove Associates, L.P. a Pennsylvania Limited Partnership, by Buttonwood Construction Corporation by Deed dated July 15, 1993 and recorded with the Chester County Recorder of Deeds Office on July 20, 1993 in Book 3591, Page 1506, granted and conveyed unto Lars J.B. Spicer, Jr.

PROPERTY known as: 101 Carters Grove Lane, Malvern, PA 19335

BEING UPI #2-6-328

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **LARS SPICER and LARS J.B. SPICER JR.**

SALE ADDRESS: 101 Carters Grove Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAUREN B. KARL, 412-232-0808**

SALE NO. 11-3-182

Writ of Execution No. 10-09095

DEBT \$482,481.06

BY virtue of a Writ of Execution No. 10-09095

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 503 Windsor Way, Chester

Springs, PA 19425-3845

UPI No. 32-3-702

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$482,841.06

PLAINTIFF: Bank of America

VS

DEFENDANT: **GWEN KRILOVA**

SALE ADDRESS: 503 Windsor Way, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **VIVEK SRIVASTAVA, 215-563-7000**

SALE NO. 11-3-183

Writ of Execution No. 10-07479

DEBT \$409,777.84

BY virtue of a Writ of Execution No. 10-07479

OWNER(S) of property situate in Lower Oxford Township, Chester County, Pennsylvania, being 288 Hawksworth Drive, Oxford, PA 19363-2524

UPI No. 56-3-69.30

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$409,777.84

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **SAMUEL WATSON**

SALE ADDRESS: 288 Hawksworth Dr., Oxford, PA 19363

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

SALE NO. 11-3-184

Writ of Execution No. 05-01900

DEBT \$206,194.33

ALL THAT CERTAIN "Spring House" Parcel situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, as shown on plan "1622 sq. ft. Spring House Parcel, Willistown Woods II", prepared for Mac Elree Harvey, LTD., dated February 15, 2008, by Howell Kline Surveying, LLC, West Chester, PA, being more particularly described as follows:

BEGINNING at a point, being a common corner of "Spring House" Parcel and lands now or late of Willistown Woods II, LP. (UPI #54-8-22) as shown on said Plan, said point of beginning being located the following courses and distances from a remote point of beginning, being the intersection of the centerline of Dartmouth

Road and the title line in the bed of Street Road (Route 926), thence from said remote point of beginning, along the centerline of Dartmouth Road the following five (5) courses and distances: 1) N 28° 08' 46" W a distance of 32.30' to a point of curvature; 2) along said curve to the right having an arc length of 132.21', a radius of 150.00' a chord bearing of N 02° 53' 46" W, a chord length of 127.97' a central angle of 50° 30' 00", to a point of tangency; 3) N 22° 21' 14" E a distance of 120.77' to a point of curvature; 4) along said curve to the left having an arc length of 198.53', a radius of 175.00', a chord bearing of N 10° 08' 46" W, a chord length of 188.05', a central angle of 65° 00' 00", to a point of tangency; and 5) N 42° 38' 46" W a distance of 198.70' to a spike found; thence leaving said centerline through lands now or late of Willistown Woods II, L.P., N 33° 53' 12" W a distance of 149.20' to the true point of beginning; thence from true point of beginning along lands now or late of Willistown Woods II, L.P. the following sixteen (16) courses and distances: 1) N 89° 22' 00" W a distance of 17.46'; 2) N 00° 38' 00" E a distance of 24.00'; 3) N 89° 22' 00" W a distance of 10.45'; 4) N 00° 38' 00" E a distance of 20.24'; 5) S 89° 22' 00" E a distance of 14.67'; 6) N 00° 38' 00" E a distance of 10.75'; 7) N 89° 22' 00" W a distance of 6.36'; 8) N 00° 38' 00" E a distance of 16.30'; 9) S 89° 22' 00" E a distance of 20.83'; 10) S 00° 38' 00" W a distance of 16.30'; 11) N 89° 22' 00" W a distance of 6.35'; 12) S 00° 38' 00" W a distance of 10.75'; 13) S 89° 22' 00" E a distance of 15.56'; 14) S 00° 38' 00" W a distance of 20.24'; 15) N 89° 22' 00" W a distance of 10.45'; and 16) S 00° 38' 00" W a distance of 24.00' to the Point and Place of Beginning.

CONTAINING: 1,622 Square Feet (0.037 Acres) of land, being the same more or less.

BEING "Spring House" Parcel of Willistown Woods II as shown on said Plan, formerly a portion of the land commonly known as "The Fruh Parcel."

BEING commonly known as 68-70 Dartmouth Road, West Chester, PA and

TAX Parcel No. 54-8-22.00

PLAINTIFF: TCS Grantor Trust, Successor by Assignment from Hudson United Bank s/b/m to Jefferson Bank by Touchstone Asset Management, Servicing Agent

VS

DEFENDANT: **WILLISTOWN WOODS II, LIMITED PARTNERSHIP**

SALE ADDRESS: 68-70 Dartmouth Rd., West Chester, PA 19380

PLAINTIFF ATTORNEY: **STEVEN**

SUGARMEN, 610-889-0700

SALE NO. 11-3-185

Writ of Execution No. 10-08090

DEBT \$336,455.73

BY virtue of a Writ of Execution No. 10-8090

OWNER(S) of property situate in the Township of West Pikeland, Chester County, Pennsylvania, being 724 Hunt Club Lane, Chester Springs, PA 19425-2311

UPI No. 34-4P-16

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$336,455.73

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KIMBERLYNN**

CASTLE & JEFFREY COX

SALE ADDRESS: 724 Hunt Club Lane, Chester Springs, PA 19425

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

SALE NO. 11-3-186

Writ of Execution No. 09-14511

DEBT \$925,982.53

ALL THAT CERTAIN lot or piece of ground situate in East Marlborough Township, Chester County, Pennsylvania bounded and described according to a land development plan for Joe Wallace, made by Chester Valley Engineers, Inc., dated 3-29-2002 last revised 6-14-2002 and recorded in Chester County as Plan #16284 as follows to wit

BEGINNING at a point on the easterly side of Public Road (r. 422) known as North Walnut Road a corner of a 25 feet wide access easement for access over Lot 3 benefiting Lots 1 and 2 on said Plan, thence extending along same, north 85 degrees 17 minutes 45 seconds east 137.02 feet to a point; a corner of Lot 2, thence extending along same, south 03 degrees 37 minutes 55 seconds east 533.89 feet to a point in line of Lot 4, thence extending along same, south 50 degrees 45 minutes 15 seconds west 166.34 feet to a point on the easterly side of North Walnut Road, thence extending along same the two following courses and distances, (1) on the arc of a circle curving to the right having a radius of 484.29 feet the arc distance of 41.42 feet to a point of tangent, and (2) north 03 degrees 37 minutes 55 seconds west, 586.81 feet to the first mentioned point and place of beginning.

CONTAINING 79,633 square feet or 1.829 acres more or less.

BEING Lot 1 on said Plan.

BLR # 61-5-496

PLAINTIFF: ING Bank, fsb

VS

DEFENDANT: **WILLIAM DOLAN,**

JR.

SALE ADDRESS: 100 Lynn Lane,
Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **STUART**
WINEGRAD, 215-735-5599

SALE NO. 11-3-187

Writ of Execution No. 10-04882

DEBT \$224,472.29

BY virtue of a Writ of Execution No.
10-04882

OWNER(S) of property situate in the
Township of London Grove, Chester County,
Pennsylvania, being 553 East Avondale Road,
West Grove, PA 19390-9704

UPI No. 59-11-40.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$224,472.29

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DANA TINNIN**

SALE ADDRESS: 553 East Avondale
Rd., West Grove, PA 19390

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

SALE NO. 11-3-188

Writ of Execution No. 10-11190

DEBT \$149,597.51

ALL THAT CERTAIN lot or piece of
ground situate in the Borough of Phoenixville,
Chester County, described according to a
Subdivision Plan for Heritage Square by William
L. Conner, Professional Land Surveyor, Spring
City, PA dated 7/11/1989 last revised 1/9/1990 and
recorded as Plan No. 10328 as follows, to wit:

BEGINNING at a point on the wester-
ly side of Heritage Square Drive, a corner of Lot
#8 thence extending along same, south 71 degrees
28 minutes west, 100.00 feet to a point on the easter-
ly side of South Street; thence extending along
the same, north 18 degrees 32 minutes 0 seconds
west 35.00 feet to a point in the line of Lot #9;
thence extending along same, north 71 degrees 28
minutes east, 100.00 feet to a point on the wester-

ly side of Heritage Square Drive; thence extending
along the same, south 18 degrees 32 minutes east,
35 feet to the point of beginning.

TAX ID Number: 15-05-0633

UPI Number: 15-5-633

IMPROVEMENTS: residential
dwelling

BEING the same premises: Doris L.
Taylor, Sole Owner by Deed from Elizabeth A.
Fifer, Executrix of the Estate of James K.
Overstreet, deceased dated 5/2/2007 and recorded
7/31/2007 in Record Book 7226 Page 302

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DORIS TAYLOR**

SALE ADDRESS: 439 South Street
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MARTHA**
VON ROSENSTIEL, 610-528-2887

SALE NO. 11-3-189

Writ of Execution No. 10-08274

DEBT \$338,986.56

ALL THAT CERTAIN unit in the prop-
erty known, named and identified as Charlestown
Woods Condominium, located in Charlestown
Township, Commonwealth of Pennsylvania,
which has heretofore been submitted to the provi-
sions of the Uniform Condominium Act, 68 PA.
C.S. 3101 et seq. by the recording in the County
of Chester, Department of Records of a
Declaration recorded on 12/20/2007 in Record
Book 7331 Page 1520 being and designated as
Unit No. 2 together with a proportionate undivided
interest in the Common Elements (as defined in
such Declaration)

TOGETHER with the perpetual right,
liberty, privilege and use over through and across a
fifty (50) wide common driveway easement
extending from Charlestown Road as more partic-
ularly described on the Subdivision Plan recorded
in Chester County as 17652 aforesaid as for a
vehicular and pedestrian ingress and egress and for
installation of utilities including gas, electric and
water service and telephone and cable television
service for Lot No. 1 and Lot No. 2 as more par-
ticularly described on the said Subdivision Plan.
Subject to the duty in common with the owners of
the aforesaid lots, their successors and assigns to
maintain and repair the said common driveway and
to keep it free from ice, snow and debris.

TAX Parcel #35-4-11.1C

BEING part of the same premises John
G. Berg by Deed dated 2/21/2009 and recorded

2/23/2009 in the County of Chester in Record Book 7595 Page 2025 conveyed unto Maureen R. Berg, in fee.

PLAINTIFF: Prudential Savings Bank
VS

DEFENDANT: **MAUREEN BERG**

SALE ADDRESS: Charlestown Woods
Condominium, 138 Charlestown Rd., aka Unit
2,14 Alexis Ln, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JEROME
R. BALKA, 215-564-5640**

SALE NO. 11-3-190

Writ of Execution No. 10-11913

DEBT \$216,447.65

ALL THAT CERTAIN lot or tract of ground with the dwelling house and improvements thereon erected, hereditaments and appurtenances, situate on the northeasterly side of the public road (33 feet wide) known as The Eagle Farms Road, leading from Anselma to Eagle, in West Pikeland Township, Chester County, Penna., bounded and described according to a survey made by George F. Shaner, Registered Engineers on September 20, 1950 as follows, to wit:

BEGINNING at a point in the middle of the aforesaid Public Road leading from Anselma to Eagle, a corner of land now or late of Daniels; thence along said latter lands, north 45 degrees, 30 minutes east, 22.68 perches to a planted stone, a corner of lands now or late of Harry Nessner; thence by said latter lands, north 51 degrees, 30 minutes west, 21.72 perches to a planted stone and thence south 44 degrees west, 24.7 perches to a corner in the middle of the aforesaid Eagle Road; thence along the center line of said Road, south 45 degrees, 45 minutes east, 21.28 perches to the first mentioned point and place of beginning.

CONTAINING 3.12 acres of land, be the same more or less.

CHESTER County Tax Parcel #34-3-10

BEING the same premises which Daniel Joseph Richard by Deed dated October 29, 1991 and recorded November 7, 1991 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2658 Page 286, granted and conveyed unto Roy Hall and Aileen Hall, in fee.

PLAINTIFF: Beneficial Consumer
Discount Company
VS

DEFENDANT: **ROY and AILEEN
HALL**

SALE ADDRESS: 1821 Eagle Farms

Rd., Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **STEVEN
EISENBERG, 215-572-8111**

SALE NO. 11-3-191

Writ of Execution No. 10-07838

DEBT \$348,301.59

BY virtue of a Writ of Execution No.
2010-07838

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 233 Hidden Creek Dr, Downingtown, PA
19335-4227

UPI No. 39-4-392

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$348,301.59

PLAINTIFF: **EMC Mortgage
Corporation**

VS

DEFENDANT: **MICHELLE and
THOMAS WOLF**

SALE ADDRESS: 233 Hidden Creek
Dr., Downingtown, PA 19335

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

SALE NO. 11-3-192

Writ of Execution No. 08-04306

DEBT \$707,280.01

BY virtue of a Writ of Execution No.
08-04306

OWNER(S) of property situate in the
Township of Tredyffrin, Chester County,
Pennsylvania, being 339 Croton Road, Wayne, PA
19087

UPI No. 43-11C-65.10

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$707,280.01

PLAINTIFF: The Bank of New York as
Trustee

VS

DEFENDANT: **BRIAN and
FRANCINE LINCICOME**

SALE ADDRESS: 339 Croton Rd.,
Wayne, PA 19087

PLAINTIFF ATTORNEY: **MICHELE
BRADFORD, 215-563-7000**

SALE NO. 11-3-194
Writ of Execution No. 08-04238
DEBT \$587,391.55

08-04238 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of West Pikeland, Chester County, Pennsylvania, being 1625 Spring House Road, Chester Springs, PA 19425

UPI No. 34-1-111

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$587,391.55

PLAINTIFF: The Bank of New York Trust Company, NA

VS

DEFENDANT: **KEITH and YVETTE FRANKLIN**

SALE ADDRESS: 1625 Spring House Rd., Chester Springs, PA 19425

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

SALE NO. 11-3-195
Writ of Execution No. 09-05132
DEBT \$299,114.59

09-05132 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in Honey Brook Township, Chester County, Pennsylvania, being 955 Birdell Road, Honey Brook, PA 19344

UPI No. 22-11-8.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$299,114.59

PLAINTIFF: Kondaur Capital Corporation

VS

DEFENDANT: **JAMES & CHARLOTTE FERRELL**

SALE ADDRESS: 955 Birdell Rd., Honey Brook, PA 19344

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

SALE NO. 11-3-196
Writ of Execution No. 10-10024
DEBT \$300,259.91

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

OWNER(S) of property situate in East

Goshen Township, Chester County, Pennsylvania, being 1010 Taylor Avenue, West Chester, PA 19380-6036

UPI No. 53-2-86.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$300,259.91

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ANDREW J. MacDOWELL aka ANDREW MacDOWELL**

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

PLAINTIFF ATTORNEY: **MICHELE BRADFORD, 215-563-7000**

SALE NO. 11-3-197
Writ of Execution No. 10-10830
DEBT \$268,667.25

10-10830 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 193 Milbury Road, Coatesville, PA 19320-5604

UPI No. 47-4-305

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$268,667.25

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **LENORA WOOLARY and YVONNE THOMAS**

SALE ADDRESS: 193 Milbury Rd., Coatesville, PA 19320

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

SALE NO. 11-3-198
Writ of Execution No. 10-05487
DEBT \$74,445.96

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

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

UPI No. 8-5-40

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$74,445.96

PLAINTIFF: Deutsche Bank National
Trust Company
VS

DEFENDANT: **PAMELA and
WILLIAM TATUM**

SALE ADDRESS: 503 West 1st Ave.,
Parkesburg, PA 19365

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

SALE NO. 11-3-199
Writ of Execution No. 07-11977
DEBT \$196,114.62

ALL THAT CERTAIN lot or piece of
ground situate in the Township of East Coventry,
County of Chester and Commonwealth of
Pennsylvania, bounded and described according to
a final plan of "Coventry Glen", prepared by
Gilmore & Associates, Inc., Consulting Engineers
and Land Surveyors, dated 8/30/2000, last revised
7/2/2004 and recorded in Chester County as Plan
No. 17236 as follows, to wit:

BEGINNING at a point on the southerly
side of Dare Lane, a corner of Lot #56 as shown
on said Plan; thence from said point of beginning,
along the said side of Dare Lane south 37 degrees,
18 minutes, 45 seconds east 20.00 feet to a corner
of Lot #54; thence along Lot #54 south 52 degrees,
41 minutes, 15 seconds west 105.90 feet to a point
in line of open space; thence along said open space
north 37 degrees, 18 minutes, 45 seconds west
20.00 feet to a corner of Lot #56; thence along Lot
#56 north 52 degrees, 41 minutes, 15 seconds east
105.90 feet to the first mentioned point and place
of beginning.

BEING Lot #55

PARCEL No.: 18-1-250

BEING known as: 55 Dare Lane,
Pottstown, PA 19465.

BEING the same premises which NVR,
Inc. trading as Ryan Homes, by Deed dated
October 31, 2005 and recorded December 15,
2005 in and for Chester County, Pennsylvania, in
Deed Book Volume 6713, Page 1922, granted and
conveyed unto Felicia Lewis and James Lewis,
husband and wife.

PLAINTIFF: Aurora Loan Services,
LLC

VS

DEFENDANT: **FELICIA and
JAMES LEWIS**

SALE ADDRESS: 55 Dare Ln.,
Pottstown, PA 19465

PLAINTIFF ATTORNEY: **KIMBER-**

LY BONNER, 908-233-8500

SALE NO. 11-3-200
Writ of Execution No. 10-05348
DEBT \$218,588.42

BY virtue of a Writ of Execution No.
10-05348

OWNER(S) of property situate in the
East Caln Township, Chester County,
Pennsylvania, being 32 May Apple Drive,
Downingtown, PA 19335-3442

UPI No. 40-4-199

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$218,588.42

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **THOMAS McHUGH**

SALE ADDRESS: 32 May Apple Dr.,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL
SHA-JANI, 215-563-7000**

SALE NO. 11-3-201
Writ of Execution No. 10-04756
DEBT \$215,927.57

ALL THAT CERTAIN lot of piece of
ground, with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Caln, County of Chester
and State of Pennsylvania, bounded and described
according to a Subdivision Plan of Summit Woods,
made by Yerkes Associates, Inc., West Chester,
Pa., dated 6/18/1990 revised 5/14/1991 and
recorded in Chester County Plan File No. 11213,
as follows, to wit:

BEGINNING at a point on the northerly
side of Summit street (40 feet wide) at a corner
of Lot #2-A (as shows on said plan); thence
extending from said beginning point, along the
northerly side of Summit Street, south 85 degrees,
39 minutes west, 60 feet to a point; thence extend-
ing north 4 degrees, 21 minutes west, 120 feet to a
point on the southerly side of a 12 feet wide unim-
proved alley; thence extending along same north
85 degrees, 39 minutes east, 60 feet to a point a
corner of Lot #2-A; thence extending along same
south 4 degrees, 21 minutes east, 120 feet to the
first mentioned point and place of beginning.

BEING Lot #1-A as shown on said
Plan.

TITLE to said premises is vested in
Patricia Bogart Bramley a/k/a Patricia B. Bramley

and William Bramley a/k/a William Francis Bramley, husband and wife, by deed from Patricia Bogart Bramley dated July 16, 2004 and recorded August 16, 2004 in Deed Book 6252, Page 1650.

PREMISES being known as: 3107 West Summit Avenue, Downingtown, Pennsylvania 19335.

TAX I.D.#: 39-04L-0037.010

PLAINTIFF: Household Finance
Consumer Discount Company
VS

DEFENDANT: **WILLIAM BRAME-
LY aka WILLIAM FRANCIS BRAMELY and
PATRICIA BOGART BRAMELY aka PATRI-
CIA B. BRAMELY**

SALE ADDRESS: 3107 West Summit
Ave., Downingtown, PA 19335

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

SALE NO. 11-3-202

Writ of Execution No. 10-09665

DEBT \$704,008.36

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Plan of Smithridge at Kennett, made by Brandywine Valley Engineers, Inc. dated 08/25/1997, last revised 06/12/1998 and recorded as Plan #14705, as follows, to wit:

BEGINNING at an iron pin to be set on the northerly right of way line of Woodridge Road (50 feet wide), said point being a common corner of Lot #11 on said Plan and the southeasterly most corner of the herein described Lot #10; thence from said point of beginning along said northerly right of way line of Woodridge Road, the following 3 courses and distances: (1) south 87 degrees 06 minutes 05 seconds west, 133.26 feet to an iron pin to be set; (2) along a curve to the left having a radius of 325.00 feet, the arc distance of 56.66 feet, a chord bearing of south 82 degrees 06 minutes 24 seconds west and a chord distance of 56.59 feet to a concrete monument to be set and (3) south 77 degrees 06 minutes 42 seconds west, 52.24 feet to an iron pin to be set; thence along a private road right of way area for Lots #8, #9, and #10, north 12 degrees 53 minutes 18 seconds west, 50.00 feet; thence along Lot #9 of said Plan, north 25 degrees 42 minutes 02 seconds east, 238.90 feet to an iron pin to be set; thence along lands now or late of Southridge, Inc., north 87 degrees 06 minutes 05 seconds east, 135.41 feet; thence along Lot #11 as

shown on said Plan, south 02 degrees 53 minutes 55 seconds east, 245.00 feet to the first mentioned point and place of beginning.

BEING Lot #10 as shown on said Plan.

CONTAINING 49,686 square feet of land, be the same more or less.

PARCEL No. 62-7-98.10

BEING the same premises which Thompson Smithbridge Inc., A Pennsylvania Corporation (aka Thompson Smithridge, Inc.), by Deed dated March 4, 2004 and recorded in the Chester County Recorder of Deeds Office on March 10, 2004 in Deed Book 6087, Page 2157, granted and conveyed unto Nicholas N. Pournader.

PLAINTIFF: Merrill Lynch Credit Corporation

VS

DEFENDANT: **NICHOLAS POUR-
NADER**

SALE ADDRESS: 119 Woodridge Dr.,
Kennett Square, PA 19348

PLAINTIFF ATTORNEY:
**DANIELLE BOYLE-EBERSOLE, 610-278-
6800**

SALE NO. 11-2-203

Writ of Execution No. 10-09901

DEBT \$163,956.38

ALL THAT CE RTAIN lot or piece o ground, Situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan of Watch Hill made by Yerkes Associates, Inc., 101 Charles Drive, Box 1080, Bryn Mawr, PA 19010 dated 9/16/1987 last revised 11/2/1988 and recorded as Plans #7874 through #7897 as follows, to wit:

BEGINNING at a point on the northerly side of Watch Hill Road (50 feet wide), a corner of Lot #15 on said Plan; thence extending along said Lot, north 12 degrees 32 minutes east 331.36 feet to a point in line of Open Space. (East); thence extending south 77 degrees 2 minutes east 130.00 feet to a point, a corner of Lot #13; thence extending along said Lot, south 12 degrees 32 minutes crossing a 30 feet wide storm drainage easement, 331.36 feet to a point on the northerly side of Watch Hill Easement, 331.36 feet to a point on the northerly side of Watch Hill Road; thence extending along same, north 77 degrees 28 minutes west 130.00 feet to the first mentioned point and place of beginning.

PROPERTY ADDRESS: 267 Watch Hill Road, Exton, PA 19341.

PARCEL NO. 41-02-0120

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **STANLEY and
DONNA EDWARDS**

SALE ADDRESS: 267 Watch Hill Rd.,
Exton, PA 19341

PLAINTIFF ATTORNEY: **McCABE
WEISENBERG and CONWAY, 215-790-1010**

SALE NO. 11-3-204

Writ of Execution No. 09-07399

DEBT \$63,890.91

ALL THAT CERTAIN lot or tract of ground, situate in Kennett Township, Chester County, Pennsylvania, described according to Plan of Property of Kenroc Corp. known as 'Greenwood Hills, Phases I, II and III made by George E. Regester, Jr. & Sons, Inc. Surveyor dated August 10, 1970, revised April 6, 1972, and by a more recent survey dated, 1974, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern side of William Lane at 50 feet wide, a corner of Lot 21, on said Plan, said point is measured along said road the two following courses and distances from a point on the southern side of McComb Lane: (1) on the aRc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 37.50 feet to a point; (2) thence on the arc of a circle curving to the right having a radius 499.92 feet, the arc distance of 365.07 feet to the point of beginning; thence extending from said beginning point and along Williams Lane the three following courses and distances: (1) on the arc circle curving to the right having a radius of 261.47 feet, the arch distance of 134.85 feet to a point; (2) thence north 75 degrees 2 minutes west, 150.43 feet to a point; (3) thence on the arc of a circle curving to the left having a radius of 289.28 feet, the arc distance of 65.47 feet to a point in line of other lands of Kenroc Corporation to be open space for Parklandl thence along said lands north 2 degrees east, 166.80 feet to a point, a corner of Lot 20, on said Plan; thence along said Lot, south 5 degrees 39 minutes east 296.69 feet to a point, a corner of Lot 21, on said Plan; thence along said Lot, south 19 degrees 24 minutes 21 seconds east, 150.63 feet to the first mentioned point and place of beginning. Containing within said metes and bounds 1.163 acres, be the same, more or less.

SUBJECT, however, to the following:

1. Right of Way Agreement between

Craig M. Snader et al. and the Bell Telephone Company of Pennsylvania and Philadelphia Electric Company, dated February 10, 1955, and recorded in the Office of the Recorder of Deeds, in and for Chester County, Commonwealth of Pennsylvania, in Miscellaneous Deed Book 101, Page 319.

2. Revised Declaration of Restrictions recorded in the Office aforesaid in Plan Book 4, Page 7.

3. Second Revised Declaration of Restrictions recorded in the Office aforesaid in Miscellaneous Deed Book 111, Page 415.

4. Agreement among Kenroc Corporation et al., dated March 8, 1971, and recorded in Miscellaneous Deed Book 191, Page 833.

5. Agreement between Kenroc Corporation and the Township of Kennett, dated September 25, 1972, and recorded in Miscellaneous Deed Book 200, Page 436.

6. Right of Way Agreement between Kenroc Corporation and Philadelphia Electric Company, dated May 3, 1971, and recorded in Miscellaneous Deed Book 192, Page 695.

7. Right of Way Agreement of The Bell Telephone Company of Pennsylvania, dated May 3, 1971 and recorded in Miscellaneous Deed Book 192, Page 730.

8. Sixty-foot building set back line as shown on survey made by George E. Regester, Jr. & Sons Inc., Surveyor, dated August 10, 1970, and revised April 6, 1972.

9. Right to use McComb lane in common with other owners of lots shown on Plan of Greenwood Hills, recorded in Plan Book 6, Page 26.

UPI #62-4-327

TITLE to said premises is vested in Colin S. Munday and Normita V. Munday, h/w, by Deed from Colin S. Munday, dated 03/20/2006, recorded 03/24/2006 in Book 6797, Page 1105.

BEING known as the premises of 822 Williams Lane, Chadds Ford, PA 19317-8227

RESIDENTIAL property

SEIZED in execution as the property of Colin S. Munday and Normita V. Munday on Judgment No. 09-07399

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **COLIN S. MUNDAY
& NORMITA V. MUNDAY aka NORMITA L. MUNDAY**

SALE ADDRESS: 822 Williams Lane,
Chadds Ford, PA 19317

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

SALE NO. 11-3-206
Writ of Execution No. 10-07431
DEBT \$112,982.71

BY virtue of a Writ of Execution No. 10-07431

OWNER(S) of property situate in Highland Township, Chester County, Pennsylvania, being 46 Boroline Road a/k/a 46 Borough Line Road, Parkesburg, PA 19365-9201
 UPI No. 45-01-0011.030

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$112,982.71

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **VENCENT BELLI-NO**

SALE ADDRESS: 46 BoroLine Rd., aka 46 Borough Line, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MICHELE BRADFORD, 215-563-7000**

SALE NO. 11-3-207
Writ of Execution No. 10-11220
DEBT \$585,246.19

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Fetters Grove Phase II and III" made by EIK Surveyors and Engineers, Uwchlan Pennsylvania, dated 4/17/1996 and recorded in Plan File No. 13522 as follows, to wit:

BEGINNING at a point on the southerly side of Peggy's Drive, said point being a corner of Lot No. 19 as shown on said Plan; thence extending from said beginning point along Peggy's Drive north 68°, 38 minutes, 0 seconds east 150 feet to a point a corner of Lot 17, thence extending along same, south 23°, 22 minutes, 0 seconds east 322.77 feet to a point in line of land now or formerly of Joanne McDonald; thence extending along the same, south 62°, 17 minutes, 30 seconds west 150.43 feet to a point a corner of Lot 19; thence extending along the same, north 23°, 22 minutes, 0 seconds west 334.16 feet to the first mentioned point and place of beginning.

TAX Parcel #32-03-0014.02E

PROPERTY address: 105 Somers

Drive, Downingtown, PA 19335

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Eric Vonberge and Jodi Vonberge

BY Deed from: Michael McKay and Laura McKay

DATED: 05/11/2005 and recorded: 05/20/2005

BOOK: 6497 Page: 2030

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ERIC and JODI VONBERGE**

SALE ADDRESS: 105 Somers Dr., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MICHAEL MCKEEVER, 215-627-1322**

SALE NO. 11-3-209
Writ of Execution No. 10-10721
DEBT \$239,637.70

ALL THAT CERTAIN message and lots of land, hereditaments and appurtenances, situate in West Goshen Township, Chester County, Pennsylvania, being Lots Nos. 72 and 73 on the Plan of Chatwood, laid out for Johnston T. Wilson, recorded in the Office of Recording of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 56, bounded on the East by Lot No. 74, on the west by Birch Alley and fronting on the south on Orchard Avenue.

BEING known as 847 Orchard Avenue, West Chester, PA 19382

BEING the same premises which Lance T. Simmons and Ernest H. Simmons, Jr., by Indenture dated June 16, 1999 and recorded June 25, 1999 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 4587 Page 2167 granted and conveyed unto Lance T. Simmons. On January 9, 2009 Lance T. Simmons departed this life. On June 21, 2010 Charles A.J. Halpin, III, was appointed Administrator of the Estate of Lance Thorgny Simmons, also known as Lance T. Simmons, deceased.

PARCEL No.: 52-5G-74

IMPROVEMENTS: residential dwelling.

PLAINTIFF: Wells Fargo Bank N.A. aka Wachovia Mortgage, a division of Wells Fargo Bank N.A. et. al.

VS

DEFENDANT: **CHARLES A.J.**

HALPIN, III as ADMINISTRATOR of the ESTATE of LANCE T. SIMMONS, deceased

SALE ADDRESS: 847 Orchard Ave.,
West Chester, PA 19382

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

SALE NO. 11-3-210**Writ of Execution No. 10-00319****DEBT \$163,708.87**

BY virtue of a Writ of Execution No.
10-00319

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 315 Mount Pleasant Street, Coatesville, PA
19320-3003

UPI No. 16-4-19.9

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$163,708.87

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **BRANDI O'BRIAN-AHERN & WILLIAM AHERN**

SALE ADDRESS: 315 Mount Pleasant
St., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHELE BRADFORD, 215-563-7000**

SALE NO. 11-3-211**Writ of Execution No. 10-06889****DEBT \$163,906.92**

ALL THAT IS CERTAIN lot or piece
of ground, hereintaments and apourtenances, situate
in the Township of Caln, County of Chester and
State of Pennsylvania, bounded and described
according to a site plan of Beaver Run Knoll,
Phase I. originally called Wedswood Estates Phase
III, dated 2/5/1984, last revised 10/11/1984 and
recorded as Plan S4865, as follows, to wit:

BEGINNING at an interior point, a
corner of Lot 432; thence extending along the line
of same, north; 1 degrees 23 minutes 53.8 seconds
east 100 feet to a point; thence extending south 65
degrees 20 minutes 6 seconds east 30 feet to a
point thence extending south 21 degrees 39 min-
utes 53.8 seconds west 100 feet to a point thence
extending north 68 degrees 30 minutes – seconds
west 30 feet to the point of beginning.

BEING Lot 431

CONTAINING 3000 square feet.

BEING the same premises which
Jeffrey L. Dietz, Executor of the Estate of Thomas

R. Dietz, deceased by Deed dated 1/18/2000 in
Chester County in Book 4705 on Page 1387, grant-
ed and conveyed unto Susan Troupe Nelson, in fee,
BEING known as: 218 Carlyn Court,
Downingtown, PA 19335

PROPERTY ID No.: 39-5A-230

TITLE to said premises is vested in
Susan Troupe Nelson by Deed from Jeffrey L.
Dietz, Executor of the Estate of Thomas R. Dietz,
deceased dated 1/18/2000 recorded 1/28/2000 in
Deed Book 4705 Page 1387.

PLAINTIFF: US Bank, NA

VS

DEFENDANT: **SUSAN TROUPE NELSON**

SALE ADDRESS: 218 Carlyn Court,
Downingtown, PA 19335

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

SALE NO. 11-3-212**Writ of Execution No. 10-05202****DEBT \$116,424.13**

BY virtue of a Writ of Execution No.
10-05202

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 43 Chester Avenue, Coatesville, PA 19320-
3667

UPI No. 16-06-0565.0000

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$116,424.13

PLAINTIFF: US Bank National Assoc.
as Trustee

VS

DEFENDANT: **ABU TALAWALLY and GWENDOLYN YATES**

SALE ADDRESS: 43 Chester Ave.,
Coatesville, PA 19320

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

SALE NO. 11-3-213**Writ of Execution No. 09-10854****DEBT \$102,844.32**

BY virtue of a Writ of Execution No.
09-10854

OWNER(S) of property situate in the
Township of West Bradford, Chester County,
Pennsylvania, being 1118 Yankee Drive,
Downingtown, PA 19335-3817

UPI No. 50-5-117.50

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$102,844.32

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **KEITH ENNIS and DEBORAH ENNIS**

SALE ADDRESS: 1118 Yankee Dr., Downingtown, PA 19335

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

SALE NO. 11-3-215

Writ of Execution No. 10-07266

DEBT \$675,000.00

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Lakeridge (formerly Waterford West), prepared by Bursich Associates, Inc., dated 9/5/91 and last revised 1/4/94 and recorded in Chester County Plan #12381, as follows, to wit:

BEGINNING at a point on the south-westerly side of Liberty Bell Circle as shown on said Plan a corner of Lot 68 on said Plan; thence extending along the southwesterly changing to the southeasterly side of Liberty Bell Circle on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 52.00 feet to a point; thence extending along Lot 70 on said Plan south 40 degrees 46 minutes 31 seconds east 306.70 feet to a point; thence extending along Lot 46 on said Plan south 20 degrees 36 minutes 42 seconds west 75.00 feet to a point; thence extending along Lot 47 on said Plan south 72 degrees 58 minutes 09 seconds west 135.01 feet to a point; thence extending along Lot 53 on said Plan north 84 degrees 18 minutes 14 seconds west 87.83 feet to a point; thence extending along Lot 54 on said Plan north 54 degrees 25 minutes 31 seconds west 61.69 feet to a point; thence extending along Lot 68 aforementioned north 08 degrees 52 seconds 52 minutes east 286.99 feet to the point and place of beginning.

BEING Lot #69 on said Plan, also known as 211 Liberty Bell Circle, Downingtown, PA 19335.

BEING the same premises which David C. Bloom, by his agent, Michael G. Louis, by Deed dated March 10, 2006 and recorded in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Record Book 6789, page

2294, granted and conveyed unto Buckingham Partners, LLC, in fee.

BEING UPI #32-6-25.24

UNDER and subject to matters of record, including certain restrictions dated 8/13/93 and recorded in Deed Book 3653 Page 2392.

UNDER and subject to Homeowners Association Documents recorded 2/23/93 in Deed Book 3516 Page 1950.

PLAINTIFF: G. Kenneth Macrae

VS

DEFENDANT: **BUCKINGHAM PARTNERS, LLC**

SALE ADDRESS: 211 Liberty Bell Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CARMEN FINEGAN, 610-668-5454**

SALE NO. 11-3-216

Writ of Execution No. 10-03889

DEBT \$451,607.08

PREMISES "A"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 306 Buchanan Street (Tax Parcel 15-13-135)

ALL THAT CERTAIN frame dwelling, bakery stables and lot of land, situate in the Sixth Ward of the said Borough of Phoenixville, County of Chester and State of PA. Also a lot or piece of land situate in the Sixth Ward of the Borough of Phoenixville, State of PA.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Triple T Farms

PREMISES "B"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 435 Breckenridge Street (Tax Parcel 15-13-24)

ALL THAT CERTAIN messuage and tract of land situate in the Sixth Ward of the Borough of Phoenixville, Chester County, PA, more particularly described according to a survey of Earl R. Ewing, R.S., dated August 1, 1946.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Triple T Farms

PREMISES "C"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 512 Reeves Drive (Tax Parcel 15-14-240)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, PA, bounded and

described according to a Plan of Bavis and Wray, Civil Engineers and Surveyors, known and designated as Lot #95 on the Plan of Overlook Park, Section "A" Sub-division Plan #4 dated March 8, 1949 and revised on March 24, 1949 and May 6, 1949 said plan being recorded in the Office for the Recording of Deeds in West Chester, Chester County, PA on October 3, 1949, in Plan Book #2 Page 94.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Triple T Farms
PREMISES "D"

PROPERTY address: Township of East Coventry, Chester County, PA, known as 1286 Schuylkill Road (Tax Parcel 18-5-89)

ALL THAT CERTAIN message and lot of parcel of land, situate in the Township of East Coventry, and State of PA. Excepting and reserving thereout and therefrom a tract of land conveyed by Frederick Wolfgang and Virginia Wolfgang, his wife, by Barton J. Fox and Frances A. Fox, his wife, by Deed dated 2-18-1957 and recorded in West Chester in Deed Book A-29 Page 628, described as follows, to wit:

ALL THAT CERTAIN lot or tract of land, situate on the northwesterly side of Zieber Road in East Coventry Township, Chester County, PA, bounded and described in accordance with survey thereof made 12-8-1956 by Earl R. Ewing, Registered Surveyor.

IMPROVEMENTS: residential dwelling;

SOLD as the property of: Triple T Farms

PREMISES "E"

PROPERTY address: Borough of Phoenixville, Chester County, PA, known as 119 Pennsylvania Avenue (Tax Parcel 15-12-559.2)

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of PA, bounded and described according to a Survey and Plan thereof made February 28, 1966 by Earl Ewing, Registered Surveyor of Phoenixville, PA.

IMPROVEMENTS: lot and residential dwelling;

SOLD as property of: Francis J. Puleo
PLAINTIFF: Century Bank

VS

DEFENDANT: **FRANCIS PULEO, individually and trading as TRIPLE T FARMS**

SALE ADDRESS: 435 Breckenridge St., Phoenixville, PA 19460, 119 Pennsylvania,

Phoenixville, PA 19460, 306 Buchanan St., Phoenixville, PA 19460, 512 Reeves Dr., Phoenixville, PA 19460, 1286 Schuylkill Road, Parkerford, PA 19457

PLAINTIFF ATTORNEY: **WILLIAM LEVANT, 610-260-6000**

SALE NO. 11-3-217

Writ of Execution No. 10-12742

DEBT \$110,110.96

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan prepared for Pancoast Construction, Inc. by Regester Associates, Inc., dated May 22, 2006 and recorded in Chester County Recorder of Deeds Office as Plan No. 18138 as follows, to wit:

BEGINNING at a point on the northerly side of Strasburg Road (S.R. 3062), a corner of Lot 2 on said Plan; thence extending from the beginning point along Lot 2 the four (4) following courses and distances: (1) north 02 degrees 53 minutes 11 seconds east 92.25 feet; (2) north 30 degrees 04 minutes 12 seconds west, crossing an AT&T Right of Way, 582.59 feet; (3) north 00 degrees 00 minutes 00 seconds east 646.16 feet; (4) north 90 degrees 00 minutes 00 seconds west 50.14 feet to a point in line of lands now or late of Stock Granger, L.P.; thence extending along said lands north 21 degrees 14 minutes 02 seconds east 138.44 feet to a stone, a corner of lands now or late of John C. and Joan P. Figurelli; thence extending along said lands south 23 degrees 41 minutes 07 seconds east 342.19 feet to a Terracotta Monument, a corner of lands now or late of Walter H. and Joan M. Thompson, Jr.; thence extending along said lands and also lands now or late of Donald L. and Elva Y. Freyberger south 23 degrees 54 minutes 09 seconds east 630.33 feet to a Terracotta Monument, a corner of lands now or late of Nathan C. and Cheryl A. Schlamb; thence extending along said lands south 23 degrees 44 minutes 41 seconds east, re-crossing said AT&T Right of Way, 289.19 feet to a point of curve; thence extending along same on the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 83.32 feet to a point of curve on the westerly side of Sunset Drive; thence extending along Sunset Drive the three (3) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 250.00 feet, the arc distance of 36.65 feet to a point of tangent; (2) south 10 degrees 51 minutes 38 seconds west

181.37 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.72 feet to a point of tangent on the northerly side of aforementioned Strasburg Road; thence extending along Strasburg Road north 87 degrees 06 minutes 49 seconds west 268.19 feet to the first mentioned point of beginning.

BEING Lot 1 on said Plan.

BEING Part of UPI No. 50-4-31

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan prepared for Pancoast Construction, Inc. by Regester Associates, Inc., dated May 22, 2006 and recorded in Chester County Recorder of Deeds Office as Plan No. 18138 as follows, to wit:

BEGINNING at a point on the northerly side of Strasburg Road (S.R. 3062), a corner of Lot 1 on said Plan; thence extending from the beginning point along Strasburg Road north 87 degrees 06 minutes 49 seconds west 136.54 feet; thence extending along same north 87 degrees 49 minutes 15 seconds west 202.93 feet to an iron pin in line of lands now or late of Barbara L. Albright; thence extending along same north 00 degrees 10 minutes 50 seconds west 281.36 feet to an iron pin; thence extending along same and also lands now or late of Marian H. Williams and lands of Maria and Edward Caputo north 88 degrees 34 minutes 35 seconds west 878.40 feet to an iron pin in line of lands now or late of Michael and Marlene Patrone; thence extending along said lands and also lands now or late of John D. Pratt, IV and Anna P. Boyce north 00 degrees 44 minutes 09 seconds east, crossing an AT&T Right of Way, 339.11 feet to an iron pin in Sline of lands now or late of Stock Grange, L.P.; thence extending along said lands south 65 degrees 50 minutes 07 seconds east 605.59 feet to an iron pin; thence extending along same north 21 degrees 14 minutes 02 seconds east 894.25 feet to a corner of aforementioned Lot 1; thence extending along Lot 1 the four (4) following courses and distances: (1) south 90 degrees 00 minutes 00 seconds east 50.14 feet; (2) south 00 degrees 00 minutes 00 seconds west 646.16 feet; (3) south 30 degrees 04 minutes 12 seconds east, re-crossing said AT&T Right of Way, 582.59 feet; (4) south 02 degrees 53 minutes 11 seconds west 92.25 feet to the first mentioned point of beginning.

BEING Lot 2 on said Plan.

BEING Part of UPI No. 50-4-31

BEING the same premises which

Lawrence M. Herschell and Steven Dovidio, by indenture bearing date 11/2/2007 and recorded 11/9/2007 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 7304 Page 890, etc., granted and conveyed unto D&T Real Estate Development, LP, a Pennsylvania Limited Partnership, in fee.

REAL property address: 1981 Strasburg Road, Coatesville, PA

BRL#: 500400310000

BRL#: 500400310500

Unimproved Property

PLAINTIFF: Univest National Bank and Trust Co.

VS

DEFENDANT: **D & T REAL ESTATE DEVELOPMENT LP**

SALE ADDRESS: 1981 Strasburg Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KATHLEEN TORBIT, 215-400-2830**

SALE NO. 11-3-218

Writ of Execution No. 10-11395

DEBT \$130,522.90

ALL THAT CERTAIN lot or piece of ground with the stone messuage and improvements thereon erected, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of a public road leading from Coatesville to Brandywine Manor, 75 feet and extending back southwardly, 150 feet to land now or late of the Estate of Dr. Jesse Coates, being bounded on the East by lands now or late of Nicholas Kelley, on the west by lands now or late of D. Corcoran, on the south by said land now or late of the Estate of Dr. Jesse Coates and on the north by said public road.

CONTAINING 11,250 square feet of land, be the same more or less.

BEING Tax Parcel Number: 38-3J-18.

BEING known as property address: 1005 Manor Road, Coatesville, PA 19320.

PLAINTIFF: Kondaur Capital Corporation

VS

DEFENDANT: **KELLY & TAMMY BUTLER**

SALE ADDRESS: 1005 Manor Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, 215-627-1322**

SALE NO. 11-3-219**Writ of Execution No. 09-05805****DEBT \$368,043.11**

BY virtue of a Writ of Execution No. 09-05805

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 302 Trestle Lane, Coatesville, PA 19320-4682

UPI No. 47-2-20.73

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$368,043.11

PLAINTIFF: US Bank National Assoc. as Trustee for Mastr Asset Backed Securities Trust 2005-AB1

VS

DEFENDANT: **LOVETTE ELLERBE**

SALE ADDRESS: 302 Trestle Ln., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHELLE BRADFORD, 215-563-7000**

SALE NO. 11-3-220**Writ of Execution No. 09-12830****DEBT \$298,225.00**

ALL THAT CERTAIN tract of land situated in the Township of Caln, Chester County, State of Pennsylvania, designated as Lot "B" as shown on Plan of Lots known as "Northwood" by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the west right-of-way of a cul-de-sac which in the termination of Sky Line Drive, a corner of Lot "A" north by degrees 36 minutes west, 188.81 feet to a point in line of land belonging to Simon Gold; thence along the same north 0 degrees 24 minutes east, and also along land remaining of the Grantor-herein crossing a 15 feet wide drainage easement to a point on the north side thereof 225.00 feet, said point being a line of land belonging to Frederick Robinson; thence along the said line of Frederick Robinson and then William Lighcap, along the aforesaid north line of a 15 feet wide drainage easement south 89 degrees 36 minutes east 80.00 feet to a point, a corner of Lot "C"; thence along the same and along the center line of the aforesaid 15 feet wide drainage easement south 34 degrees 49 minutes east 225.42 feet to a point on the aforesaid cul-de-sac; thence along the same by a curve to the left having a radius of 50.00 feet an arc of

47.81 feet, the chord thereof being 45.99 feet on a curve of south 27 degrees 48 minutes 45 seconds west, to the first mentioned point and place of beginning

CONTAINING 34,694 square feet of land be the same more or less.

IMPROVEMENTS: Residential dwelling

UPI #39-3G-76

TITLE to said premises is vested in Michael J. Lillis, Jr. and Kristine Lillis, husband and wife by Deed from Robert L. Lash and Linda A. Lash, husband and wife dated 12/7/2004 and recorded 12/20/2004 in Record Book 6365, Page 1166.

PLAINTIFF: CPCA Trust

VS

DEFENDANT: **MICHAEL and KRISTINE LILLIS**

SALE ADDRESS: 1335 Skyline Dr., Coatesville, PA 19320

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

SALE NO. 11-3-221**Writ of Execution No. 09-11990****DEBT \$136,596.87**

ALL THAT CERTAIN tract of land upon which is located the south house of a block of two brick dwelling houses, designated as 121 North Second Avenue, situate in the City of Coatesville, Chester County, PA more particularly bounded and described as follows:

BEGINNING at a point on the east curb line of North Second Avenue, opposite the center of the middle dividing partition in said block of two brick dwelling houses & 18 feet southwardly from the south line of Railroad Street; thence along the east curb line of North Second Avenue southwardly 20 feet and extending eastwardly between parallel lines of that width at right angles to said North Second Avenue 130 feet, more or less to line of land now or late of William H. Ridgway.

BOUNDED on the north by land now or late of the heirs of Isaac Braunstein, deceased, on the east by land now or late of William H. Ridgway; on the south by land now or late of the heirs of Isaac Braunstein, deceased and on the west by the east curb line of North Second Avenue.

CONTAINING 26,000 square feet of land, be the same more or less.

RESIDENTIAL property

TAX Parcel #16-5-42

BEING known as the premises of 121 N. 2nd Avenue, Coatesville, PA 19320.

BEING known as: 121 North 2nd Avenue, Coatesville, PA 19320

PROPERTY ID No.: 16-05-0042

TITLE to said premises is vested in John R. Velek and Susan Velek, husband and wife, as tenants by the entirety by Deed from John R. Velek dated 05/13/2005 recorded 05/24/2005 in Deed Book 6499 Page 2249.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **JOHN VELEK & SUSAN VELEK**

SALE ADDRESS: 121 North 2nd Ave., Coatesville, PA 19320

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

SALE NO. 11-3-222

Writ of Execution No. 09-06923

DEBT \$229,375.06

BY virtue of a Writ of Execution No. 09-06923

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 202 Green Hill Road, Parkesburg, PA 19365-9174

UPI No. 37-4-40.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,375.06

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **MARY & DENNIS EANONE**

SALE ADDRESS: 202 Green Hill Rd., Parkesburg, PA 19365

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

SALE NO. 11-3-224

Writ of Execution No. 09-14256

DEBT \$64,544.15

ALL THAT LOT of land on which is located the north house of a block of two brick dwelling houses, designated as 50 Pennsylvania Avenue, situate in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows.

BEGINNING at a point on the west curb line of Pennsylvania Avenue, a corner of land

now or late of William C. Street; and distance 280 feet south of the south line of Cherry Street; thence along the west curb line of Pennsylvania Avenue, southwardly 18.75 feet and extending westwardly between parallel lines of that width at right angles to the said Pennsylvania Avenue, 130 feet more or less, to the east line of Pearl Alley.

TITLE to said premises is vested in Tameka Y. Meyers, by Deed from Citicorp Mortgage, Inc., dated 03/10/1997, recorded 03/31/1997 in Book 4156, Page 2171.

UPI #16-6-517

BEING known as the premises of 50 Pennsylvania Avenue, Coatesville, PA 19320-3677
RESIDENTIAL property

SEIZED in execution as the property of Tameka Myers on No.: 09-14256

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **TAMEKA MYERES a/k/a TAMEDA MYERS**

SALE ADDRESS: 50 Pennsylvania Ave., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JANINE DAVEY, 215-563-7000**

SALE NO. 11-3-225

Writ of Execution No. 10-00320

DEBT \$248,748.80

BY virtue of a Writ of Execution No. 10-00320

OWNER(S) of property situate in the Township of Elk, Chester County, Pennsylvania, being 100 Ridgewood Lane, Oxford, PA 19363-2203

UPI No. 70-4-21.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$248,748.80

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **FLORA ZAN-FRISCO**

SALE ADDRESS: 100 Ridgewood Lane, Oxford, PA 19363

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

SALE NO. 11-3-226

Writ of Execution No. 10-09953

DEBT \$275,604.39

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon

erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, described according to a Final Subdivision Plan of `Wyndham Hill – Section II' made by Daniel R. Lutz and Associates, Inc., dated 2/18/1994, recorded at West Chester in the Office of the Recorder of Deeds in Plan File #12639, as follows:

BEGINNING at a point on the easterly side of Morningmist Lane (50 feet wide) said point marking a corner of this lot and a corner of other lands now or late of James M. and Charlotte Davis; thence extending along the said side of Morningmist Lane and along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 76.37 feet to a point, a corner of Lot #14; thence leaving the said side of Lot #14 and extending along line of Lot #14, the two following courses and distances: (1) north 46 degrees 54 minutes 58 seconds east, 278.05 feet to a point; and (2) north 89 degrees 48 minutes 12 seconds east, 81.72 feet to a point in line of lands now or late of William H. and Judith C. Shields; thence extending along same south 1 degree 30 minutes 0 seconds west, 216.81 feet to a point in line of lands now or late of Davis, aforesaid; thence extending along the same south 80 degrees 7 minutes 57 seconds east, 254.05 feet to the first mentioned point and place of beginning.

CONTAINING 1.084 acres of land more or less.

UPI #69-3-103

TITLE to said premises vested in Peter Samsonov and Olga Samsonov, h/w, by Deed from Peter Samsonov, a married individual, dated 11/12/2009, recorded 11/25/2009 in Book 7816, Page 777

BEING known as the premises of 24 Morningmist Lane, Oxford, PA 19363-4315

RESIDENTIAL property

SEIZED in execution as the property of Peter Samsonov and Olga Samsonov on No.: 10-09953

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **PETER and OLGA SAMSONOV**

SALE ADDRESS: 24 Morningmist Lane, Oxford, PA 19363

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

SALE NO. 11-3-227

Writ of Execution No. 10-09790

DEBT \$181,650.08

PREMISES 1

ALL THAT CERTAIN message and two tracts of land situate in the Village of Kimberton, Township of East Pikeland County of Chester and State of Pennsylvania, bounded and described as follows:

TRACT No. 1

BEGINNING at an iron pin in the center of a public road leading from Kimberton to Phoenixville, thence north 81 degrees 30 minutes east along the center of said public road 28 feet to a point; thence south by and along a private driveway 6 degrees east 175.5 feet to a point in line of lands now or formerly of Howard K. Moses; thence along said lands south 83 degrees 30 minutes west 28 feet to a point; thence by lands of Glenn York, and through the middle of a partition wall of a dwelling erected on said lands, north 6 degrees west 175.5 feet to the center of said public road and place beginning.

UPI #26-2-212

TRACT No. 2

BEGINNING at an iron pin in the center of the public road leading from Kimberton to Phoenixville, thence north 81 degrees 30 minutes east along the said public road 140.4 tenths feet to a stake in line of land about to be conveyed by the parties of the first part to Glenn A. York and Edith M. York his wife, thence along the said lands of York south 6 degrees east 170.8 feet to a stake in the line of land of A. Clay Roberts and land now or late of Chester Pennypacker, thence along said land now or late of Chester Pennypacker, north 46 degrees west 216.6 feet to the first mentioned point and place of beginning.

PREMISES 2

ALL THAT CERTAIN message and tract of land, situate in the Village of Kimberton, Township of East Pikeland, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING in a line of land belonging now or formerly to Chester Pennypacker at a corner of land belonging to George Walleigh; thence extending along land of George Walleigh, north 80 degrees 15 minutes east 3.9 feet to a corner of land belonging to Leonard Walton; thence extending along land of Leonard Walton north 83 degrees 43 minutes 30 seconds east 59.8; thence extending along land belonging now or formerly to Chester Pennypacker, thence extending along said

Pennypacker land, north 46 degrees no minutes west 106.4 feet to the first mentioned point and place of beginning.

UPI# 26-531

TITLE to said premises is vested in Colleen R. Sgarra and Nicholas Sgarra, h/w, by Deed from Colleen R. Sgarra, h/w, dated 09/25/2007, recorded 11/15/2007 in Book 7307, Page 1316.

BEING known as the premises of 2184 Kimberton Road, Phoenixville, PA 19460-4758

RESIDENTIAL property

SEIZED in execution as the property of Nicholas Sgarra and Colleen R. Sgarra on No.: 10-09790

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **NICHOLAS & COLLEEN SGARRA**

SALE ADDRESS: 2184 Kimberton Rd., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MICHELE BRADFORD, 215-563-7000**

SALE NO. 11-3-228

Writ of Execution No. 10-09244

DEBT \$193,977.09

ALL THAT CERTAIN unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania and designated and shown on title plan of 'Liongate Bridgewater Court' made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 6/7/1983 and recorded 6/15/1983 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Plan File 4416 and designated as Unit #2406.

UNDER and subject to Declaration of Covenants and Easements of Liongate as set forth in Deed Book 1/21/1981 in Misc. Deed Book 504 Page 445. Amendment to Declaration of Covenants and Easements as set forth in Deed recorded 5/12/1982 in Misc. Deed Book 515 Page 315.

TOGETHER with the free and common use, rights, liberty and privilege of all walkways, pavements, and parking area, playground areas and streets or avenues as shown on Plan of Liongate, dated 6/7/1983 and recorded 6/15/1983 in Plan File 4416 as a means of ingress, egress and regress from the property herein described to the said playground, parking areas, streets or avenues

in common with the other owners, tenants and occupiers of the other lots or tracts of ground in the said plan of Liongate.

UPI #33-2-286

TITLE to said premises is vested in Deborah L. Gentilini, by Deed from Jeanne C. Adams, dated 10/26/2007, recorded 10/31/2007 in Book 7297, Page 691.

RESIDENTIAL property

SEIZED in execution as the property of Deborah L. Gentilini on No.: 10-09244

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DEBORAH GENTILINI**

SALE ADDRESS: 2406 Bridgewater Court, Chester Springs, PA 19425

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

SALE NO. 11-3-229

Writ of Execution No. 10-02145

DEBT \$157,966.85

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, Chester County, Pennsylvania, bounded and described according to a Title Plan of Springdell Village of Chesterbrook, made by Yerkes Associates, Inc. dated January 23, 1978 last revised June 9, 1978 as follows, to wit:

BEGINNING at a point on the westerly side of Danor Court a corner of Lot #33 as shown on said Plan; thence extending along the westerly side of Danor Court south 19 degrees 41 minutes 42 seconds east 24 feet to a point a corner of Lot #46 thence extending along Lot #46 south 70 degrees 18 minutes 18 seconds west 98 feet to a point; thence north 19 degrees 41 minutes 42 seconds west 24 feet to a point, a corner of Lot #44; thence along Lot #44 north 70 degrees 18 minutes 18 seconds east 98 feet to the first mentioned point and place of beginning.

TOGETHER with the non-exclusive, perpetual, free right of way and easement set forth in the Deed.

ALSO together with the rights, privileges and easements set forth in that certain Declaration of Covenants and Easements made by Parkside Corporation, a Pennsylvania Corporation under date of January 4, 1979 and recorded in the Office aforesaid in Misc. Book 430 Page 351 &c., as amended by First Amendment to Declaration of Covenants and Easements dated July 19, 1979 and recorded in Misc. Book 449 Page 96, (herein col-

lectively called the 'Declaration').

RESERVING unto the Parkside Corporation, A Pennsylvania Corporation, and its successors in title to any lot adjoining the hereinabove described and granted Premises, the right, liberty and privilege, at its and their sole cost and expense, to use, maintain, repair and replace any line, pipe or facility which shall have been installed in the hereinabove described and granted Premises for the purpose of providing water, electrical, telephone, sanitary sewer and other utility services to said adjoining Lot.

TOGETHER with the right, liberty and privilege at the sole cost and expense of Grantees, their heirs and assigns, to use, maintain, repair and replace any line pipe or facility which shall have been installed in any Lot adjoining the hereinabove described and granted premises for the purpose of providing water, electrical, telephone, sanitary sewer and other utility services to the hereinabove described and granted premises.

UPI #43-5L-88

TITLE to said premises is vested in James L. Kuhn and Shirley A. Kuhn, by Deed from Anthony R. Jiorle, dated 09/15/2003, recorded 09/24/2003 in Book 5907, Page 520.

RESIDENTIAL property

SEIZED in execution as the property of James L. Kuhn and Shirley A. Kuhn on No.: 10-02145

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: JAMES & SHIRLEY KUHN

SALE ADDRESS: 202 Danor Court, Chesterbrook, PA 19087

PLAINTIFF ATTORNEY: JOSHUA GOLDMAN, 215-563-7000

SALE NO. 11-3-230

Writ of Execution No. 10-08796

DEBT \$214,833.86

BY virtue of a Writ of Execution No. 10-08796

OWNER(S) of property situate in the Township of East Caln, Chester County, Pennsylvania, being 699 Whitford Hills Road, Downingtown, PA 19335-3340

UPI No. 40-2F-31

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$214,833.86

PLAINTIFF: Wells Fargo

VS

DEFENDANT: ANTHONY A. VALENTINO

SALE ADDRESS: 699 Whitford Hills Rd., Downingtown, PA 19335

PLAINTIFF ATTORNEY: LAUREN TABAS, 215-563-7000

SALE NO. 11-3-231

Writ of Execution No. 10-03435

DEBT \$238,278.59

ALL THAT CERTAIN lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Roman Chase made by Berger & Hayes Surveyors dated 8-14-1973 and recorded in Chester County in Plan Book 53 Page 1, as follows to wit:

BEGINNING at a point on the north side of Hunt Drive a corner of Lot 2 as shown on said Plan, thence along Hunt Drive the following courses and distances (1) on the arc of a circle curving to the right radius of 125 feet the arc distance of 130.90 feet to a point of tangent (2) south 65 degrees 05 minutes 15 seconds west 348.34 feet to a point a curve (3) on the arc of a circle curving to the right radius of 25 feet the arc distance of 26.69 feet to a point of tangent on the north side of Strasburg Road, thence along the north side of Strasburg Road, north 53 degrees 44 minutes 20 seconds west 80.62 feet to a point a corner of the lands of William Pusey, thence along said lands the following courses and distances (1) north 64 degrees 02 minutes 30 seconds east 380.27 feet (2) north 51 degrees 32 minutes west 92.57 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) north 38 degrees 28 minutes east 20 feet (2) south 84 degrees 54 minutes 45 seconds east 237.84 feet to the point and place of beginning.

BEING Lot 1on said Plan.

TITLE to said premises is vested in Neal Grubb, by Deed from Nehemiah Real Estate Restoration, LLC., dated 03/31/2009, recorded 04/01/2009 in Book 7628, Page 2046.

UPI #50-5-124

BEING known as the premises of 1006 Hunt Drive, Coatesville, PA 19320-4830

RESIDENTIAL property

SEIZED in execution as the property of Neal Grubb on No.: 10-03435

PLAINTIFF: Wells Fargo

VS

DEFENDANT: NEAL GRUBB

SALE ADDRESS: 1006 Hunt Drive,
Coatesville, PA

PLAINTIFF ATTORNEY: **MICHELE
BRADFORD, 215-563-7000**

SALE NO. 11-3-232
Writ of Execution No. 10-07998
DEBT \$115,750.15

BY virtue of a Writ of Execution No.
10-07998

OWNER(S) of property situate in the
Township of Warwick, Chester County,
Pennsylvania, being 2580 Saint Peters Rd,
Pottstown, PA 19465-8841

UPI No. 19-2-51
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$115,750.15
PLAINTIFF: USAA Federal Savings
Bank

VS
DEFENDANT: **KATHERINE
MICHELLE THOMAS a/k/a K. MICHELLE
THOMAS a/k/a MICHELLE THOMAS &
MATTHEW M. THOMAS a/k/a MATTHEW
THOMAS**

SALE ADDRESS: 2580 Saint Peters
Rd., Pottstown, PA 19465

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

SALE NO. 11-3-233
Writ of Execution No. 09-12291
DEBT \$525,993.13

BY virtue of Writ of Execution No. 09-
12291

OWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 120 Upper Pine Creek Road,
Uwchlan Township, PA 19425

UPI No. 33-5-23.2
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$525,993.13
PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee under the Pooling &
Servicing Agreement dated as of January 1, 2006,
GSAMP Trust 2006-HE1

VS
DEFENDANT: **FREDRICK P.
HILES & HELEN HILES**

SALE ADDRESS: 120 Upper Pine
Creek Rd., Uwchlan Twp., PA 19425

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

SALE NO. 11-3-234
Writ of Execution No. 10-01409
DEBT \$189,158.90

BY virtue of a Writ of Execution No.
2010-01409-CO

OWNER(S) of property situate in the
Township of West Bradford, Chester County,
Pennsylvania, being 1117 Vermont Lane,
Downingtown, PA 19335-3812

UPI No. 50-6A-10
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$189,158.90
PLAINTIFF: US Bank National
Association, as Trustee for Structured Asset
Securities Corporation Trust 2006-RF4
VS

DEFENDANT: **STEVE HATHAWAY
& DANA NOVINO**

SALE ADDRESS: 1117 Vermont Ln.,
Downingtown, PA 19335

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

SALE NO. 11-3-235
Writ of Execution No. 10-09468
DEBT \$136,817.71

BY virtue of a Writ of Execution No.
10-09468

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 2 Terry Court, Downingtown,
PA 19335-2606

UPI No. 11-07-0341
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$136,817.71
PLAINTIFF: Wells Fargo Bank, NA.,
s/b/m to Wells Fargo Home Mortgage, Inc
VS

DEFENDANT: **DARREN J. & JEN-
NIFER L. RANDELL**

SALE ADDRESS: 2 Terry Ct.,
Downingtown, PA 19335

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

SALE NO. 11-3-236
Writ of Execution No. 09-11131
DEBT \$143,527.88

BY virtue of a Writ of Execution No.
 09-11131

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 312 Reitnour Road, Spring City, PA 19475-2704

UPI No. 21-1-17.1 and 21-1-21.1

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$143,527.88

PLAINTIFF: Wells Fargo Bank, NA.

VS

DEFENDANT: **JOSEPH V. D'ASCENZO, JR. & KATHLEEN G. D'ASCENZO**

SALE ADDRESS: 312 Reitnour Rd.,
 Spring City, PA 19475

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

SALE NO. 11-3-237
Writ of Execution No. 10-09096
DEBT \$253,303.42

BY virtue of a Writ of Execution No.
 10-09096

OWNER(S) of property situate in East Nantmeal Township, Chester County, Pennsylvania, being 976 Fairview Road, Glenmoore, PA 19343-1813

UPI No. 24-8-25.1A

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$253,303.42

PLAINTIFF: Wells Fargo Bank, NA.

VS

DEFENDANT: **SANDRA L.C. DAVIS**

SALE ADDRESS: 976 Fairview Rd.,
 Glenmoore, PA 19343

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

SALE NO. 11-3-238
Writ of Execution No. 08-10702
DEBT \$495,862.74

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge, prepared by Horizon

Engineering Associates, LLC, dated 8/14/02, last revised 5/20/05 and recorded in Chester County as Plan #17585 as follows, to wit:

BEGINNING at a point on the westerly side of Emerson Circle, a corner of Lot #304 as shown on said Plan; thence from said point of beginning, along the said side of Emerson Circle south 26 degrees 48 minutes 20 seconds east 80.00 feet to a corner of Lot #302; thence along Lot #302 south 63 degrees 11 minutes 40 seconds west 90.00 feet to a point in line of Open Space; thence along said Open Space north 26 degrees 48 minutes 20 seconds west 80.00 feet to a corner of Lot #304; thence along Lot #304 north 83 degrees 11 minutes 40 seconds east 90.00 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Thomas C. Olbrich and Shari G. Olbrich, h/w, as tenants by entirety, by Deed from Plute Homes of PA, Limited Partnership, dated 12/21/2005, recorded 12/30/2005 in Book 6726, Page 529, rerecorded 04/17/2006 in Book 6816, Page 1688.

PART of UPI # 32-2-9

BEING known as the premises of 504 Emerson Circle, Chester Springs, PA 19425-3814

RESIDENTIAL property

SEIZED in execution as the property of Thomas Carl Olbrich and Shari G. Olbrich on No.: 08-10702

PLAINTIFF: Aurora Loan Services,
 LLC

VS

DEFENDANT: **THOMAS CARL & SHARI G. OLBRICH**

SALE ADDRESS: 504 Emerson Circle, Chester Springs, PA 19425

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

SALE NO. 11-3-239
Writ of Execution No. 10-03540
DEBT \$111,894.41

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, now known as 1306 (formerly 907) Hillcrest Road, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, and described according to a Plan of "Glen Ridge" made by G. D. Houtman and Sons, Civil Engineers, and Land Surveyors, Media, Pennsylvania, dated 1/20/1961, and last revised 3/19/1962, as follows, to wit:

BEGINNING at a point on the north-

easterly side of Greentree Lane (50 feet wide) (formerly Ridge Road) at the distance of 25 feet measured north 52 degrees 40 minutes west, along same from its intersection with the northwesterly side of Hillcrest Avenue (50 feet wide) (both lines produced) thence extending from said beginning point along the said side of Greentree Lane the two following courses and distances; (1) on a line curving to the right having a radius of 300 feet, the arc distance of 32.29 feet to a point of tangent and (2) north 46 degrees 30 minutes west, 128.53 feet to a point, a corner of Lot No. 33; thence along same north 43 degrees 30 minutes east, 120 feet to a point; a corner of Lot No. 35; thence along same south 43 degrees 30 minutes east, 120 feet to a point; a corner of Lot No. 35, thence along same south 46 degrees 30 minutes east 173.12 feet to a point on the northwesterly side of Hillcrest Avenue aforesaid; thence extending along the same south 37 degrees 20 minutes west, 91.26 feet to the point of curve; thence extending on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 34, as shown on said Plan.

BEING the same premises which William J. Neubert and Ann Marie Martin, by Indenture bearing date the 31st day of October, A.D. 1986 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 513 Page 184 &c., granted and conveyed unto Frederick R. Custer and Marsha B. Custer, husband and wife, in fee.

BEING Parcel No. 41-6N-7.

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **FREDERICK R. & MARSHA B. CUSTER**

SALE ADDRESS: 1306 Hillcrest Rd., West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD HELLER, 610-565-9260**

SALE NO. 11-3-240

Writ of Execution No. 09-15044

DEBT \$904,477.80

ALL THAT CERTAIN lot or parcel of land with buildings and improvements erected, situate in West Vincent Township, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Minor Sub-division for Lots

#4 & 5 according to a Plan made by Beideman Associates, Inc. Uwchland, PA dated 6/18/2001 and last revised 2/22/02 and recorded 2/19/2002 as shown to wit:

BEGINNING at a point on the north-easterly ultimate right of way line of Conestoga Road (S.R. 0401 and I.R. 15139) said point being a corner of lands now or late of Joseph A. & Teresa Gallagher (Lot #1 "Oakengates") (as shown on said Plan) thence from said point of beginning leaving Conestoga Road extending along lands of Gallagher south 83 degrees 11 minutes 55 seconds east 492.81 feet to a point in line of Lot #4 being a corner of lands of Gallagher, thence extending along Lot #4 the 2 following courses and distances; (1) south 08 degrees 23 minutes 34 seconds west 85.70 feet to a point, thence (2) crossing an unknown easement and an electric and telephone easement for Lots 4 and 6 south 14 degrees 39 minutes 21 seconds east 682.57 feet to a point in line of Lot #6 being a corner of Lot #4; thence extending along Lot #6 and along lands now or late of Ronald and Kathleen Bailey (Lot #7 "Oakengates") south 36 degrees 38 minutes 04 seconds west 539.79 feet to a point on the aforesaid ultimate right of way line of Conestoga Road, being a corner of lands of Bailey; thence extending along said road the 3 following courses and distances (1) on a line curving to the right having a radius of 631.46 feet an arc distance of 38.83 feet to a point, thence (2) recrossing said electric and telephone easement north 14 degrees 39 minutes 21 seconds west 1,6043.60 feet to a point, thence (3) north 15 degrees 26 minutes 25 seconds west 197.09 feet to the first mentioned point and place of beginning.

BEINGN Lot #5 on the above mentioned Plan, being UPI #25-10-14.3.

BEING known as 2025 Conestoga Road, Chester Springs, PA 19425.

BEING the same premises which Walter Harvey Dunning and Betty L. G. Dunning by Deed dated 9/30/2002 recorded 11/14/2002 in Book 5456 Page 1470 granted and conveyed to Mark S. Houlette and Elizabeth L. Houlette, h/w, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **MARK S. & ELIZABETH L. HOULETTE**

SALE ADDRESS: 2025 Conestoga Rd., Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ELLIOT BERTON, 610-889-0700**

SALE NO. 11-3-241
Writ of Execution No. 09-09967
DEBT \$1,441.21

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the south side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said south line of Main Street north 70 degrees 7 minutes east, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward M. Young; thence by said Lot No. 61 south 19 degrees 53 minutes east, 150 feet to a stake in the north line of Mifflin Street; thence by the said north line of Mifflin Street south 70 degrees 7 minutes west, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 north 19 degrees 53 minutes west, 150 feet to the place of the beginning.

CHESTER County Tax Parcel Number:
38-5C-6

PLAINTIFF: Township of Valley
VS
DEFENDANT: **CRYSTAL G. BROWN**

SALE ADDRESS: 967 Main St.,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-9466**

SALE NO. 11-3-242
Writ of Execution No. 09-09251
DEBT \$1,761.57

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Title Plan of Country Ridge, made by Lester R. Andes, P.E., dated February 15, 1988 and last revised July 19, 1989, as follows to wit:

BEGINNING at a point on the cul-de-sac of Arianna Lane, a corner of Lot 28 on said Plan; thence extending along the same, south 60 degrees 56 minutes 00 seconds west, 141.72 feet to a point online of Lot 18, thence extending along the same, and along Lot 17 and 16, crossing a storm sewer easement north 11 degrees 40 minutes

55 seconds west, 236.15 feet to a point, a corner of Lot 38 thence extending along the same, crossing a sanitary sewer easement, south 85 degrees 41 minutes 49 seconds east, 15.00 feet to a point, a corner of Lot 30, thence extending along the same, south 37 degrees 25 minutes 09 seconds east, 122.48 feet to a point on the cul-de-sac of Arianna Lane, aforesaid; thence extending along the same, on the arc of a circle curving to the left, having a radius of 50.00 feet the arc distance of 71.25 feet to a point, a corner of Lot 28 on said Plan, the first mentioned point and place of beginning.

BEING Lot 29 on said Plan
BEING Chester County Tax Parcel 38-2-431

Chester County Tax Parcel Number:
38-2-431

PLAINTIFF: Township of Valley
VS
DEFENDANT: **WOODROW & SHARLENE WYATT**
SALE ADDRESS: 116 Arianna Ln.,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-9466**

SALE NO. 11-3-243
Writ of Execution No. 08-02633
DEBT \$1,063.00

ALL THAT CERTAIN lot or tract of land situate in Valley Township, Chester County, Pennsylvania, designated as Lot No. 55 on a Plan of Lots known as "Coatesville Heights", said plan being of record in the Recorder's Office of Chester County in Plan Book No. 2, Page 67, bounded and described as follows:

BEGINNING at a point in the middle of Harry Road at the southwest corner of Lot No. 63 on said plan of lots, thence along the middle of Harry Road, north eighty-eight degrees and forty-eight minutes west, one hundred feet to the southeast corner of Lot No. 57 on said plan of Lots; thence along Lot No. 57, north one degree and twelve minutes east, two hundred eighty-one and eighty-three hundredths feet to the unimproved portion of Harry Road as the same extends along the northerly side of the lot herein conveyed; thence along the southerly side thereof, north seventy-two degrees and seventeen minutes east, one hundred five and seventy-one hundredths feet to the northwest corner of Lot No. 63 aforesaid; thence along the westerly line of Lot No. 63, south on degree and twelve minutes west, three hundred sixteen and two hundredths feet to the place of

beginning.

CONTAINING twenty-nine thousand eight hundred and ninety-two square feet of land, be the same more or less.

CHESTER County Tax Parcel Number:
38-2M-2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JOHN V. & LAURA
WILSON**

SALE ADDRESS: 425 Harry Rd.,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
DADY, 866-211-9466**

SALE NO. 11-3-244

Writ of Execution No. 09-10310

DEBT \$1,508.63

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected.

SITUATE in the Township of Valley, County of Chester and State of Pennsylvania.

BOUNDED and described according to a Subdivision Plan for Country Club Valley, by Drake and Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, Pennsylvania, dated 9/22/1987, last revised 4/29/1988 and recorded 6/9/1988 Numbers 8284, 8285, 8286 and 8287, as follows, to wit:

BEGINNING at a point on the northeasterly side of Turnberry Court (33 feet wide), said point being a corner of Unit No. 26 (as shown on said Plan); thence from said point of beginning extending along Turnberry Court aforesaid north 38 degrees, 59 minutes, 28 seconds west 30.00 feet to a point, said point being a corner of Unit No. 24; thence leaving Turnberry Court and extending along Unit No. 24, north 51 degrees, 00 minutes, 32 seconds east 106.00 feet to a point in line of lands of Open Space, said point being another corner of Unit No. 24; thence extending along lands of Open Space south 38 degrees, 59 minutes, 28 seconds east, 30.00 feet to a point; thence extending partially along lands of Open Space aforesaid and also along Unit No. 26 south 51 degrees, 00 minutes, 32 seconds west 106.00 feet to the first mentioned point and place of beginning.

CONTAINING 3,130 square feet of land more or less.

CHESTER County Tax Parcel Number:
38-2K-21

PLAINTIFF: Township of Valley

VS

DEFENDANT: **DAVID MAY**

SALE ADDRESS: 25 Turnberry Ct.,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
DADAY, 866-211-9466**

SALE NO. 11-3-245

Writ of Execution No. 10-11191

DEBT \$736,455.78

ALL THAT CERTAIN lot or piece of land 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 proposed subdivision made for Robert D. Narrigan by David Meixner, Registered Surveyor, Collegeville, RD #2, Pennsylvania, dated July 9, 1958 and last revised July 15, 1959 as follows, to wit:

BEGINNING at a point on the northeast side of Timber Lane (50 feet wide) at the distance of 100 feet measured north 19 degrees, along said side of Timber Lane from a point in line of land of Alex C. Shand, thence extending along the northeast side of Timber Lane, north 19 degrees, west 100 feet to a point a corner of Lot 11, thence along Lot 11, north 71 degrees east 300 feet to a point, thence extending south 19 degrees east, 100 feet to a point a corner of Lot 13, thence along Lot 13 through the middle of a 10 feet wide drainage easement, south 71 degrees west, 300 feet to the first mentioned point and place of beginning.

BEING Lot 12 on said Plan.

BEING Chester County Tax Parcel 43-
11A-2.2

BEING the same premises which Ralph W. Eberly and Georgia C. Eberly by Deed dated June 12, 2000 and recorded August 2, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4794 Page 724, granted and conveyed unto James R. Smart, in fee.

PLAINTIFF: Household Finance
Consumer Discount Co
VS

DEFENDANT: **JAMES R. & SUSAN
SMART**

SALE ADDRESS: 655 Timber Ln.,
Devon, PA 19333

PLAINTIFF ATTORNEY: **STEVEN
EISENBERG, 215-572-8111**

SALE NO. 11-3-246**Writ of Execution No. 09-02620****DEBT \$58,262.65**

BY virtue of a Writ of Execution
No.09-02620

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 321 Mary Street,
Downingtown, PA 19335-2517

UPI No. 11-7-30.38

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$58,262.65

PLAINTIFF: Beal Service Corporation

VS

DEFENDANT: **RAYMOND E.
WOOD a/k/a RAYMOND WOOD & JOAN K.
WOOD a/k/a JOAN WOOD**

SALE ADDRESS: 321 Mary St.,
Downingtown, PA 19335

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

SALE NO. 11-3-247**Writ of Execution No. 10-11200****DEBT \$72,684.84**

ALL THAT CERTAIN Unit in the
Property known, named and identified in the
Declaration Plan referred to below as Goshen
Valley III Condominium, situate in the Township
of East Goshen, County of Chester and State of
Pennsylvania, which has heretofore been submit-
ted to the provisions of the Uniform Condominium
Act, by Recording in the Office for the Recording
of Deeds, in and for the County of Chester,
Pennsylvania, of the Declaration dated 12/7/84 and
recorded 12/7/84 in Misc. Deed Book 663 Page
352 and a First Amendment thereto recorded in
Misc. Deed Book 669 Page 29, and a Declaration
Plan dated 12/7/84 and recorded 12/7/84 in Misc.
Deed Book 663 Page 352 being and designated on
such Declaration Plan as Unit No. 2607 as more
fully described in such Declaration Plan and
Declaration, as the same have been, or shall from
time to time hereafter, be amended together with
an initial proportionate undivided interest in the
Common Elements (as defined in such
Declaration) as set forth in said Declaration and
amendments thereto.

BEING known as 2607 Eagle Road

TAX Parcel #53-6-641

PROPERTY address: 2607 Eagle
Road, West Chester, PA 19382

IMPROVEMENTS: a residential
dwelling.

DiDavide

SOLD as the property of: Marlon P.

BY deed from: Joan R. Garbers, single

DATED: 12/28/1993 and recorded:

01/05/1994

BOOK: 3690 Page 697

PLAINTIFF: US Bank National
Association as Trustee for PA Housing Finance
Agency

VS

DEFENDANT:

MARLON**DiDAVIDE**

SALE ADDRESS: 2607 Eagle Rd.,
West Chester, PA 19382

PLAINTIFF ATTORNEY:

MICHAEL McKEEVER, 215-627-1322**SALE NO. 11-3-248****Writ of Execution No. 10-02153****DEBT \$281,610.77**

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of Upper
Uwchlan, Chester County, PA, bounded and
described according to a Plan of Cannon Woods V,
made by MAF Homes, Inc., dated 4/14/1986,
revised 6/11/1986 recorded in Chester County as
Plan No. 6659, as follows, to wit:

BEGINNING at a point on the west
side of Buck Drive, a corner of Lot 23 as shown on
said Plan, thence from said point of beginning
along Buck Drive south 2 degrees 54 minutes 27
seconds west 25 feet to a point a corner of lands
now or late of Gerald Beaves; thence along the
lands of Gerald Beaves the four following courses
and distances (1) north 87 degrees 5 minutes 33
seconds west 48 feet to a point of curve (2) on the
arc of a circle curving to the left a radius of 125
feet the arc distance of 56.23 feet to a point of tan-
gent (3) south 67 degrees 8 minutes 2 seconds west
75 feet to a point (4) south 47 degrees 1 minutes 48
seconds west 221.32 feet to a corner of lands now
or late of David Carlson; thence along the lands of
David Carlson, south 11 degrees 32 minutes 11
seconds west, 160 feet to a point in line of lands
now or late of John Brogan; thence along the lands
of John Brogan and of Edmond Phillips, north 78
degrees 34 minutes 37 seconds west 344.88 feet to
a point a corner of Lot 25; thence along Lot 25,
north 4 degrees 19 minutes 14 seconds east 275
feet to a point a corner of Lot 23; thence along Lot
23 the four following courses and distances (1)
south 81 degrees 14 minutes 9 seconds east 390.54

feet to a point (2) north 67 degrees 25 minutes 26 seconds east 200 feet to a point of curve (3) on the arc of a circle curving to the right a radius of 150 feet the arc distance of 67.48 feet to a point of tangent (4) south 87 degrees 5 minutes 33 seconds east 48 feet to the first mentioned point and place of beginning.

BEING No. 24 on said Plan.

BEING known as: 15 Buck Drive, Glenmoore, Pennsylvania 19343.

TITLE to said premises is vested in Robert E. Fleming and Sharon M. Fleming, husband and wife, by Deed from Robert E. Fleming and J. Kenneth McIntyre dated July 23, 1999 and recorded August 18, 1999 in Deed Book 4619, Page 2376.

TAX I.D. #: 32-1-7.86

PLAINTIFF: HSBC Mortgage Corporation

VS

DEFENDANT: **ROBERT E. & SHARON M. FLEMING**

SALE ADDRESS: 15 Buck Dr., Glenmoore, PA 19343

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

SALE NO. 11-3-249

Writ of Execution No. 10-02759

DEBT \$636,352.04

ALL THAT CERTAIN Lot 2 as shown on a record subdivision plan of Abdala Tract, situated north of Coatesville-Downingtown By-Pass (Route 30) and west of North Bailey Road, (T433), prepared by Bursich Associates, Inc, Pottstown, PA being Job Number 63025, drawing number FP 163025, dated August 7, 1996, and last revised Oct. 31, 1996, and located in the Township of Caln, County of Chester, PA and being more fully bounded and described as to wit:

BEGINNING at a point, said point being the intersection of the west, legal right-of-way line of North Bailey Road, T433 (40 foot wide R/W 20 feet from centerline), and lands now or late of Theodore R. Griffith; thence along said west legal right-of way line of North Bailey Road, T433, on a curve to the right, having a radius of 854.93 feet, a chord bearing of south 02 degrees 04 minutes 42 seconds east, a chord distance of 50.03 feet, an arc length of 50.03 feet, to a point; thence leaving said legal right-of-way line of North Bailey Road, along Lot 1 on the following four courses and distances, viz: (1) south 89 degrees 44 minutes 50 seconds west, a distance of 354.78 feet

to a point; (2) south 58 degrees 17 minutes 07 seconds west, a distance of 134.25 feet to a point; (3) south 21 degrees 33 minutes 43 seconds west, a distance of 64.32 feet to a point; (4) south 00 degrees 36 minutes 50 seconds west, a distance of 140.73 feet to a point in line with the north legal right-of-way of Coatesville-Downingtown Bypass, Route 30, (various width right-of-way); thence along said north legal right-of-way line of Coatesville-Downingtown Bypass, Route :10, on the following five courses and distance, viz: (1) south 52 degrees 27 minutes 20 seconds west, a distance of 35.23 feet to a point; (2) south 81 degrees 41 minutes 23 seconds west, a distance of 1.61 feet to a point; (3) north 85 degrees 38 minutes 38 seconds west, a distance of 65.38 feet to a point; (4) north 89 degrees 30 minutes 00 seconds west, a distance of 50.04 feet to a point; (5) south 74 degrees 42 minutes 50 seconds west, a distance of 41.80 feet to a point in line with lands now or late of Kings Highway Assoc., Inc; thence along lands now or late of Kings Highway Assoc. Inc., north 01 degrees 07 minutes 10 seconds east, a distance of 367.80 feet to a stone (FD) in line with lands now or late of Caln Friends Meeting House; thence along lands now or late of Caln Friends Meeting House and aforesaid lands now or late Theodore R. Griffith, north 89 degrees 44 minutes 50 seconds east, a distance of 729.40 feet to a point, the point of beginning.

CONTAINING 111,352 square feet / 2.65 acres.

ALL THAT CERTAIN driveway easement for ingress and egress to Lot 2 over Lot 1 as shown on a Record Subdivision Plan of Abdala Tract, situated north of Coatesville-Downingtown By Pass (Route 30) and west of North Bailey Road (T433), prepared by Bursich Associates, Inc., Pottstown, PA; being Job Number 63025 Drawing Number FP163025, dated August 7, 1996, and last revised Oct. 31, 1996, and located in the Township of Caln, County of Chester, PA, being more fully bounded and described as to wit:

BEGINNING at a point on the west legal right-of-way line of North Bailey Road, T433 (40 feet wide R/W, 20 feet from centerline); thence along said west legal right-of-way line of North Bailey Road, T433, on the following two courses and distances, viz: (1) on a curve to the right, having a radius of 859.93 feet, a chord bearing of south 12 degrees 19 minutes 46 seconds west, a chord distance of 26.42 feet, an arc length of 26.42 feet to a point; (2) south 13 degrees 12 minutes 34 seconds west, a distance of 16.15 feet to a point; thence leaving said west legal right-of-way line of

North Bailey Road, T433 and crossing Lot 1 on the following six courses and distances viz: (1) north 15 degrees 21 minute 32 seconds west, a distance of 107.61 feet to a point; (2) on a curve to the left, having a radius of 150.00 feet, a chord bearing of north 30 degrees 24 minutes 03 seconds west, a chord distance of 77.86 feet, an arc length of 77.76 feet to a point; (3) on a curve to the left, having a radius of 65.00 feet, a chord bearing of north 62 degrees 04 minutes 01 seconds west, a chord distance of 37.19 feet, an arc length of 37.72 feet to a point; (4) on a curve to the left, having a radius of 180.00 feet, a chord bearing of north 89 degrees 33 minutes 24 seconds west, a chord distance of 67.86 feet, an arc length of 68.27 feet to a point; (5) south 79 degrees 34 minutes 39 seconds west, a distance of 113.13 feet to a point; (6) north 42 degrees 48 minutes 30 seconds west, a distance of 66.05 feet to a point in line with Lot 2; thence along Lot 2, north 89 degrees 44 minutes 50 seconds east, a distance of 27.15 feet to a point; thence recrossing Lot 1 on the following six courses and distances, 30 viz: (1) south 42 degrees 48 minutes 30 seconds east, a distance of 36.69 feet to a point; (2) north 70 degrees 34 minutes 39 seconds east, a distance of 102.13 feet to a point; (3) on a curve to the right, having a radius of 200.00 feet, a chord bearing of south 89 degrees 33 minutes 24 seconds east, a chord distance of 75.40 feet, an arc length of 75.86 feet to a point; (4) on a curve to the right, having a radius of 35 feet, a chord bearing of south 62 degrees 04 minutes 01 seconds east, a chord distance of 48.64 feet, an arc length of 49.32 feet to a point; (5) on a curve to the right, having a radius of 170.00 feet, a chord bearing of south 30 degrees 24 minutes 03 seconds east, a chord distance of 88.24 feet, an arc length of 89.26 feet to a point; (6) south 15 degrees 21 minutes 32 seconds east, a distance of 70.03 feet to a point, the point of beginning.

CONTAINING 8,953 square feet/0.21 acres.

BEING Tax Parcel Number 39-04-0090.020 (UPI # 39-4-90.2).

BEING the same premises which Albert P. Abdala III and Karen M. Abdala granted and conveyed unto Albert P. Abdala III, as sole owner, by Deed dated November 2, 2005, and recorded in Record Book 6712, Page 1142, in Chester County Records.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **ALBERT ABDALA,**

III

SALE ADDRESS: 902 N. Bailey Rd.,

Thorndale, PA 19372

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK, 215-855-9521**

SALE NO. 11-3-250

Writ of Execution No. 10-09113

DEBT \$134,091.95

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Plan of Penn's Greene, made by Regester & Associates, Inc., dated 11/17/89, last revised 6/22/93 and recorded on 6/22/93, as Plan #12142, as follows, to wit:

BEGINNING at a point on the north-westerly side of Road "A", said point also being a corner of Lot #2; thence extending from said beginning point and along the northwesterly side of Road "A", south 40 degrees 17 minutes 50 seconds west, 160 feet to a point, a corner of Open Space A; thence extending along the same, the 2 following courses and distances: (1) north 49 degrees 42 minutes 10 seconds west, 250.37 feet to a point and (2) north 24 degrees 58 minutes 51 seconds east, 165 feet to a point, a corner of Lot #2; thence extending along the same, south 49 degrees 42 minutes 10 seconds east, 294.19 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.000 acre of land be the same more or less.

BEING Tax UPI #58-2-44.

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Wilmington Trust Company

VS

DEFENDANT: **GARY M. BETTY a/k/a GARY BETTY & LISA TOWE BETTY a/k/a LISA BETTY**

SALE ADDRESS: 12 Penn's Greene Dr., West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHARLES SHURR, JR., 610-779-0772**

SALE NO. 11-3-251

Writ of Execution No. 10-10288

DEBT \$474,656.76

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 of Chester Hollow, prepared for First Equity Companies, West Chester, Pennsylvania, prepared by Nomano's-King Associates, Consulting Engineers, Ardmore, Pennsylvania dated 5/28/1985 last revised 6/5/1986 and recorded 9/28/86 as Plan File #6562-6565, as follows, to wit:

BEGINNING at a point on the easterly side of Cheshire Circle (50 feet wide) in the bed of a 40 feet wide Drainage Easement, said point of beginning also being a corner of Lot #57 as shown on said Plan; thence extending from said beginning point and along the easterly side of Cheshire Circle, north 31° 05' east, 125 feet to a point a corner of Lot #56; thence extending along same, south 58° 55' east, 200 feet to a point in line of Lot #47; thence extending along same and partly along Lot #46, south 31° 05' west, 125 feet to a point in the bed of the aforesaid easement, a corner of Lot #57;

thence extending along same, north 58° 55' west, 200 feet to the first mentioned point and place of beginning.

BEING Lot #56 as shown on said Plan.
BEING Parcel #53-6C-103

BEING known as: 214 Cheshire Circle,
West Chester, PA 19380

PROPERTY ID No.: 53-6C-103

TITLE to said premises is vested in
John M. Balbirmie Jr. and Joan M. Balbirmie by
Deed from R.J.M. Builders, Inc. dated 05/06/1988
recorded 05/16/1988 in Deed Book 1143 Page 106.

PLAINTIFF: HSBC USA, N.A

VS

DEFENDANT: **JOHN BALBIRNIE
& JOAN BALBIRNIE**

SALE ADDRESS: 214 Cheshire
Circle, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CHAN-
DRA ARKEMA, 856-669-5400**

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

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

Continuing Legal Education

Affordable, convenient and discounted to members

Insurance Programs

Discounted coverage that fits your needs

Special Events (powerful networking with attorneys and judges)

Bar Sail

Three day Bench-Bar Conference

Golf League

President's Dinner

"New Matter"

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

Membership Directory

Published annually and free to members

Chester County Law Reporter

Only \$50 per year to members

*Banking premiums at First National Bank of Chester County

Professional Partnership Program

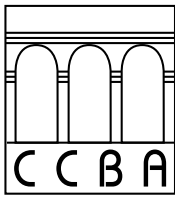
Discounts

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

Give us a call today!

610-692-1889

Ask for Lillian Taliercio



"Your Access to Justice"

**Chester
County
Bar
Association**

Chester County Law Reporter

The Official Legal Publication for Chester County

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

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

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

Commercial/Classified Rates:

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

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

**MOVING?
Let Us Know!**



If you are moving or you would like your *CHESTER COUNTY LAW REPORTER* sent to a different mailing address, please fill out this form and return it to:

CHESTER COUNTY LAW REPORTER
15 West Gay Street, 2nd Floor
West Chester, PA 19380
Fax to: 610/692-9546

SUBSCRIBER NAME: _____

Current Mailing Address:

CHANGE TO:

New Mailing Address:

FOR LEASE

15 West Gay Street, West Chester, PA

4,800 SF

3rd Floor Office

Downtown West
Chester

Flexible Floor
Plan

Elevator Served

Up to 10 parking
spaces
available



Available For Lease:
\$19.00 PSF, NNN



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

www.SwopeLees.com

Chuck@SwopeLees.com | Jim@SwopeLees.com

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



Don't wait.

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



AFFINITY

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

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

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

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

Find out more.

USI Colburn Insurance.

Phone: **1.800.664.7910**

E-mail: info@colburn.com

Web: www.colburn.com

USI Colburn Insurance Service
a member company

MEDICAL REHABILITATION CENTERS OF PENNSYLVANIA

FOR PHYSICAL MEDICINE AND PAIN CONTROL

MRCP • WEST CHESTER

1103 Paoli Pike
West Chester, PA 19380
610-692-8885

Workers Compensation Injuries
Motor Vehicle Injuries
Personal Injuries

Physical Therapy

Orthopedic Consultations

Physiatry Consultations

Independent Medical Evaluations (IME)

Neurodiagnostic Testing (EMG)

Functional Capacity Evaluations (FCE)

Impairment Ratings

• NO FEE FOR REPORTS •

Extended Evening and Saturday Office Hours

MRCP • Center City
MRCP • Broomall

MRCP • Plymouth Meeting
MRCP • Lower Bucks

**Same People. Same Performance.
Same Commitment to Meeting the Needs
of You, Your Firm, and Your Clients.**



For over 90 years, Graystone Wealth Management has been delivering sound **Investment Management, Private Wealth Planning, Fiduciary & Trust Services,** and **Private Banking** - right here in Chester County.

Let's partner in your firm's and your clients' interest!

For more information, contact:

Stephen J. McGann, CTFA

Vice President, Wealth Management Consultant

484.356.4454 steve.mcgann@1nbank.com



17 East Market Street, West Chester PA 19382

Experienced Objective Local

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