



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 60

WEST CHESTER, PENNSYLVANIA, FEBRUARY 23, 2012

No. 8

TABLE OF CONTENTS

59 CHESTER COUNTY REPORTS

In re: Estate of Dorothy C. Norris, Deceased

*Orphans' court – Petition for an accounting – Weight of evidence – Laches –
Equitable relief – Acquiescence – Equitable estoppel*43 (2012)

Classified Ads 13

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.

2012 CCBA Officers

Donald F. Kohler, Jr, *President*

Kim Denise Morton, *President-Elect*

Lisa Comber Hall, *Vice President*

Craig A. Styer,, *Treasurer*

William T. Wilson, *Secretary*

Lance J. Nelson

Immediate Past President

Executive Director

Wendy C. Hoffman

2012 CCBA Directors

Mary-Ellen H. Allen

Rami Bishay

Samuel W. Cortes

John K. Fiorillo

Stacey L. Fuller

Hon. Thomas G. Gavin

Stanley J. Lieberman

David M. Melchiorre

2012 YLD Division

Juan P. Sanchez, *Chair*

Ashley Lerch, *Chair-Elect*

Amanda Sundquist, *Immediate Past Chair*

In re: Estate of Dorothy C. Norris, Deceased

Orphans' court – Petition for an accounting – Weight of evidence – Laches – Equitable relief – Acquiescence – Equitable estoppel

1. To prevail in the defense of laches, a party must establish: (a) a delay arising from petitioner's failure to exercise due diligence; and (b) prejudice to the respondents as a result of the delay. To invoke this defense, one must have changed his position to his detriment.
2. A party seeking equitable relief must come before the court with clean hands because a court may deprive a party of equitable relief where, to the detriment of the other party, the party applying for such relief is guilty of bad conduct relating to the matter at issue.
3. It is not improper to make demand for an accounting only after the death of a trust's life beneficiary. The general rule is that laches will not bar a beneficiary's action prior to a period when the beneficiary's interest attached if the beneficiary's demand for accounting occurs promptly after the life tenant's death.
4. Lack of evidence of any specific prejudice is fatal to the application of laches.
5. The defense of acquiescence is described as a beneficiary who consents to an act or omission by the trustee which would constitute a breach of trust cannot hold him liable for the consequences of the act or omission if the beneficiary had full knowledge of all relevant facts and of his legal rights, and if his consent was not induced by any improper conduct of the trustee.
6. What constitutes consent, affirmance or acquiescence of a fiduciary's unauthorized conduct is a mixed question of fact and law which depends largely upon its own circumstances.
7. Equitable estoppel is a doctrine sounding in equity, which acts to preclude one from doing an act differently than the manner in which another was induced by word or deed to expect.
8. Estoppel arises when one by his acts, representations, or admissions, or by his silence when he ought to speak out, intentionally or through culpable negligence induces another to believe certain facts to exist and such other rightfully relies and acts on such belief, so that he will be prejudiced if the former is permitted to deny the existence of such facts.
9. When estoppel is established, the person inducing the belief in the existence of a certain state of facts is estopped to deny that the state of facts does in truth exist, aver a different or contrary state of facts as existing at the same time, or deny or repudiate his acts, conduct, or statements.
10. There are two essential elements to estoppel: inducement and reliance. The inducement may be words or conduct and the acts that are induced may be by commission or forbearance provided that a change in condition results causing disadvantage to the one induced.

11. Where there is no concealment, misrepresentation, or other inequitable conduct by the other party, a party may not properly claim that an estoppel arises in his favor from his own omission or mistake. Estoppel cannot be predicated on errors of judgment by the person asking its benefit.
12. Son and daughter filed a petition to compel an accounting against Anna L. Norris, second wife and Executrix of the Estate of John H. Norris, deceased. Ms. Norris filed an Answer with New Matter and the petitioners filed a Reply. The decedent, first wife of John Norris, died on September 27, 1996. Mr. Norris had been the Executor of decedent's estate and co-trustee and lifetime beneficiary of a residuary trust established under decedent's will. Petitioners, together with another sister, were the three equal one-third residual co-beneficiaries of the trust. Pursuant to the will, the estate was required to fund the trust to a maximum amount of \$600,000; however, Mr. Norris never did this before he died. Petitioners sought an accounting of the estate from Ms. Norris in her capacity as executrix for Mr. Norris' estate to the extent that Mr. Norris had been executor of decedent's estate. The Court Held the petition was granted.

P.McK.

C.C.P. Chester County, Orphans' Court Division, No. 1597-0264; In re Estate of Dorothy C. Norris, Deceased.

William T. Macminn and Alan G. Wandalowski for petitioners

Paul W. Minnich for respondent

Hall, J., December 23, 2011:-

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

No. 1597-0264

IN RE: ESTATE OF DOROTHY C. NORRIS, DECEASED

ADJUDICATION

I. Procedural Background

Before the court for decision is the December 17, 2010 Petition (“Petition”) of John C. Norris (“Son”) and Patricia N. Slaughter (“Daughter”) (jointly “Petitioners”) to compel an accounting against Anna L. Norris (“Ms. Norris”), Executrix of the Estate of John H. Norris (“Father”), deceased. Ms. Norris filed an Answer with New Matter on February 11, 2011 and the Petitioners filed a Reply on March 3, 2011.

Dorothy C. Norris (“Decedent”) died on September 27, 1996.¹ Father had been the Executor of Decedent’s estate (“Estate”) and co-trustee and lifetime beneficiary of a residuary trust (“Residuary Trust”) established under Decedent’s will (“Will”). Petitioners are brother and sister; together with another sister they are the three equal one-third (1/3) residual co-beneficiaries of the Trust. Pursuant to the Will, the Estate was required to fund the Trust to a maximum amount of \$600,000. However, Father never did this before he died on September 28, 2008. Petitioners seek an accounting of the Estate from Ms. Norris in her capacity as executrix for Father’s estate to the extent that Father had been executor of Decedent’s Estate.² Neither Decedent’s Estate nor Father’s estate have been properly completed.³

¹Dorothy Norris was Father’s first wife and mother to Petitioners. Anna Norris was Father’s second wife.

² See, 20 Pa.C.S. §3324; *Estate of Miller*, 18 A.3d 1163, 1172 (PA Super. 2011); *Estate of Moran*, 428 Pa.Super. 349, 376-7, 631 A.2d 176, 190 (1993).

³ There is no evidence in the Chester County orphans’ court file of the Decedent’s Estate that an account was ever prepared by Father of his administration of Decedent’s Estate, that a family settlement agreement was executed, or that the Estate was properly completed in any other manner. Although Father filed status reports with the court in 1999 (one of which is Exhibit I), representing that the Estate administration was completed and a final distribution to the beneficiaries made, the admitted averments within the pleadings and the parties’ stipulated facts confirm that the Residuary Trust required by the Will was never established and therefore future distribution to the residual trust beneficiaries never arranged. The court hereby takes judicial notice of the contents of its own orphans’ court file. Pa.R.E. 201.

The court held an initial hearing on May 10, 2011.⁴ The court took no testimony at that time. Following a review of the Estate documents filed in the orphans' court file, the court had recognized, and the parties did not disagree, that the only possible remaining Estate assets were twenty-four (24) shares of stock, apparently owned individually by Decedent prior to her death, in a company named "Red Lion Television" ("RLT"). Father described the existence of this stock in a Pennsylvania inheritance tax return, marked as Exhibit J, which he filed with the court in 1999. That tax return listed the value of the aforesaid stock ("RLT Stock") as \$2,250,000.00. Ms. Norris disputes that Decedent individually owned the RLT Stock and suggests that she either did not own it or she owned it jointly with Father. The court preliminarily decided that before it could decide Petitioners' entitlement to an accounting, it would first have to decide whether the Decedent individually owned the RLT Stock when she died, and thereby had sufficient assets to fund the Residuary Trust. The court scheduled September 23, 2011 to hold a hearing on that issue. However, on September 22, 2011, the parties entered into a stipulation of facts with attached exhibits A-L, ("Stipulation" and "Exhibits").⁵ The Stipulation and the parts of the Exhibits referenced herein, are attached hereto as Appendix A. These are the facts the parties have deemed material to the court's decision. The court acting within its authority as fact finder, has assessed the weight of, and drawn certain inferences and conclusions from the Stipulation and Exhibits. *See, Andrikanics v. Andrekanics*, 371 Pa. 222, 89 A.2d 792 (1952); *Sale of Real Estate by Lackawanna County Tax Claim Bureau*, 22 A.3d 308 (PA Cmwlth. 2011).

The facts having been agreed to and considered by the court, there are two (2) legal issues for the court to decide. One, did Decedent individually own the RLT Stock at the date of her death; two, are Petitioners prevented from requesting an accounting from Ms. Norris by the equitable defenses she has described in her New Matter and argued in her briefs.

II. Discussion

A. Ownership of RLT Stock

The court finds as a fact that Decedent individually owned the RLT Stock on the date of her death. Thus, upon Decedent's death, that portion of the RLT Stock which was sufficient to fund the Residuary Trust up to \$600,000.00, did not

⁴ The Honorable Calvin S. Drayer, Jr. presided over this hearing. The undersigned was reassigned this case in November, 2011, after Judge Drayer departed the Chester County court.

⁵ The parties' attorneys also agreed, as is reflected in the attached Decree, that a full accounting by Ms. Norris would be an inefficient and unnecessary remedy if the Petition is granted. Rather, they agreed that the next proceeding would be a hearing to determine the appropriate relief. This agreement was confirmed by the attorneys during their December 20, 2011 telephone conference with the court. Ms. Norris' attorney further confirmed that the RLT Stock is currently in the possession of Ms. Norris.

pass to Father by operation of the Will, but should have been placed by Father in the Residuary Trust.

The court reaches this factual conclusion based upon numerous items evidenced in the record. Pursuant to the Stipulation, at ¶3, as of May 2, 1978, RLT issued the RLT Stock to Decedent. This stipulated fact is expressly corroborated by Exhibit C to the Stipulation, which is a copy of the RLT Stock certificate no. 2, issued to Decedent individually, and Exhibit D, which is a copy of the share register for certificate no. 2 and dated May 2, 1978. Exhibits C and D both confirm that twenty-four (24) RLT Stock shares were issued to Decedent in her individual name. Exhibit J to the Stipulation provides further corroboration. Exhibit J, the aforementioned Pennsylvania inheritance tax return for Decedent's Estate, was prepared and signed by Father on August 3, 1999. This tax return expressly lists the subject RLT Stock as owned by Decedent individually on the date of her death. Father, as the filer of the return, declared that information to be true under penalty of perjury. This 1999 tax return is further consistent with the information contained within the February 19, 1997 Petition for Grant of Letters filed with the court by Father which listed substantial, but undefined, personal property (valued at \$600,000.00) individually owned by Decedent at the time of her death.⁶ Although the 1999 tax return indicates a higher value of Decedent's RLT Stock, it identifies the RLT Stock as the only significant personal property owned by Decedent. In fact there is no evidence that Father ever represented to anyone that Decedent did not individually own the RLT Stock at the time of her death, or did not have sufficient personal assets to fund the Residuary Trust.

Ms. Norris cites Exhibit E, a RLT stock share register for certificate no. 1, which contains a limited reference to Father and Decedent jointly owning a different five hundred (500) shares of RLT stock. Exhibit E cannot be given probative weight by the Court. It is both incompletely filled out and undated, although presumably it was written prior to the May 2, 1978 share register for the next certificate, certificate no. 2. Further, Exhibit E's veracity is undercut by Exhibit F, a document titled Articles of Amendment for RLT filed with the Pennsylvania Department of State in 1979. This document, signed and dated by both Father and Decedent, certifies that the total number of outstanding RLT Stock shares at that time was only one hundred (100). Any assertion of an earlier issuance of five hundred (500) shares is therefore uncorroborated and unpersuasive. Furthermore, even if five hundred (500) jointly held shares were issued, their existence would not be inconsistent with twenty-four (24) additional shares owned individually by Decedent. As described in Schedule B of Exhibit "L", the United States tax return for Father's estate filed in 2009 by Ms. Norris, Ms. Norris also has sole ownership of significant stock within RLT.

⁶ The Petition for Grant of Letters is attached to Ms. Norris' October 11, 2011 brief as Exhibit A. The court takes judicial notice of it pursuant to Pa.R.E. 201.

Ms. Norris also unpersuasively points to Exhibit H of the Stipulation to refute Decedent's ownership of the RLT Stock. Exhibit H comprises both a March 1, 1998 sales contract and a May 19, 1998 bill of sale⁷ for one hundred (100) shares of stock in RLT, seventy-six (76) of which are described as Father's and twenty-four (24) of which are separately described as having been Decedent's.⁸ The buyer was JAPAMA, L.P.C., the manager of which is Daughter's husband Edward Slaughter ("Mr. Slaughter") and the members of which are the Petitioners and their sister. The documents describe Father as the seller of the RLT Stock. Ms. Norris argues that Father's purported ownership of the Decedent's twenty-four (24) shares of RLT Stock, as described within Exhibit H, constitutes proof that Father, and not Decedent, was the sole owner of the stock at the date of her death. This argument and evidence are without merit.

Father's unsworn representation that he owned the RLT Stock in 1998, "having inherited" them from Decedent, does not establish that the RLT Stock was jointly owned with Decedent at the time of her death or that it passed to him by operation of the Will. It is merely an unsupported and self-serving conclusion. Indeed, it is a representation which corroborates the court's factual conclusion that Decedent owned twenty-four (24) shares of RLT Stock on the date of her death. Exhibit H implies that Decedent individually owned the RLT Stock at her death. Father could not inherit something he already owned. But although Father may have inherited some of the RLT Stock under the Will, that portion which was necessary to fund the Residuary Trust with \$600,000 could not properly have been inherited by him, but should have been held by the Trust. Additionally, Father's representation is not consistent with joint ownership. Joint ownership of the RLT Stock would have resulted in the stock being a non-probate asset which simply would have been retained by him. In such a case, he would not have inherited it from Decedent and there would have been no reason for him separately to list it on Exhibit H or Exhibit J.

Further, the fact that Mr. Slaughter drafted Exhibit H as an attorney is not convincing proof that Mr. Slaughter offered a correct, or any, legal opinion, binding on the Petitioners, that Father owned the stock. This evidence does not persuasively preclude the conclusion, among others, that Mr. Slaughter simply relied upon

⁷ During the telephone conference held with the court on December 20, 2011, the parties' attorneys clarified that the parties voided the sales contract and bill of sale after their execution.

⁸ The one hundred (100) shares identified by Father in Exhibit H is consistent with the one hundred (100) shares he and Decedent described in the 1979 filing with the Pennsylvania Department of State, a year after Decedent was issued her twenty-four (24) shares (Exhibits C and D). This consistency further damages the probative value of Exhibit E.

incorrect information he had received from Father.⁹ Ms. Norris seems to suggest that Mr. Slaughter had a legal duty to advise Father to fund the Trust before Father's death. However, Ms. Norris has identified no persuasive legal authority to support this argument and there is no evidence that Mr. Slaughter represented Father as an attorney in the matters pertaining to the Estate. There is also insufficient evidence of record for the court to infer that at the time, Mr. Slaughter or the Petitioners knew either of the Trust provision within the Will or of Decedent's individual ownership of the RLT Stock.

B. Entitlement to an Account

Ms. Norris asserts the following equitable defenses to Petitioners' claim for relief. One, that laches precludes an account because Petitioners requested the account fourteen (14) years after the Decedent's death and two and one-half (2-1/2) years after Father's death. Two, that Petitioners are equitably estopped now to seek to "establish" a trust when they previously acknowledged Father's sole ownership as part of an attempted stock sale transaction. Three, that Petitioners' actions constitute their equitable acquiescence to Father's sole ownership of the RLT Stock, precluding Petitioners' assertion of the Decedent's sole ownership.

To prevail in the defense of laches, a party must establish: "(a) a delay arising from petitioner's failure to exercise due diligence; and, (b) prejudice to the respondents resulting from the delay. Moreover, the question of laches is factual and is determined by examining the circumstances of each case." *In Re: Estate of Warden*, 2 A.3d 565, 579-80 (PA Super. 2010), citing, *Sprague v. Casey*, 520 Pa. 38, 45, 550 A.2d 184, 187-88 (1988); see, also, *Seigel v. Engstrom*, 427 Pa. 381, 386, 235 A.2d 365, 368 (1967). "Prejudice in the context of a claim of laches means that the party must change his position to his detriment in order to invoke laches." *In Re: Estate of Aiello*, 993 A.2d 283, 287 (PA Super. 2010), citing, *In Re: Estate of Devine*, 910 A.2d 699, 702 (PA Super. 2006). Stated another way "[d]elay which injures no one will not furnish reason for refusing [equitable] relief . . ." *McGrann v. Allen*, 291 Pa. 574, 580, 140 A. 552, 554 (1928).

Further, "[a] party seeking equitable relief must come before the court with clean hands". *Aiello*, 993 A.2d at 288, citing, *Sprague*, 520 Pa. at 45, 550 A.2d at 188. "A court may deprive a party of equitable relief where, to the detriment of the other party, the party applying for such relief is guilty of bad conduct relating to the

⁹ Ms. Norris further argues that because Mr. Slaughter drafted Exhibit H, knowledge of Father's claimed ownership of the RLT Stock must be imputed to Petitioners. She suggests that the court should prohibit Petitioners from "changing their position" by now asserting Decedent's ownership of the stock. This argument is also unpersuasive. Neither the Stipulation nor the admitted averments allow this court to infer that Petitioners either knew that Father owned the RLT Stock, or knew Father did not own the stock and permitted him to misrepresent that he did at the time he executed the Exhibit H documents.

matter at issue.” *Aiello*, 993 A.2d at 288, citing, *Terraciano vs. Commonwealth Department of Transportation*, 562 Pa. 60, 69, 753 A.2d 233, 238 (2000).

The evidence of record precludes application of the defense of laches to Petitioners’ request for an account from Ms. Norris. First, that Petitioners filed their Petition fourteen (14) years after Decedent’s death, without more, is insufficient. *Cf.*, *Aiello*, 993 A.2d at 287 (defense of laches denied even after twenty (20) year delay in request for an accounting). It is not improper to make demand for an accounting only after the death of a Trust’s life beneficiary. *Warden*, 2 A.3d at 581. “The general rule is that laches . . . will not bar a beneficiary’s . . . action prior to a period when the beneficiary’s interest attached if the beneficiary’s demand for accounting occurs promptly after the life tenant’s death.” *Warden*, 2 A.3d at 580. Petitioners requested this account two and one-half (2-1/2) years after the death of Father, the life beneficiary. In this case, and given the very limited nature of the facts at issue, that time period is not unreasonable. No persuasive evidence has established that the Trust residuary beneficiaries (Petitioners) had any earlier knowledge that a trust should have been established under Decedent’s Will, that they had any entitlement to the assets of such a trust or that the Decedent owned sufficient assets to fund a trust. Indeed, prior to Father’s death, the record evidence indicates that Father represented to the Petitioners that he, and not the Estate or a Trust, owned the RLT Stock. There is no persuasive evidence that Petitioners’ knew otherwise or that their ignorance was somehow inequitable. Indeed, if Mr. Slaughter actually believed and opined (incorrectly) that Father owned the RLT Stock, this further could explain Petitioners’ lack of contrary knowledge.

As importantly, Ms. Norris has not adduced evidence of any specific prejudice she incurred due to Petitioners’ delay. Ms. Norris has not even alleged, let alone proved, that she (or Father) substantively changed a material position regarding the RLT Stock, or any other property interest, in reliance upon the assumption that no request for an account would be made. The absence of such allegations and proofs is fatal to the application of laches. *Aiello*, 993 A.2d at 287; *Estate of Scharlach*, 809 A.2d 376, 383 (PA Super. 2002).

Ms. Norris argues, however, that delaying an account until after Father’s death somehow interfered with or precluded her ability to prepare an accurate account. Ms. Norris cites *McGrann v. Allen*, 291 Pa. 574, 140 A. 552, which sets forth the proposition that laches may be applied when a trustee fiduciary’s death “obscures” the facts or “profoundly alters” the evidence available to account for the trust.¹⁰ *Id.*, 291 Pa. at 580, 140 A. at 554. However, in this case, Father’s death does not obscure or alter evidence; there is more than sufficient evidence to prove

¹⁰ It is important to note that in this case any potential accounting is limited to *only* the ownership of the RLT Stock. Therefore, evidence otherwise required reasonably to complete an account of matters other than the RLT Stock is irrelevant, and its absence cannot form a basis for prejudice.

the ownership of the RLT Stock. Indeed, if alive, to what relevant and probative contrary facts might Father persuasively testify? Testimony that he jointly owned the Stock with the Decedent would be highly unlikely and contrary to all of Father's prior representations. He could claim that he alone came to own the RLT Stock via inheritance as stated in Exhibit H. However, the persuasiveness of such testimony would be undercut by application of law and Exhibits C, D, E, F and J, all of which indicate that Decedent alone owned the RLT Stock and that Father could only have inherited a portion of it. Indeed, Father prepared and signed Exhibit J, Decedent's inheritance tax return, well more than a year *after* signing the Exhibit H agreement.

This tax return, signed under penalty of perjury, clearly and expressly lists the twenty-four (24) shares of stock to be owned by Decedent's estate with a value of over 1.2 million dollars. The court simply cannot envision how Father's death obscures the facts pertaining to the subject twenty-four (24) shares of stock or profoundly alters the evidence available to account for them.

There are additional facts which distinguish the instant case from *McGrann*. Specifically, and as fully described above, the nature and derivation of Petitioners' property interests here, are easily and clearly proved, without testimony from Father. Conversely, the nature and derivation of the rights of the Petitioner/claimant in *McGrann* were convoluted. *McGrann* involved multiple claims from multiple creditors and multiple transactions by the deceased trustee/fiduciary, including multiple compromises of debts, partial payments to creditors, and a sheriff's sale of only a part of *McGrann*'s real estate which nonetheless remained subject to certain liens. The Supreme Court found that the evidence available to establish the validity and propriety of the trustee's handling of *McGrann*'s money was limited such that little conclusively could be established without the testimony of the deceased trustee.¹¹ *McGrann*, 291 Pa. at 580, 140 A. at 554. Accordingly, while the trustee's death in *McGrann* precluded the trustee's

¹¹ The Pennsylvania Supreme Court, described some of the complicated facts in *McGrann* as follows:

"*McGrann*, the plaintiff, became involved financially in 1912. His land was subject to a mortgage of \$90,000 and judgments in excess of \$50,000. Unsecured creditors for a large amount pressed for payment. For the purpose of saving as much as possible, he agreed to transfer his real estate, as well as such personal property as he possessed to John Nauman, an attorney, also interested for the People's Trust Company, the holder of the record liens. The land to which he had title was conveyed to Nauman individually, who took possession of this, as well as of the personal property found thereon. In addition, *McGrann* confessed judgment to Nauman for \$25,000, and it is claimed certain other funds were turned over to him by the debtor's wife. The real estate disposed of in 1912 did not net a sum sufficient by far to satisfy the liens, and the remainder of the property, subject to the judgments, with the exception of a tract which was deeded for the consideration of \$1 in 1921, was sold at sheriff's sale in 1914, after which *McGrann* employed other counsel to represent him." *McGrann*, 291 Pa. at 575, 140 A. at 553.

executor's ability to account for the trustee's actions during his lifetime, Father's death in this case cannot compromise the multiple corroborating documents, many authorized by Father, which prove the ownership of the RLT Stock.

It appears that Father, whether intentionally or not, acted in a manner which deprived Petitioners of a legitimate and significant property right by failing to fund the Trust, either with the RLT Stock or otherwise. The Trust principal was to have been their only legacy from their mother. Thus, Ms. Norris, while attempting to assert Father's rights, may be deemed to be seeking equitable relief only to further the goals of Father's bad act. This would constitute unclean hands precluding Ms. Norris' use of the defense of laches. *Aiello*, 993 A.2d at 288; *Scharlach*, 809 A.2d at 383. Ms. Norris, however, attempts to suggest that it is Petitioners who have unclean hands. As the bases for this argument, Ms. Norris advances three (3) purportedly factual assertions: one, that Mr. Slaughter was "intricately involved" in planning Decedent's estate; two, that Mr. Slaughter advised Father, as Decedent's executor, about administering Decedent's estate; and three, that Mr. Slaughter advised Father specifically that Father owned the RLT Stock. (Ms. Norris' October 11, 2011 Brief, p. 9.) These factual assertions are without any support in the record. Ms. Norris produced no persuasive evidence addressing what, if anything, Mr. Slaughter advised the Decedent or Father about the Decedent's estate or the ownership of the RLT Stock.¹² Ms. Norris' assertions to the contrary are conclusions which the court declines to make.

Ms. Norris's defenses of acquiescence and equitable estoppel also must fail.

The Pennsylvania Supreme Court describes application of the defense of acquiescence as follows:

. . . a beneficiary who consents to an act or omission by the trustee which would constitute a breach of trust cannot hold him liable for the consequences of the act or omission if the beneficiary had full knowledge of all relevant facts and of his legal rights, and if his consent was not induced by any improper conduct of the trustee.

Zampetti v. Cavanaugh, 406 Pa. 259, 267, 176 A.2d 906, 910 (1962). The Supreme Court further has held that "[W]hat constitutes consent, affirmance or **acquiescence** of a fiduciary's unauthorized conduct is a mixed question of fact and law which must in each case depend largely upon its own circumstances." *Id.*, (emphasis in original). In the record in this case, there is insufficient evidence to impute to

¹² For example, and as discussed above, paragraph 2 of the Stipulation in no way establishes who drafted Decedent's Will, and paragraph 7 in no way establishes that Mr. Slaughter helped plan Decedent's estate or advised Father that he owned the RLT Stock.

Petitioners the knowledge that Father actually did not own title to the RLT Stock, or, indeed, that a trust even existed. Therefore, even if the court found (which it does not) that Petitioners “acquiesced” to Father’s ownership of the RLT Stock by virtue of the Exhibit H agreement, Ms. Norris’ defense of acquiescence to bar Petitioners’ subsequent assertion of Decedent’s stock ownership would still fail, since there is insufficient proof that Petitioners had “full knowledge of all relevant facts and of [their] legal rights” at the time Mr. Slaughter and Father executed Exhibit H. *Zampetti*. Petitioners simply could not have acquiesced or consented to something of which they had no knowledge.

The Pennsylvania Supreme Court describes equitable estoppel as “a doctrine sounding in equity, [which] acts to preclude one from doing an act differently than the manner in which another was induced by word or deed to expect.” *Zitelli v. Dermatology Education and Research Foundation* 534 Pa. 360, 370, 633 A.2d 134, 139 (1993). Estoppel

arises when one by his acts, representations, or admissions, or by his silence when he ought to speak out, intentionally or through culpable negligence induces another to believe certain facts to exist and such other rightfully relies and acts on such belief, so that he will be prejudiced if the former is permitted to deny the existence of such facts.”

Id.

When estoppel is established, ‘the person inducing the belief in the existence of a certain state of facts is estopped to deny that the state of facts does in truth exist, aver a different or contrary state of facts as existing at the same time, or deny or repudiate his acts, conduct, or statements.’

Id.; see, also *Estate of Hall*, 731 A.2d 617, 624 (PA Super. 1999). “There are two essential elements to estoppel; inducement and reliance. ‘The inducement may be words or conduct and the acts that are induced may be by commission or forbearance provided that a change in condition results causing disadvantage to the one induced.’ ” *Zitelli*; *Hall*. Importantly however, “where there is no concealment, misrepresentation, or other inequitable conduct by the other party, a party may not properly claim that an estoppel arises in his favor from his own omission or mistake. Estoppel cannot be predicated on errors of judgment by the person asking its benefit.” *Zitelli*, 534 Pa. at 371, 633 A.2d at 139-140, citing, *Estate of Tallarico*, 425 Pa. 280, 288-289, 228 A.2d 736, 741 (1967).

There is no plausible set of events presented in the instant record that Petitioners, during the period after Father’s death, individually or jointly, acted or

failed to act, in any manner which reasonably could be construed to be an intentional or culpably negligent inducement to Ms. Norris to act or not to act, regarding the RLT Stock or any other property interest. And, as exhaustively set forth above, there is simply insufficient evidence to establish that Ms. Norris suffered any change in condition, resulting in a legal detriment, based upon her unasserted and unproven reliance on any act or omission of Petitioners. There is therefore, no basis upon which to estop Petitioners from asserting entitlement to an account. *Zitelli; Hall.*

For all of the foregoing reasons, the court will grant the Petition.

BY THE COURT:

/s/ John L. Hall,J.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

No. 1597-0264

IN RE: ESTATE OF DOROTHY C. NORRIS, DECEASED

DECREE

AND NOW, this 23rd day of December, 2011, upon consideration of the December 17, 2010 Petition ("Petition") of John C. Norris and Patricia N. Slaughter (jointly "Petitioners") to compel an accounting against Anna L. Norris, executrix of the Estate of John H. Norris, for the time period where John H. Norris during his lifetime was the executor of the Estate of Dorothy C. Norris, and upon consideration of the parties' stipulation of facts and exhibits, it is hereby **ORDERED** and **DECREED** that the Petition is **GRANTED**.

Counsel for the parties shall contact the court with thirty (30) days to schedule a conference to determine the date, time and scope of an appropriate hearing to fashion final relief.

BY THE COURT:

/s/ John L. Hall, J.

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

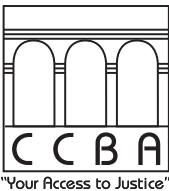


TABLE OF CONTENTS

LEGAL NOTICES

Audit List.....	2
Certificate of Authority	3
Change of Name	3
Corporation Notice	3
Estate Notices 1st Publication	5
Estate Notices 2nd Publication	7
Estate Notices 3rd Publication	9
Trust Notice	11
Notice of Articles of Incorporation	11
Notice of Involuntary Transfer of Ownership.....	12
Notice of Involuntary Termination of Parental Rights and Adoption Notice	12
Intention to Withdraw from Doing Business	13
Notice That Corporation Has Withdrawn from Doing Business	13
Notice of Default.....	14
Sheriff’s Sales	16
1st 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.*

CLERK OF THE ORPHANS’ COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, MARCH 7, 2012
Courtroom 15 at 9:00 A.M. PREVAILING TIME
THE HONORABLE JOHN L. HALL

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans’ Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF ROBERT D. GILFILLAN, DECEASED	1581-1073
FIRST AND FINAL ACCOUNT OF: BRYN MAWR TRUST COMPANY, TRUSTEE ATTORNEY(S): W. WALLACE DYER JR, ESQUIRE	
ESTATE OF SARAH F. GILFILLAN, DECEASED	1591-0860
A/K/A SARAH FARQUHAR GILFILLAN A/K/A SARAH GILFILLAN FIRST AND FINAL ACCOUNT OF: THE BRYN MAWR TRUST COMPANY, TRUSTEE ATTORNEY(S): W. WALLACE DYER JR, ESQUIRE	
ESTATE OF ELIZABETH R. NEPA, DECEASED	1511-1088
FIRST INTERMEDIATE ACCOUNT OF: TERESA A. ZAPPATERRINI, EXECUTOR ATTORNEY(S): DENISE M. ANTONELLI, ESQUIRE	

**NOTICE
CERTIFICATE OF AUTHORITY**

Notice is hereby given that Bayshore Ford Truck Sales, Inc., doing business at 4003 N. DuPont Hwy., New Castle, DE 19720, intends to file an Application for Certificate of Authority as a Foreign Business Corporation with the Pennsylvania Department of State, this date, February 10, 2012.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 12-01049**

NOTICE IS HEREBY GIVEN that the name change petition of Peter Anthony Sinkler was filed in the above-named court and will be heard on April 23, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 30, 2012

Name to be changed from: Peter Anthony Sinkler to: Peter Anthony Elkins Sinkler

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on February 8, 2012 for Digital Wizards Marketing Solutions Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it organized is: Any and all lawful business activities.

BUSINESS CORPORATION

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

ROBERT P. SNYDER & ASSOCIATES,
Solicitors
121 Ivy Lane
King of Prussia, PA 19406

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 December 12, 2011 for National Mobile Supply Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized is: to sell Automotive refinishing supplies.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that PORTER & KATZMAN, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

ADAM T. KATZMAN, Solicitor
Porter & Katzman, P.C.
4 Glenhardie Corp Ctr.
1255 Drummers Lane (105)
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 SAM COX TRUCKING, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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

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 DICKENS CHIMNEY RESTORATION, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

FRANK P. FARMER, JR., Solicitor
119 E. Locust Lane
Kennett Square, PA 19348

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 THE HITCH MAN, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. ECKELL, SPARKS, LEVY, AUERBACH MONTE & SLOANE, P.C., Solicitors
344 W. Front Street
3rd Fl.
Media, PA 19063

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for DENMAN'S ELECTRICAL SERVICES, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.
JAMES J. MUNNIS, Solicitor
1515 McDaniel Drive
West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Mark Keslick, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
JAMES B. GRIFFIN, Solicitor
JAMES B. GRIFFIN, P.C.
623 North Pottstown Pike
Exton, PA 19341

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

**CORPORATION OUTFITS AND
LIMITED LIABILITY COMPANY OUTFITS**

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113 FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

BETZKO, Clair B., late of Borough of Spring City. Phyllis G. DiNicola, 226 Thornridge Drive, Thorndale, PA 19372, Executrix. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

BRITTINGHAM, Ruth H., late of East Bradford Township. Norman L. Bennett, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

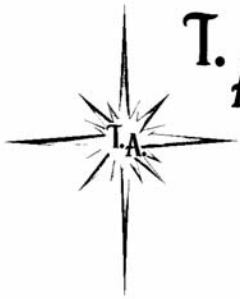
FASH, Robert J., late of West Chester. Denise Fash Moore, care of RUTH SLAMON BORLAND, Esquire, 69 Public Square, Suite 1100, Wilkes-Barre, PA 18701, Executrix. RUTH SLAMON BORLAND, Esquire, Borland & Borland, 69 Public Square, Suite 1100, Wilkes-Barre, PA 18701, atty.

GALAMBOS, Rita M., late of Phoenixville. Mark Galambos, 105 Hartman Drive, Phoenixville, PA 19460, Executor.

GLEICHERT, Gloria M., a/k/a Gloria J. Gleichert, late of East Bradford Township. Marguerite A. Sawa, care of STEPHEN A. DURHAM, Esquire, 320 West Front Street, Media, PA 19063, Executrix. STEPHEN A. DURHAM, Esquire, 320 West Front Street, Media, PA 19063, atty.

HIGGINS, Joseph W., late of Westtown Township. Mary Elizabeth Higgins Ruegg, care of JAMES F. CARNEY, Esquire, 610 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executrix. JAMES F. CARNEY, Esquire, 610 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, 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

JOHNSON, Lydia E., late of Penn Township. Victoria L. Johnson, 424 Minor Street, Avondale, PA 19311, Executrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

JORDAN, Shirley J., late of Honey Brook. Eben Jordan, 319 Monument Avenue, Malvern, PA 19355, Executor.

LUSK, Jackson T., late of West Whiteland Township. Patrick D. Lusk, 1487 Conifer Dr., West Chester, PA 19380 and Janietta D. Lusk, 1487 Conifer Dr., West Chester, PA 19380, Administrators.

LYMAS, Leo Winfield, Jr., late of Downingtown. Lymette Taylor, care of **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, Administrator. **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

MARTINO, Fay A., late of Willistown Township. Louis E. Martino, care of **SARAH M. FORD**, Esquire, 585 Skippack Pike, Suite 100, Blue Bell, PA 19422, Executor. **SARAH M. FORD**, Esquire, Ford & Buckman, P.C., 585 Skippack Pike, Suite 100, Blue Bell, PA 19422, atty.

MURRAY, Malinda L., a/k/a Malinda L. Murray Edgell late of East Bradford Township. Helen G. Reid, care of **JOHN T. NICHOLSON**, Esquire, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, Executrix. **JOHN T. NICHOLSON**, Esquire, Nicholson Law Center, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, atty.

PAPENFUSS, Ruth Helma, late of Newtown Square. Dorris R. Papenfuss-Swartz, 161 S. Hoernerstown Road, Hummelstown, PA 17036, Executrix. **WILLIAM T. TULLY**, Esquire, 2595 Interstate Drive, Suite 101, Harrisburg, PA 17110, atty.

PAPOLA, Gino G., late of West Brandywine Township. Lawrence A. Cellucci, care of **JOHN T. NICHOLSON**, Esquire, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, Executor. **JOHN T. NICHOLSON**, Esquire, Nicholson Law Center, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, atty.

PATTERSON, Helen C., late of Downingtown. Charlotte N. Hinderhofer, care of **MARY R. LASOTA**, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. **MARY R. LASOTA**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

ATTORNEY DISCIPLINARY / ETHICS MATTERS

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

James C. Schwartzman, Esq.

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

Dana Pirone Carosella, Esq.

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

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

ROESSLER, Claire M., late of Kennett Township. Robert L. Roessler, 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.

SPAIDE, Benita, a/k/a Benita L. Spaide, late of Spring City. Samantha Spaide, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executrix. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

STEIDLER, Russell J., late of Oxford Borough. Patty A. Smith, 119 Mineral Springs Road, Coatesville, PA 19320, Administrator C.T.A.. ALAN J. JARVIS, Esquire, 495 Highlands Boulevard, S-109, Coatesville, PA 19320, atty.

SWOPE, Ruth C., late of Pennsbury Township. Barbara S. Kenedy and William S. Swope, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

VANLEER, Bernard W., a/k/a Bernard Van Leer, late of East Vincent Township. Judith M. Schimmel, care of TIMOTHY J. DUCKWORTH, Esquire, P.O. Box 20770, Lehigh Valley, PA 18002-0770, Executrix. TIMOTHY J. DUCKWORTH, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770, atty.

WILKINSON, Leon H., late of Oxford Borough. Lawrence E. Wilkinson and Charles L. Wilkinson, care of JOSEPH G. RIPER, Esquire, 312 West State Street, 2nd Floor, Kennett Square, PA 19348, Executors. JOSEPH G. RIPER, Esquire, Riley Riper Hollin & Colagrecio, 312 West State Street, 2nd Floor, Kennett Square, PA 19348, atty.

2nd Publication

ARRELL, Virginia, late of Kennett Township. Joseph Arrell, 603 Farmhouse Circle, Swarthmore, PA 19081, Executor.

BLECKER, Sol, a/k/a Solomon Blecker, late of Pennsbury Township. Robert Allen Blecker, 12607 Taylor Court, Silver Spring, MD 20904, Executor. J. RICHARD GREENSTEIN, Esquire, Flamm Walton PC, 794 Penllyn Pike, Blue Bell, PA 19422, atty.

CROWLEY, Shirley, late of East Caln Township. John A. Featherman, III, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

DAVIES, Robert Edward, late of Wayne. Diane M. Davies, 101 Elgin Ct., Wayne, PA 19087, Executrix.

DAWSON, Edith R., late of New Garden Township. Michael P. Dawson, care of DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, Executor. DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, atty.

DRISCOLL, Barbara G., late of West Pikeland Township. Jennifer Scherer and Suzanne Benner, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executrices. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

FLYNN, William H., late of Oxford Borough. Daniel Flynn and David Flynn, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Executors. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

GRAHAM, Margaret C., late of Pennsbury Township. Gary D. Graham, 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.

GROSS, Earl L., late of Coatesville. Michael E. Gross, care of JAMES L. DAVIS, Esquire, 234 North 6th Street, Reading, PA 19601, Executor. JAMES L. DAVIS, Esquire, Paul R. Ober & Associates, 234 North 6th Street, Reading, PA 19601, atty.

HARTWELL, Zachary D., late of West Goshen Township. Rachel P. Hartwell, care of MARITA MALLOY HUTCHINSON, Esquire, First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382, Administratrix. MARITA MALLOY HUTCHINSON, Esquire, First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382, atty.

HEADLEY, William L., late of West Fallowfield Township. Alexander L. Headley (named in Will as Alexander Headley), care of DONALD STRUMPF, Esquire, 919 Conestoga Road, Building Three, Suite 112, Rosemont, PA 19010, Executor. DONALD STRUMPF, Esquire, 919 Conestoga Road, Building Three, Suite 112, Rosemont, PA 19010, atty.

HEIMLICH, Jay M., late of East Bradford Township. Sheri Lynn Dever, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executrix. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

KEARNS, James W., late of East Goshen Township. Robert E. Kearns, 35 Sturbridge Lane, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

KOCON, Geraldine F., late of North Coventry Township. John P. Orandosh, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

MAGEE, Raymond J., late of Exton, Uwchlan Township. Rosemary A. Magee, 726 Brooke Road, Exton, PA 19341, Administratrix. TIMOTHY J. BARTON, Esquire, 1518 Walnut Street, Suite 1406, Philadelphia, PA 19102, atty.

The Legal Intelligencer

10% OFF ALL PRODUCTS

to Chester County Bar Members
(offer good for new purchases only)

To order, visit www.lawcatalog.com/pa
or call 800-722-7670 x2311 and use code 4726799

MCGEEHAN, John T., a/k/a Jack McGeehan, late of West Brandywine Township. Frances M. Hack, 39 Heffner Lane, Reading, PA 19606, Executor.

MEYER, Angela Marie, a/k/a Angela M. Meyer, late of Downingtown Borough. Claudia Anne Bonfiglio, 9265 Rosewater Lane, Jacksonville, FL 32256, Executrix. **BRETT B. WEINSTEIN**, Esquire, Weinstein Law Offices PC, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

MORSE, Audrey M., late of Phoenixville. Alan Morse, care of **JAMES B. GRIFFIN**, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executor. **JAMES B. GRIFFIN**, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

RAMBO, Sadie P., late of Frazer, East Whiteland Township. Brenda R. Piombine, 202 Conestoga Road, Malvern, PA 19355, Executrix. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Boulevard, Ste. 211, Paoli, PA 19301, atty.

RASH, Gladys M., late of Honey Brook Township. Michael D. Rash, 19 Kristin Drive, Coatesville, PA 19320, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

RUDINSKY, Judith E., late of West Chester/West Whiteland Township. Cara Turner, care of **KEITH M. MCWHIRK**, Esquire, 2024 Cressman Road, P.O. Box 1229, Skippack, PA 19474-1229, Administratrix. **KEITH M. MCWHIRK**, Esquire, Mandracchia & McWhirk, LLC, 2024 Cressman Road, P.O. Box 1229, Skippack, PA 19474-1229, atty.

SAVILLE, Blanche C., late of East Pikeland Township. Audrey Fricker, care of **REGINA B. GUERIN**, Esquire, 613 West Avenue, Jenkintown, PA 19046, Executrix. **REGINA B. GUERIN**, Esquire, 613 West Avenue, Jenkintown, PA 19046, atty.

TRACY, Florence M., late of Caln Township. Donald A. Tracy, 1145 Carolina Avenue, West Chester, PA 19380, Administrator.

WILLIAMS, Hannah Cheney, late of Pennsbury Township. B. Owen Williams, 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.

3rd Publication

BOWMAN, Paul C., late of West Chester Borough. Jane B. Colburn, care of **STACEY WILLITS MC CONNELL**, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executrix. **STACEY WILLITS MC CONNELL**, Esquire, Lamb Mc Erlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

BOYLE, Duane Anthony, a/k/a Duane Boyle, late of Exton. Robyn Boyle, 306 Trimble Lane, Exton, PA 19341, Executor. **CATHERINE T. DUFFY**, Esquire, 50 Sterner Avenue, Broomall, PA 19008, atty.

CAMPOS, Ernest E., Sr., late of City of Coatesville. Karen M. Aabdala, 3405 Edge Lane, Thorndale, PA 19375, Executrix. **NIKOLAOS I. TSOUROS**, Esquire, Mac Elree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

CHAMBERS, Linda Joan, late of New London Township/Oxford. Cheryl L. Haley, 356 Saginaw Road, New London Township, PA 19352, Administratrix.

DERO, Miroslawa, late of City of Coatesville. Maciej Wojnowski, care of **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

DOUGHERTY, Helen S., late of Phoenixville. Deborah A. Foresta, care of **ELIZABETH R. HOWARD**, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. **ELIZABETH R. HOWARD**, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

ERB, Mabel K., late of East Coventry Township. Patricia Madeja, 253 Pearl Street, Pottstown, PA 19465 and Charles A. Haddad, 209 N. Monroe St., Boyertown, PA 19512, Executors. **CHARLES A. HADDAD**, Esquire, 209 N. Monroe St., Boyertown, PA 19512, atty.

FACCIOLLI, Dan, late of Valley Township. Christine Facciolli, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executrix. **DUKE SCHNEIDER**, Esquire, Mac Elree Havey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

GARREN, Jean H., a/k/a Jean Hayes Garren, late of Kennett Township. Michael S. Downey, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. **NEIL W. HEAD**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

HALL, Stephen Allen, Sr., late of Valley Township. Stephen A. Hall, Jr., 107 Snyder Avenue, West Chester, PA 19382 and Valerie B. Hall, 22 Harrogate Drive, Lumberton, NJ 08048, Executors. **ALBERT P. MASSEY, JR.**, Esquire, Lentz, Cantor & Massey, Ltd., 460 East King Road, Malvern, PA 19355, atty.

HARP, David H., late of Pottstown. Mary Jane Harp, 700 Kerlin Avenue, Pottstown, PA 19464, Executrix. **MARY C. CROCKER**, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

HIRSCH, Albert E., late of Pennsbury Township. Elisabeth H. Bard, 833 N. Union Street, Apt. 2, Wilmington, DE 19805, Executrix. **NIKOLAOS I. TSOUROS**, Esquire, Mac Elree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382-0660, 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.**

JOHNSTON, Elizabeth K., late of Naples, New York. Robert P. Johnston II, care of NOONAN & PROKUP, Esquire, 526 Walnut Street, Allentown, PA 18101, Executor. NOONAN & PROKUP, 526 Walnut Street, Allentown, PA 18101, atty.

MARPLE, Vera, late of West Bradford Township. John Raymond Marple, 483 Stewart Drive, West Chester, PA 19380, Executor.

MCKEE, Priscilla C., late of West Chester, Westtown Township. Helen O'Neill, 13806 McTyres Cove Place, Midlothian, VA 23112, Mark A. McKee, 1091 Jones Road, Gulph Mills, PA 19428 and Margaret O'Neill, 1003 Adams Way, West Chester, PA 19382 Executors.

MCLAUGHLIN, George H., late of East Bradford Township. Ann J. McLaughlin, 1036 Harmony Hill Road, Downingtown, PA 19335, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

PALLINI, Carmela R., a/k/a Carmella Pallini, late of West Chester. Nicholas J. Pallini, 562 Revere Road, West Chester, PA 19382, Executor. JOSEPH E. PALMA, Esquire, Goldberg, Meanix, McCallin & Muth, 213 West Miner Street, West Chester, PA 19382, atty.

SCHLIMME, Harry E., late of Sadsbury Township. Laurie A. Schlimme, 55 Lincoln Avenue, Coatesville, PA 19320 and Kenneth E. Schlimme, 462 Icedale Road, Honey Brook, PA 19344, Executors. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SHIPP, Jack Wallace, a/k/a Jack W. Shipp a/k/a Jack Shipp, late of Phoenixville. Glenn B. Shipp, care of GREGORY E. GRIM, Esquire, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944, Executor. GREGORY E. GRIM, Esquire, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944, atty.

STOLTZFUS, Alma K., late of Honey Brook Township. Melody Ann Stoltzfus, care of JEFFREY C. GOSS, Esquire, 221 East Chestnut Street, Lancaster, PA 17602, Executrix. JEFFREY C. GOSS, Esquire, Hartman Underhill & Brubaker LLP, 221 East Chestnut Street, Lancaster, PA 17602, atty.

TRUETT, Susan R., late of East Bradford Township. DAWSON R. MUTH, Esquire, 213 W. Miner Street, West Chester, PA 19382, Executor. DAWSON R. MUTH, Esquire, Goldberg, Meanix, McCallin & Muth, 213 W. Miner Street, West Chester, PA 19382, atty.

1st Publication

ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of HANNAH CHENEY WILLIAMS, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of HANNAH CHENEY WILLIAMS are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

U.S. Trust, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

L. Peter Temple, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for James J. Terry Funeral Home, Inc., a Pennsylvania business corporation, with its principal office located in Chester County, Pennsylvania, were filed with the Department of State of the Commonwealth of Pennsylvania on the 18th day of January 2012, pursuant to the provisions of the Act of December 21, 1988, P.L. 1444, as amended and supplemented.

KAREN N. CONNELLY, Solicitor
James, Smith, Dietterick & Connelly, LLP
P.O. Box 650
Hershey, PA 17033-0650

NOTICE

**INVOLUNTARY TRANSFER OF OWNERSHIP
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 2012-01307**

NOTICE IS HEREBY GIVEN that the involuntary transfer of ownership of a vehicle by court order was filed in the above-named court and will be heard on March 22, 2012, at 9:00 AM in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 7, 2012.

Transfer of 1926 Ford Model T, Serial # 14,759,977 to Ronald B. Brooks.

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

**NOTICE FOR INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS AND ADOPTION NOTICE
IN THE COURT OF COMMON PLEAS OF BERKS COUNTY,
PENNSYLVANIA, ORPHANS' COURT DIVISION
CASE NO: 82294**

NOTICE IS HEREBY GIVEN that the Petition for the Involuntary Termination of Parental Rights of UNKNOWN JOHN DOE, ANYONE CLAIMING PATERNITY, or PUTATIVE FATHER, whose last known address was the West Chester Area, Chester County, Pennsylvania, and the Petition for the Adoption of JUSTIN LEE DAVIDSON has been filed in the above named Court, praying a decree of Involuntary Termination of Parental Rights of UNKNOWN JOHN DOE, ANYONE CLAIMING PATERNITY, or PUTATIVE FATHER and praying for a decree of Adoption of JUSTIN LEE DAVIDSON.

The Court has fixed the 21st day of March, 2012, at 10:00 a.m. in the Courtroom of Peter W. Schmehl, at the Berks County Courthouse, 633 Court Street, Reading, Berks County, Pennsylvania, as the time and place for the hearing of the said Petitions, when and where all or any other persons interested including UNKNOWN JOE DOE, ANYONE CLAIMING PATERNITY, or PUTATIVE FATHER may appear and show Petitions should not be granted.

REBECCA BATDORF STONE, ESQUIRE
301 EAST LANCASTER AVENUE
Shillington, Pennsylvania 19607

**NOTICE OF INTENTION TO WITHDRAW
FROM DOING BUSINESS**

AMETEK Motors Holding, Inc., a foreign business corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in this Commonwealth. The Corporation has been dissolved in its state of incorporation. Its last registered office in this Commonwealth is 1100 Cassat Road, Berwyn, PA 19312.

**NOTICE OF INTENTION TO WITHDRAW
FROM DOING BUSINESS**

Diamonique Corporation, a foreign business corporation incorporated under the laws of The State of Delaware, intends to withdraw from doing business in this Commonwealth. The Corporation has been merged out of existence. Its last registered office in this Commonwealth is 1201 Wilson Drive, MC 203, West Chester, PA 19380.

**NOTICE THAT CORPORATION HAS
WITHDRAWN FROM DOING BUSINESS**

Berkheimer Properties, Inc., a foreign business corporation incorporated under the laws of the State of Delaware, having been dissolved under Delaware law, has withdrawn from doing business in the Commonwealth of Pennsylvania. The said corporation had an office in Chester County, Pennsylvania.

JOHN F. MCINTYRE, JR., Solicitor
103 South High Street
P.O. Box 102
West Chester, PA 19381

**NOTICE THAT CORPORATION HAS
WITHDRAWN FROM DOING BUSINESS**

Berkheimer Financial Group, Inc., a foreign business corporation incorporated under the laws of the State of Delaware, having been dissolved under Delaware law, has withdrawn from doing business in the Commonwealth of Pennsylvania. The said corporation had an office in Chester County, Pennsylvania.

JOHN F. MCINTYRE, JR., Solicitor
103 South High Street
P.O. Box 102
West Chester, PA 19381

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

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

Vincent B. Mancini & Associates : No. 10-11340
v. :
Greg and Marykate Gagnon :

To: Greg and Marykate Gagnon
Date: February 20, 2012

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO FILE A COMPLAINT IN THIS CASE. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR RIGHT TO SUE THE PLAINTIFF AND THEREBY LOSE PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

CHESTER COUNTY BAR ASSOCIATION
15 W. Gay Street. West Chester, PA 19380
610-692-1889

By: /s/ Lee A. Stivale, Esquire

FOR LEASE

15 West Gay Street, West Chester, PA

1,100 SF

3rd Floor Office

Downtown West
Chester

Flexible Floor
Plan

Elevator Served

Up to 10 parking
spaces
available



Available For Lease:
\$19.00 PSF, NNN



Chuck Swope, CCIM and Jim Lees
Swope Lees Commercial Real Estate, LLC
610-429-0200
www.SwopeLees.com
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.

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, MARCH 15, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, APRIL 16, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

1st Publication

SALE NO. 12-3-142
Writ of Execution No. 09-08248
DEBT \$249,313.41

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit:-

BEGINNING at a point on the easterly

curve of Marquis Drive (50 feet wide) a corner of Lot No. 89 on said Plan; thence extending from said beginning point extending along said side of Marquis Drive the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance 15.09 feet to a point of tangent; and (2) north 17 degrees 17 minutes 42 seconds east 86.30 feet to a point, a corner of Lot No. 87; thence leaving said side of Marquis Drive and extending along Lot No. 87 south 72 degrees 42 minutes 18 seconds east 122.50 feet to a point in line of Lot No. 66; thence extending along said Lot No. 66 south 34 degrees 03 minutes 19 seconds east 28.88 feet to a point, a corner of aforesaid Lot No. 89; thence extending along said Lot No. 89 south 76 degrees 55 minutes 00 seconds west 163.03 feet to the first mentioned point and place of beginning.

CONTAINING 8,554 square feet of land more or less.

BEING Lot No. 88 on said Plan.

BEING Parcel No. 16-04-0368.

UPI No. 16-4-368.

TAX Parcel No: 16-04-0368

BEING known as: 100 Marquis Drive,

Coatesville, PA 19320

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **RAICEON & APRIL HAWKINS**

SALE ADDRESS: 100 Marquis Drive,
 Coatesville, PA 19320

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

SALE NO. 12-3-143
Writ of Execution No. 10-01116
DEBT \$278,381.75

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Subdivision Plan – Phase 3 (Part 2) made by Mesko Associates, Inc., Exton, PA, dated 6/2/1999 and last revised 4/24/2000 and recorded as Plan File #15457, as follows, to wit:

BEGINNING at a point on the southeasterly side of Trestle Lane, which point is measured along the arc of circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet from a point on the northeasterly side of Brinton Drive; thence from said beginning point and extending along the side of Trestle Lane north

04 degrees 17 minutes 56 seconds east 55.00 feet to a point, a corner of Lot #75; thence extending along the same south 85 degrees 42 minutes 04 seconds east 147.50 feet to a point in line of open space No. 9; thence extending along the same south 04 degrees 17 minutes 56 seconds west 85.00 feet to a point on the northeasterly side of Brinton Drive, aforesaid; thence extending along the side of the same the two following courses and distances: (1) north 85 degrees 42 minutes 04 seconds west 117.50 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #74 on said Plan.

PARCEL No.: 47-2-20.74

BEING known as: 301 Trestle Lane, Coatesville, PA 19320.

BEING the same premises which James J. Archie and Anecca M. Archie, by Deed dated November 3, 2006 and recorded November 9, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7002, Page 648, granted and conveyed unto Nancy E. Sims and Oliver Sims, her husband.

PLAINTIFF: Bank of America National Association (Successor) DBA LaSalle Bank NA (trustee) DBA Washington Mutual Mortgage Pass-Through Certificate

VS

DEFENDANT: NANCY & OLIVER

SIMS

SALE ADDRESS: 301 Trestle Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: SCOTT A. DIETTERICK, 908-233-8500

SALE NO. 3-144

Writ of Execution No. 09-07337

DEBT \$276,903.04

ALL THAT CERTAIN extract of lands of Charles S. Mikl, as described in Deed Book T-56, Page 308 &c, and in Lease Book 128, Page 162, situate in the Township of Valley, County of Chester, surveyed by Edgar Laub, and recorded in the Recorder of Deeds Office, Chester County, Pennsylvania, on May 19, 1988 in Plan Book Page____ bounded and described as follows, to wit: follows:

BEGINNING at a spike in the center of Valley Road, S.R. 0372, said spike being the south-east corner of Parcel #2; thence by said Parcel #2, and passing over an iron pin north twenty-three

degrees thirty minutes ten seconds west, two hundred sixty-two and twenty one-hundredths feet to an iron pin in line of thirtythreeands of the Westwood Fire Company; thence by said Fire Company, north sixty three degrees thirty three minutes thirty seconds east, one hundred seven feet to an iron pin, and northwest corner of lands of George M. Greenfield; thence by said G.M. Greenfield, south thirty-three degrees twenty-one minutes east, two hundred seventy-five and one one hundredth feet to a spike in the center of Valley Road; thence by said roads center line, south sixty-seven degrees forty minutes west, one hundred fifty-four feet to the point of beginning.

CONTAINING 34,786 square feet.

PARCEL #38-05-0013

PROPERTY address: 1331 Valley Road, Coatesville, PA 19320

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **CHARLES G. CRAWFORD and RAYMOND PHILLIP WARFIELD**

SALE ADDRESS: 1331 Valley Rd., Coatesville, PA 19320

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

SALE NO. 12-3-145

Writ of Execution No. 10-03202

DEBT \$290,590.77

ALL THAT CERTAIN message and lot of land, hereditaments and appurtenances, situate in London Grove Township, County of Chester, and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a stone in the State Road, a corner of land late of S. Morris Jones; thence along said road by land late of Horatio G. Cooper, south 43-1/4 degrees west, 9 perches to a stone; thence by said land, south 52-1/4 degrees east, 34.52 perches to a lime stone in a line of land late of the said S. Morris Jones; thence by the same, north 26-1/4 degrees east (erroneously shown in prior deed as west) 13.2 perches to a lime stone and north 43-3/4 degrees west, 22 perches to the place of beginning.

CONTAINING 1 acre and 37 square perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM

ALL THAT CERTAIN interior tract or piece of ground, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester and State of Pennsylvania, and

described according to a Plan of Property owned by Horace A. Moore, said Plan made by G.E. Regester, Jr., and Sons, Surveyors, dated 12-1-1996 as follows, to wit:

BEGINNING at an iron pin set at an interior point, a corner of remaining land of Horace A. Moore and in line of other land of Avon-Grove Area Joint School Authority, said point being at the distance of 256.07 feet measured south 50 degrees 41 minutes east along the property line dividing the last 2 mentioned lands from a spike on the title line in the bed of State Road (L.R. # 15168) (said road extends in a general northeasterly direction from West Grove to Avondale); thence extending from said point of beginning along the said remaining land of Horace A. Moore, north 48 degrees 27 minutes east, 114.01 feet to an iron pin in line of other land of Avon-Grove Area Joint School Authority; thence extending along the last mentioned land the 3 following courses and distances; 1) south 41 degrees 33 minutes east, 103.65 feet to a drill hole in the stone; 2) south 24 degrees 29 minutes west, (erroneously shown in prior deed as east 217.69 feet to an old iron pin; and 3) north 50 degrees 41 minutes west, 315.79 feet to the first mentioned interior iron pin, the point and place of beginning.

CONTAINING in area 21,085.95 square feet.

BEING Parcel No. 59-8-138

BEING the same premises which Helen S. Fulton a/k/a Helen A. Fulton by Deed dated 4-25-1997 recorded 4-30-1997 in Chester County, Pennsylvania, in Record Book 4169 Page 1862, granted and conveyed unto Marjorie A. Walker, in fee.

TITLE to said premises is vested in Marjorie A. Samero and Anthony L. Samero, w/h, by Deed from Marjorie A. Walker, nka, Marjorie Samero and Anthony L. Samero, dated 08/01/2002, recorded 08/13/2002 in Book 5355, Page 1893.

PLAINTIFF: Metlife Home Loans
VS

DEFENDANT: **ANTHONY & MAJORIE aka MARJORIE SAMERO**

SALE ADDRESS: 255 State Rd., West Grove, PA 19390

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

SALE NO. 12-3-146

Writ of Execution No. 10-11829

DEBT \$162,449.49

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Map made for Peartree and Pasfield, Inc., by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, 3/7/1948 (lots calculated 5/25/1948) as follows, to wit:

BEGINNING at a point in the middle line of Devonwood Lane (50 feet wide) at the distance of 310 feet measured southwestwardly along the middle line of Valley Forge Road (33 feet wide); thence extending along the middle line of said Devonwood Lane, south 82 degrees 34 minutes west, 100 feet to a point, a corner of Lot No. 20 on said Plan; thence extending along said Lot No. 20, south 07 degrees 26 minutes east, 211.75 feet to a point on the northerly right of way line of the Pennsylvania Railroad Company; thence extending along same, north 82 degrees 26 minutes east, 100 feet to a point, a corner of Lot No. 18; thence extending along said Lot No. 18, north 07 degrees 26 minutes west, 211.52 feet to the first mentioned point and place of beginning.

BEING the same premises which Elsie B. Moyer by Deed dated 08/19/1987 and recorded 09/01/1987 in and for Chester County in Deed Book 887, Page 352 granted and conveyed to Kristine Woolard.

PLAINTIFF: One West Bank, FSB
VS

DEFENDANT: **KRISTINE WOOLARD**

SALE ADDRESS: 112 Devonwood Ln, Devon, PA 19333

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

SALE NO. 12-3-147

Writ of Execution No. 10-14522

DEBT \$145,037.00

ALL THAT CERTAIN southeasterly half of a double, slate covered house, designated as No. 342 South Main Street, together with the lot or piece of land belonging thereto, situated upon the westerly corner of South Main Street and Pikeland Avenue, in the Borough of Spring City, County of Chester and State of Pennsylvania, being bounded and described as follows:

BEGINNING at a stone in the center of South Main Street and Pikeland Avenue; thence along the center of Pikeland Avenue, south forty and one-quarter degrees west, one hundred and twenty feet to an iron pin; thence along land of now or late Clara J. Edwards, north fifty degrees west, forty-eight and one-half feet to an iron pin; thence still by same north forty and one-quarter degrees east, forty-four and one-quarter feet to an iron pin; thence parallel with rear frame kitchen and four feet distant therefrom north thirty-four degrees west, six and one-half feet to another iron pin; thence by a line passing through the center of the partition dividing this herein described southeasterly half of said double, slate covered house from the northwesterly half of the same north fifty-six degrees east, eighty-six and one-half feet to the center of South Main Street aforesaid; thence on the center of the same south thirty-four degrees east, thirty-four and one-half feet to the place of beginning.

CONTAINING five thousand, seven hundred and sixty-three feet of land, more or less.

BEING UPI #14-7-45.

BEING known as: 342 South Main Street, Spring City, PA 19475

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **CHRIS HIPWELL**

SALE ADDRESS: 342 S. Main Street, Spring City, PA 19475

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

SALE NO. 12-3-148

Writ of Execution No. 10-11932

DEBT \$134,521.38

ALL THAT CERTAIN lot, parcel or tract of land situate in the City of Coatesville, Chester County, Pennsylvania, on which is located the south house of a block of two frame dwelling houses designated as No. 91 Pennsylvania Avenue, said Lot being the south half of Lot No. 48 on plan of lots made by A. D. Harlan and is bounded and described as follows:

BEGINNING at a point on the east curb line of Pennsylvania Avenue at the northwest corner of Lot No. 49 now or formerly of Lera E. Welles and distant one hundred sixty (160) feet northward from the north line of Walnut Street; thence along the said east curb line of Pennsylvania Avenue northwardly twenty (20) feet and extending eastwardly between parallel lines of that width at right angles with the said east curb

line of Pennsylvania Avenue one hundred sixty (160) feet to the west line of Star Alley.

BOUNDED on the north by land now or formerly of Arthur Morris, this line passes through the center of the middle dividing partition in said block of two frame dwelling houses on the east, by the west line of Star Alley, on the south by Lot No. 49 now or formerly of Lera E. Welles, and on the west by the east curb line of Pennsylvania Avenue.

BEING the same premises which Thomas E. Lamb and Patricia E. Lamb by Deed dated September 7, 1967 and recorded in Deed Book T-37, Page 698 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Guido J. Gentile and Helen M. Gentile died on November 21, 1994 vesting all rights, title, and interest in and to the property in Helen M. Gentile.

ALSO being the same premises which Helen M. Gentile by Deed dated February 14, 2003 and recorded March 6, 2003 in Deed Book 5597, Page 202 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Renee Webster, grantor herein.

PARCEL #16-6-827.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **RENE WEBSTER**

SALE ADDRESS: 91 Pennsylvania Ave., Coatesville, PA 19320

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

SALE NO. 12-3-149

Writ of Execution No. 11-06187

DEBT \$162,644.04

PREMISES "A"

ALL THAT CERTAIN tract or lot of land, together with the improvements erected thereon, hereditaments and appurtenance, situate in the Borough of Atglen, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Valley Avenue, a corner of land now or late of John McGinnis; thence by the same north 12 west, 181 1/2 feet to the middle of a 30 feet public street or alley; thence along the middle of the said alley, north 78 degrees east, 50 feet; thence by land of W. Kennedy Diem and Nelila Diem, his wife, south 12 degrees east, 181 1/2 feet to the middle of Valley Avenue; thence along the middle of said Valley Avenue, 50 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN tract of land situated in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan dated 11/23/1977 and last revised 3/24/1978 by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the north right of way line of a 15 feet wide alley, said point also being a corner of land about to be conveyed to ?? ??; thence along land about to be conveyed to Michaels, north 15 degrees 51 minutes west 112.55 feet to a point in line of land belonging to the Penn Central Transportation Company, thence along land belonging to the Penn Central Transportation Company and about to be described to John T. McGinnis; thence along land about to be conveyed to McGinnis, south 15 degrees 51 minutes east 110.99 feet to a point on the aforementioned north right of way line of a 15 feet wide alley; thence along other lands belonging to the grantee herein, south 74 degrees 9 minutes west 50 feet to the first mentioned point and place of beginning.

BEING the same premises which Frederick M. Rock and Karen Y. Rock, husband and wife, by their attorney-in-fact, Shawn R. Lynch, by Indenture dated January 20, 1998 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4312 Page 1962 &c., granted and conveyed unto William E. Sweigart, in fee.

BEING Parcel Nos. 7-3-36 and 7-3-36.11

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **CHERYL L. & WILLIAM E. SWEIGART**

SALE ADDRESS: 429 Valley Ave., Atglen, PA 19310

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, 215-886-8790**

SALE NO. 12-3-150

Writ of Execution No. 10-08167

DEBT \$430,372.55

PREMISES A

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Vincent, County of Chester and State of PA, bounded and described according to a Plan of "The Pines", made by Henry S. Conrey, Inc., Division of Chester Valley

Engineers, Paoli, PA, dated 10/26/1970 as follows, to wit:

BEGINNING at a point on the southerly side of Pines Boulevard (33 feet wide), which point is measured the three following courses and distances from a point of curve on the northeasterly side of Horseshoe Trail (proposed 50 feet wide) (as shown on said Plan): (1) extending from said point of curve on a line curving to the right having a radius of 25 feet the arc distance of 41.56 feet to a point of tangent; (2) north 67 degrees 33 minutes 20 seconds east, 772 feet to a point and (3) on a line curving to the right having a radius of 330.38 feet the arc distance of 110.58 feet to the point and place of beginning; thence extending from said beginning point along the southerly side of Pine Boulevard the three following courses and distances: (1) on a line curving to the right having a radius of 330.38 feet the arc distance of 114.60 feet to a point of tangent; (2) south 73 degrees 23 minutes 30 seconds east, 94.38 feet to a point of curve; and (3) on a line curving to the left having a radius of 430.96 feet the arc distance of 132.21 feet passing over a certain 33 feet wide right of way, to a point on the easterly side of said right of way, a corner of Lot No. 19 on said Plan; thence extending the same and along the easterly side of said right of way, south 00 degrees 58 minutes 10 seconds east, 46.95 feet to a point, a corner of land now or late of Margaret Meloney; thence extending along the same south 70 degrees 43 minutes west, 341.67 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along the same north 03 degrees 16 minutes west, 218.27 feet to the first mentioned point and place of beginning.

CONTAINING 43,723 square feet of land be the same more or less.

BEING Lot No. 37 as shown on said Plan.

TITLE to said premises is vested in Stephen McDonald and Rose Marie McDonald a/k/a Rosemarie McDonald, husband and wife, by Deed from Thomas A. Simms aka Thomas H. Simms and Judy A. Simms aka Judith A. Simms, husband and wife, dated June 21, 2004 and recorded July 14, 2004 in Deed Book 6217, Page 1112 Instrument # 10434718.

PREMISES being known as: 10 Pine Drive, Chester Springs, Pennsylvania 19425.

TAX I.D. #: 25-7-128

PLAINTIFF: Bank of America

VS

DEFENDANT: **STEPHEN & ROSE MARIE McDONALD**

SALE ADDRESS: 10 Pine Drive, Chester Springs, PA 19425

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

SALE NO. 12-3-151
Writ of Execution No. 09-13858
DEBT \$263,696.07

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a survey by Edgar Laub, registered surveyor, Coatesville, Pennsylvania, for Robert Shirley and Silvio Pietrinferni dated August 12, 1968, as follows, to wit:

BEGINNING at an interior point in the middle of a thirty feet wide proposed road a corner of land of G. A. Seeds; thence extending along the center line of said road north three degrees forty two minutes west three hundred seventy one and thirty six one-hundredths feet to a corner of other land of G. A. Seeds; thence along the same north eighty six degrees eighteen minutes twenty seconds east four hundred nineteen and thirty seven one-hundredths feet to an iron pin a corner of land of David Fenimore; thence along same south three degrees eleven minutes fifty seconds east four hundred seventeen and thirty one one-hundredths feet to an iron pin; thence along land of G. A. Seeds south eighty six degrees eighteen minutes twenty seconds west three hundred eighty six and seventy two one-hundredths feet to an iron pin; thence on the arc of a circle curving to the right with the radius of three hundred seventy five feet the arc distance of thirty and eighty nine one-hundredths feet to an iron pin; thence extending north forty degrees fourteen minutes two seconds west twenty five and seventy two one-hundredths feet to the point and place of beginning.

BEING Lot B on said Plan.

TAX Parcel #: 50-2-41-1

BEING known as: 1213 Seeds Lane,
Downingtown, PA 19335

PLAINTIFF: Aurora Loan Services
VS

DEFENDANT: **RONALD &
ALDINE ELLIOTT**

SALE ADDRESS: 1213 Seeds Ln,
Downingtown, PA 19335

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

SALE NO. 12-3-152
Writ of Execution No. 11-09919
DEBT \$666,429.44

ALL THAT CERTAIN lot or tract of land with the buildings and improvements, hereditaments and appurtenances erected thereon,, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan prepared by Nave, Newell & Stomplf, Inc. entitled "Subdivision Plan, Welsh Tract Subdivision", dated 1/26/99 and recorded in Plan # 15978, as follows, to wit:

BEGINNING at a point on the north-westerly side of Teresa Court (50 feet) a corner of an easement for future public trail; thence extending from said beginning along the said northwesterly side of Teresa Court on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.36 feet to a point in the bed of Lot No. 30; thence extending along same the 3 following courses and distances: (1) north 54 degrees 10 minutes 36 seconds west 72.23 feet to a point; (2) north 46 degrees 45 minutes 24 seconds west 410.50 feet to a point and (3) north 75 degrees 17 minutes 04 seconds west 20.94 feet to a point in line of Lot No. 29; thence extending along same north 46 degrees 45 minutes 24 seconds west 62.82 feet to a point in line of Lot No. 30; thence extending partly through the bed of Lot No. 30 south 75 degrees 17 minutes 04 seconds east 83.75 feet to a point in line with said easement for future public trail; thence extending along same the 2 following courses and distances: (1) south 46 degrees 45 minutes 24 seconds east 416.19 feet to a point and (2) south 54 degrees 10 minutes 36 seconds east. 65.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 on said Plan

PARCEL No.: 50-5-12.29

BEING known as: 1770 Teresa Court,
Downingtown, PA 19335.

BEING the same premises which Baker Residential of Pennsylvania, LLC, a Delaware Limited Liability Company Pennsylvania, by Deed dated March 31, 2006 and recorded June 16, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6872, Page 1661, granted and conveyed unto Robert M. Trabbold.

PLAINTIFF: US Bank National
Association (Trustee) aka Banc of America
Funding 2006-6 Trust

VS

DEFENDANT: **ROBERT M. TRAB-**

BOLD

SALE ADDRESS: 1770 Teresa Court,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SCOTT A.
DIETTERICK, 908-233-8500**

SALE NO. 12-3-153

Writ of Execution No. 11-09807

DEBT \$416,090.13

ALL THAT CERTAIN tract or lot of land situate in the Township of Honey Brook, County of Chester, State of Pennsylvania, bounded and described according to a survey made for Charles H. Morris, et al, by Comstock and Stapleton, Registered Land Surveyors, Glen Moore, Pennsylvania, dated January 26, 1973, as follows, to wit:

BEGINNING at a spike in Talbotville Road (T-372) (thirty-three feet wide), leading from Morgantown to Suplee, a corner of lands now or late of William Oatman, Paul E. Brubacher and Jacob Kreuger; thence extending from said point of beginning along land of William Oatman, aforesaid, north 82 degrees, 31 minutes west 247.50 feet to an iron pin, a corner of land now or late of Ray Myers; thence extending along the same north 04 degrees 09 minutes 30 seconds east 854.70 feet to an iron pin, a corner of land of Paul Brubacher, aforesaid; thence extending along the same the two following courses and distances, north 79 degrees 34 minutes east 257.40 feet to an iron pin and crossing the northerly side of Talbotville Road (T-372) aforesaid, south 04 degrees 17 minutes west 933.90 feet to the point and place of beginning.

CONTAINING 5.093 acres more or less.

EXCEPTING thereout and therefrom all that certain parcel of land situate in the Township of Honey Brook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by Comstock and Stapleton, Registered Land Surveyors, last revised June 6, 1973, as follows, to wit:

BEGINNING at an existing stone heap, a corner common to lands of William Oatman, Paul Brubacher, John Palaisa and other land of the grantee herein, Ray Myers; thence extending along the grantees other land, north 04 degrees 09 minutes 30 seconds east, for a distance of 50.00 feet to an iron pin set, a corner of land retained by the grantor herein, John Palaisa; thence by the grantor's remaining land the following two courses and distances, to wit: (1) south 68 degrees 48 minutes 30 seconds east, 41.84 feet to a point; and (2) south 09 degrees 33 minutes east, 41.84 feet to

an iron pin set on line of land that Paul Brubacher is about to convey to Ray Myers, the said grantee herein; thence by the last mentioned land, north 82 degrees 31 minutes west, for a distance of 50.00 feet to the first mentioned stone heap and place of beginning.

CONTAINING 2,000 square feet of land be the same more or less.

BEING known as 123 Risbon Road,
Honey Brook, PA 19344.

BEING Tax Parcel #22-04-0040.020

BEING UPI #22-4-40.2

IMPROVEMENTS: Residential
dwelling

BEING the same premises which Allen D. Entrekin and Fern Entrekin, husband and wife, granted and conveyed unto Allen D. Entrekin by Deed dated January 31, 2005 and recorded March 28, 2005 in Chester County Record Book 6445, Page 1194 for the consideration of \$1.00.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **ALLEN D.
ENTREKIN**

SALE ADDRESS: 123 Bisbon Road,
Honey Brook, PA 19344

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

SALE NO. 12-3-154

Writ of Execution No. 09-04375

DEBT \$146,462.30

ALL THAT CERTAIN parcel of land situate in the Township of West Grove, County of Chester and Commonwealth of Pennsylvania, being fully described as a metes and bounds property as set forth in Deed Book 5400 Page 389, dated 09/19/2002 recorded 09/27/2002, in Chester County Records.

ALL THAT CERTAIN, one-half of a double dwelling situate in the Township of Penn, County of Chester, and State of Pennsylvania together with the tract of ground as is more accurately described according to a survey made by George E. Regester, Jr. & Sons, dated March 29, 1966, as follows, to wit:

BEGINNING at a spike set in the title line in the bed of a public road being State Route #896, said road leading in a northerly direction to Russellville and in a southerly direction to New London, said spike of beginning marking the original southeasterly corner of lands of Rector Wall, et ux, and Donald H. Paisley, et ux, of which this was a part and the northeasterly corner of lands of Paul King, et ux: thence leaving said point of

beginning and also leaving the bed of said public road and by lands of the said Paul King, et ux south 73 degrees 30 minutes west, 150 feet to an iron pin set in line of lands of J. Walter Groff; thence by land of the said J. Walter Groff, north 16 degrees 30 minutes west, 30.07 feet to an iron pin marking the northwesterly corner of this and the southwesterly corner of Parcel "A" about to be conveyed to Donald Paisley, et ux; thence by said Parcel "A" by a line being partly through the center line of division wall of a double dwelling erected thereon north 72 degrees 53 minutes 38 seconds east, 150.01 feet to a spike set in the title line in the bed of the first mentioned public road, being State Route #896; thence by the said title line in said public road, south 16 degrees 30 minutes east, 31.66 feet to the first mentioned point and place of beginning.

CONTAINING 4,628.93 square feet of land, be the same more or less.

TAX Parcel #: 58-3-30

BEING known as: 2901 Newark Road, West Grove, PA 19390

PLAINTIFF: Countrywide Home Loans Servicing LP

VS

DEFENDANT: NELSON J. RIOS

SALE ADDRESS: 2901 Newark Road, West Grove, PA 19390

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

SALE NO. 12-3-155

Writ of Execution No. 10-10910

DEBT \$284,194.42

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania being Lot No. 174 as shown on a Preliminary/Final Overall Plan – Plan of Subdivision for Hicks Southeast Tract by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors dated August 6, 1999 and last revised July 19, 2001 recorded February 27, 2002 as Plan No. 016116 more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of Larkspur Drive said point being a corner of Lot No. 173 of said Plan; thence along Lot No. 173 of said Plan south 35 degrees 38 minutes 13 seconds east 112.00 feet to a point; thence along Basin easement area south 54 degrees 21 minutes 47 seconds west 60.00 feet to a point; thence along Lot No. 175 of said Plan north 35

degrees 38 minutes 13 seconds west 112.00 feet to a point on the Southeasterly side of Larkspur Drive; thence along the same north 54 degrees 21 minutes 47 seconds east 60.00 feet to a point the place of beginning.

BEING Lot No. 174 of said Plan.

BEING known as 450 Larkspur Drive, Kennett Square, PA

TAX Parcel Number: 61-05-0370

UPI #61-5-370

IMPROVEMENTS: Residential dwelling

TITLE to said premises is vested in Linda Mutascio, sole owner by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation dated 6/27/2003 and recorded 7/28/2003 in Record Book 5807 Page 1610.

PLAINTIFF: Wells Fargo Bank NA (AKA) AKA Wachovia Mortgage, Division of Wells Fargo Bank NA FKA Wachovia Mortgage FSB FKA World Savings Bank FSB

VS

DEFENDANT: LINDA MUTASCIO

SALE ADDRESS: 450 Larkspur Drive, Kennett Square, PA 19348

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

SALE NO. 12-3-156

Writ of Execution No. 11-09373

DEBT \$1,044,456.92

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as Lot No. 1 according to a Plan dated February 1998 by Roland A. Dunlap, Registered Surveyor and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania on September 4, 1998 as Plan Number 14580, as follows:

BEGINNING at a point in the bed of Lincoln Highway (SR 142); said point also being a corner of lands now or late of William E. and Carolyn M. Chipan; thence from said point of beginning and through the bed of the Lincoln Highway (SR 142), north 83 degrees 16 minutes 58 seconds west, 642.05 feet to a point, being the southeast corner of remaining lands of Thomas J. and Kathleen P. Kitko (Lot No. 2); thence leaving the Lincoln Highway and along Lot No. 2, north 07 degrees 10 minutes 24 seconds west, 762.36 feet to a point on the southerly right of way line of

the Coatesville-Downingtown Bypass Route No. 30; thence along the southerly right-of-way line of the Coatesville-Downingtown Bypass Route No. 30, the following 2 courses and distances: (1) on the arc of a curve curving to the right having a radius of 1,861.86 feet, an arc distance of 382.78 feet and a chord bearing of north 80 degrees 10 minutes 26 seconds east and a chord distance of 382.81 feet to a point; (2) north 86 degrees 03 minutes 50 seconds east, 413.42 feet to a point; thence leaving the southeasterly right-of-way line of the Coatesville-Downingtown Bypass Route No. 30 and along lands now or late of Mark J. Sperber, the 7 following courses and distances: (1) south 11 degrees 53 minutes 59 seconds west, 51.86 feet to a point; (2) south 88 degrees 42 minutes 59 seconds west, 114.68 feet to a point; (3) south 35 degrees 31 minutes 58 seconds west, 200.79 feet to a point; (4) north 87 degrees 00 minutes 00 seconds east, 26.94 feet to a point; (5) south 01 degree 45 minutes 00 seconds east, 33.00 feet to a point; (6) south 64 degrees 30 minutes 00 seconds west, 23.10 feet to a point; (7) south 17 degrees 15 minutes 00 seconds west, 198.00 feet to a point on the northerly side of a 33.00 foot wide access easement; thence partially through the aforementioned 33.00 foot wide access easement and along lands now or late of William E. and Carolyn M. Chipman, the following 7 courses and distances: (1) south 26 degrees 30 minutes 00 seconds east, 28.05 feet to a point; (2) south 66 degrees 50 minutes 00 seconds west, 25.08 feet to a point; (3) south 29 degrees 20 minutes 00 seconds east, 22.80 feet to a point; (4) south 52 degrees 10 minutes 00 seconds west, 10.00 feet to a point; (5) south 29 degrees 19 minutes 11 seconds east, 217.90 feet to a point; (6) south 46 degrees 06 minutes 00 seconds east, 8.00 feet to a point; and (7) south 31 degrees 00 minutes 00 seconds east, 258.90 feet to the first-mentioned point and place of beginning.

CONTAINING 10.408 acres of land, be the same more or less.

BEING the same premises which Samuel S. Stoltzfus and Marian L. Stoltzfus, husband and wife, by Deed dated January 20, 2005 and recorded February 23, 2005 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6417, Page 1853, granted and conveyed unto EDD Estates, LLC, a Pennsylvania limited liability company, its successors and assigns.

SEIZED in execution as the property of EDD Estates, LLC on Judgment No. 11-09373.

PLAINTIFF: Fulton Bank NA FKA Fulton Bank

VS

DEFENDANT: **EDD ESTATES, LLC**
 SALE ADDRESS: 3171 Lincoln Highway, Parkesburg, PA 19365
 PLAINTIFF ATTORNEY: **SCOTT F. LANDIS, 717-299-5201**

SALE NO. 12-3-157
Writ of Execution No. 11-03396
DEBT \$158,259.80

BY virtue of a Writ of Execution No. 2011-03396-RC

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 900 Woodlawn Avenue, Phoenixville, PA 19460-4034

UPI No. 15-11-41

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,259.80

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **WILLIAM J. BRUDECKI, JR.**

SALE ADDRESS: 900 Woodlawn Avenue, Phoenixville, PA 19460

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

SALE NO. 12-3-158
Writ of Execution No. 11-07602
DEBT \$398,178.77

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

OWNER(S) of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 25 Jamie Lane, Coatesville, PA 19320-1531

UPI No. 29-7-157.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$398,178.77

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **STEVEN & DONNA MURATORE**

SALE ADDRESS: 25 Jamie Lane, Coatesville, PA 19320

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

SALE NO. 12-3-159
Writ of Execution No. 09-10084
DEBT \$253,049.05

BY virtue of a Writ of Execution No.
09-10084

OWNER(S) of property situate in the
Borough of Kennett Square, Chester County,
Pennsylvania, being 230 Center Street, Kennett
Square, PA 19348-3208

UPI No. 3-4-56

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$253,049.05

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **CHAD & GWENN
TELLMAN**

SALE ADDRESS: 230 Center Street,
Kennett Square, PA 19348

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

SALE NO. 12-3-160
Writ of Execution No. 10-11607
DEBT \$393,460.02

ALL THAT CERTAIN message and
lot of land situate in the Township of Thornbury,
County of Chester and State of Pennsylvania,
bounded and described as follows:

BEGINNING at a point on or near the
centerline of the Street Road, said point being
south 66 degrees 17 minutes west two hundred
seventy four and seventy five hundredths feet from
the point of intersection of the centerline of the
said road with the center line of the public road
leading to Thornton, known as the Concord Road,
a corner of lands of S. Francis Nicholson and
Evelyn R. Nicholson, his wife; thence by said
lands passing over a stone set in thirty feet from
the point in the said Street Road south 23 degrees
43 minutes east three hundred eighty seven and
thirty five hundredths feet to a stone and north 65
degrees 54 minutes east one hundred twelve and
six tenths feet to a marble stone, corner of land of
Edith H. Haines; thence along the same north 23
degrees 43 minutes west three hundred eighty six
and six tenths feet to a point in or near the center-
line of the Street Road; thence along the course of
said road on or near the centerline south 66 degrees
17 minutes west one hundred twelve and six tenths
feet to the first mentioned point and place of begin-
ning.

CONTAINING one acre of land more

or less.

UNDER and subject to certain condi-
tions and restrictions as now of record.

AND also all that certain lot or piece of
ground situate in the Township of Thornbury,
County of Chester and Commonwealth of
Pennsylvania, and described as follows, to wit;

BEGINNING at a point on or near the
centerline of the Street Road, said point being
south 66 degrees 17 minutes west 324.75 feet from
the point of intersection of the centerline of the
said road with the centerline of the public road
leading to Thornton, known as Concord Road, said
point being a corner of other lands formerly of the
Grantors, extending thence by said lands south 23
degrees 43 minutes east 200 feet to a point east of
a hemlock hedge; thence extending on a course
approximately due east to a point in the westerly
line of lands of said Harold Smithson, which is at
a point 230 feet from the centerline of Street Road,
thence north 23 degrees 43 minutes west 230 feet
to a point in or near the centerline of said Street
Road; thence along the said centerline of Street
Road south 66 degrees 17 minutes west 50 feet to
the first mentioned point and place of beginning.

BEING Parcel Number 66-2-12

BEING the same premises which
Jeffrey A. Smith and Karen A. Smith, husband and
wife, by fee simple deed dated January 19, 2000
and recorded February 2, 2000 in the Office of the
Recorder of Deeds in and for Chester County in
Deed Book 4707 Page 562, granted and conveyed
unto Christopher J. Coppola and Briana L.
Coppola, husband and wife, in fee.

PLAINTIFF: Household Finance
Consumer Discount

VS

DEFENDANT: **CHRISTOPHER &
BRIANA COPPOLA**

SALE ADDRESS: 880 East Street
Road, West Chester, PA 19382

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

SALE NO. 12-3-161
Writ of Execution No. 09-00992
DEBT \$102,478.98

ALL THOSE CERTAIN unimproved
lots of land with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Schuylkill, County of
Chester and State of Pennsylvania on the Tract
known as Pickering Heights, being Lots Nos. 9 and
10 on the Tract of land, a Plan of which is record-
ed in the Office of the Recorder of Deeds in and for

the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 1, Page 242, and known as "Plan of Property of Blanche Voorhees Brown" surveyed by Thomas G. Colesworthy on October 1st, 1925, as follows, to wit:

BEGINNING at a point at the intersection of Valley Forge Road and Belmont Terrace A Street laid out and shown on said Plan of the width of 60 feet; thence in a southerly direction along Belmont Terrace a distance of 227.19 feet to a point a corner of Lot #27 property of Mary C. Marshall; thence along Lot #27 in a westerly direction a distance of 100.03 feet to a corner of Lot #8 on said Plan, property of Katherine Solomon; thence in a northerly direction along the easterly line of Lot #8, 221.66 feet to a corner on the southerly side of the Valley Forge State Road; thence along said highway in an easterly direction a distance of 79.37 feet to the place of beginning.

TITLE to said premises is vested in Stanley J. Conover by Deed from Perry Grossman dated December 10, 1985 and recorded December 16, 1985 in Deed Book 162, Page 379.

PREMISES being known as: 918 Valley Forge Road, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 27-6B-34

PLAINTIFF: Wachovia Bank NA

VS

DEFENDANT: **STANLEY J. CONOVER**

SALE ADDRESS: 918 Valley Forge Road, Phoenixville, PA 19460

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

SALE NO. 12-3-162

Writ of Execution No. 10-11548

DEBT \$194,951.39

BY virtue of a Writ of Execution No. 10-11548

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 441 Bianca Circle, Downingtown, PA 19335-2203

UPI No. 39-5A-56

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$194,951.39

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL C. BAER**

SALE ADDRESS: 441 Bianca Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON**

WELLS, 215-563-7000

SALE NO. 12-3-163

Writ of Execution No. 11-10653

DEBT \$136,444.19

ALL THAT CERTAIN tract of land situate in West Sadsbury Township, Chester County, Pennsylvania, being known as Lot 2 on a Plan of Lot of Paul Newswanger, shown on Dwg. #L7532 prepared by Steward Whittier & Associates, November 10, 1975 and being more particularly bounded and described as follows:

BEGINNING at the southwest corner of the tract herein described in the center of Cemetery Road and from which point the center lines of Cemetery Road and Lenover Road is 1.038 feet distant; thence by Lot 1 of said Plan north 12 degrees 54 minutes 15 seconds east, 413.73 feet; thence by lands now or formerly of Raymond Newswanger south 74 degrees 7 minutes 44 seconds east, 250.00 feet; thence by the same south 24 degrees 51 minutes 53 seconds west, 375.81 feet; thence along the center line of Cemetery Road north 88 degrees 00 minutes 54 seconds west, 174.95 feet to the place of beginning.

BEING known as 3519 Cemetery Road, Parkesburg, PA 19310

PARCEL #36-05-0042.050

UPI #36-5-42.5

IMPROVEMENTS: Residential dwelling

BEING the same premises which Arthur Chester and Kristen E. Hume granted and conveyed unto Joseph C. Fuller and Karen Stephanie Fuller, husband and wife, by Deed dated December 20, 2004 and recorded January 20, 2005 in Chester County Record Book 6390, Page 417 for the consideration of \$135,000.00.

PLAINTIFF: The Pennsylvania State Employees Credit Union

VS

DEFENDANT: **JOSEPH & KAREN FULLER**

SALE ADDRESS: 3519 Cemetery Road, Parkesburg, PA 19365

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

SALE NO. 3-164

Writ of Execution No. 11-03498

DEBT \$115,281.30

ALL THAT CERTAIN lot of land and brick house, thereon designated as #218 Union Avenue, City of Coatesville, bounded and

described as follows:

BEGINNING at a point on the east curb line of Union Avenue a corner of land of Leroy Slawko and Sophie Slawko, his wife, and distant, 192 feet southwardly from the south curb line of Madison Street; thence by the west curb line of Union Avenue south 13 degrees 46 minutes east 23.42 feet to a corner of land of Antoni Kasian and Valerie Kasian, his wife, thence along the last mentioned land, south 76 degrees 14 minutes west 156 feet to the east line of Lime Avenue; thence by same north 13 degrees 46 minutes west 23.42 feet to a line of land of the said Leroy Slawko and Sophie Slawko, his wife, and thence by the same north 76 degrees 14 minutes east 156 feet to the place of beginning.

PARCEL No. 16-9-361

TITLE to said premises is vested in Michael G. Williamson by Deed from Thomas Marotta and Susan Marotta dated October 19, 2006 and recorded October 24, 2006 in Deed Book 6988, Page 955.

PREMISES being known as: 218 Union Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-09-0361

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **MICHAEL G. WILLIAMSON**

SALE ADDRESS: 218 Union St.,
Coatesville, PA 19320

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

SALE NO. 12-3-165

Writ of Execution No. 11-09581

DEBT \$48,904.73

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan known as Whitford Country Club, said Plan made by Yerkes Engineering Company, Registered Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated December 10, 1956, as follows, to wit:

BEGINNING at a point in the center line of Whiteland Hunt Road (40 feet wide) at the distance of 786.58 feet measured the 7 following courses and distances from the intersection of the center line of Whiteland Hunt Road and the center line of Whitford Hills Road; (1) north 36 degrees 59 minutes east, 54.20 feet to a point; (2) on the arc of a circle curving to the right having a radius of

150 feet, the arc distance of 54.98 feet to a point; (3) north 57 degrees 59 minutes east 97.68 feet to a point; (4) on the arc of a circle curving to the right having a radius of 325 feet, the arc distance of 183.97 feet; (5) south 89 degrees 35 minutes east 249.88 feet to a point; (6) on the arc of a circle curving to the left having a radius of 230 feet, the arc distance of 86.84 feet to a point; (7) north 68 degrees 47 minutes east, 59.03 feet to a point; thence from said point of beginning along the center line of Whiteland Hunt Road, north 68 degrees 47 minutes east, 144 feet to a point, a corner of Lot No. 163; thence along Lot No. 163, south 21 degrees 13 minutes east, 316.87 feet to a point in the center line of a 40 feet wide right of way of the Philadelphia Electric Company; thence along the said center line of the right of way, south 68 degrees 47 minutes west 144 feet to a point, a corner of Lot No. 165; thence along Lot No. 165 the two following courses and distances: (1) leaving the center line of the said right of way, north 19 degrees 12 minutes west, 227.01 feet to a point; and (2) north 26 degrees 18 minutes west, 90.36 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.018 acres of land.

BEING Lot No. 164 on said Plan.

TITLE to said premises is vested in Elsie M. Becker and Arthur W. Becker (deceased) by Deed from Orville F. Beck and Verlyn I. Beck dated November 14, 1980 and recorded November 20, 1980 in Deed Book Q-57, Page 420.

PREMISES being known as: 610 Whiteland Hunt, Downingtown, Pennsylvania 19335.

TAX I.D. #: 41-04-0002.170

PLAINTIFF: Wells Fargo Bank NA
FKA Wachovia Bank NA

VS

DEFENDANT: **ELSIE M. BECKER**

SALE ADDRESS: 610 Whiteland Hunt, Downingtown, PA 19335

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

SALE NO. 3-166

Writ of Execution No. 10-12006

DEBT \$193,641.13

BY virtue of a Writ of Execution No. 10-12006

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 46 Witherspoon Court a/k/a 46 Witherspoon Court, Unit 138, Chesterbrook, PA

19087-1201

UPI No. 43-5-237

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$193,641.13

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHRISTOPHER****CICCONE**

SALE ADDRESS: 46 Witherspoon
Court AKA 46 Witherspoon Ct, Unit 138,
Chesterbrook, PA 19087

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

SALE NO. 12-3-167**Writ of Execution No. 10-00056****DEBT \$237,482.68**

BY virtue of a Writ of Execution No.
10-00056

OWNER(S) of property situate in the
Township of New London, Chester County,
Pennsylvania, being 1210 Thunderhill Road,
Lincoln University, PA 19352-1110

UPI No. 71-4-218

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$237,482.68

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KATHLEEN M.****BRADY**

SALE ADDRESS: 1210 Thunder Hill
Rd., Lincoln University, PA 19352

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

SALE NO. 12-3-168**Writ of Execution No. 10-08858****DEBT \$305,032.86**

BY virtue of a Writ of Execution No.
10-08858

OWNER(S) of property situate in the
Township of East Goshen, Chester County,
Pennsylvania, being 1210 Princeton Lane, West
Chester, PA 19380-5742

UPI No. 53-2-934

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$305,032.86

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RICHARD R. &****NANCY C. REINISH**

SALE ADDRESS: 1210 Princeton
Lane, West Chester, PA 19380

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

SALE NO. 12-3-169**Writ of Execution No. 11-00678****DEBT \$204,115.82**

BY virtue of a Writ of Execution No.
2011-00678-RC

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 1 Leagle Way, Coatesville, PA
19320-5550

UPI No. 28-4-66.25

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$204,115.82

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **ALAN J. & LAURA****J. EAGLE**

SALE ADDRESS: 1 Leagle Way,
Coatesville, PA 19320

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

SALE NO. 12-3-170**Writ of Execution No. 10-12814****DEBT \$280,380.54**

BY virtue of a Writ of Execution No.
10-12814

OWNER(S) of property situate in the
Township of East Whiteland, Chester County,
Pennsylvania, being 40 Beechwood Avenue,
Malvern, PA 19355-1538

UPI No. 42-4N-51

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$280,380.54

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DESIREE A. DURR****(AKA)**

SALE ADDRESS: 40 Beechwood Ave,
Malvern, PA 19355

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

SALE NO. 12-3-171
Writ of Execution No. 10-03833
DEBT \$91,792.58

ALL THAT CERTAIN parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania bounded and described in accordance with a survey made by George P. Shaner R.E. as follows:

BEGINNING at a corner of other lands Paul Sheeler, said point being in the middle of a Township Rural Road, (33 feet wide known as Zebra Road) leading from the Schuylkill Road to the Ridge Road and distant along the middle of said road south 42 degrees 10 minutes west, 375.54 feet from a corner of lands now or about to be conveyed by Paul Sheeler to Edward Stanton, thence from said point of beginning along the middle of said road south 42 degrees 10 minutes west, 200 feet to a corner of lands now or late Oscar D. Brownback; thence along said land distant 33 feet northerly from lands now or late John M. Mauger, south 66 degrees 54 minutes 40 seconds east, 394.95 feet to a planted stone, a corner of the same and a point on line of other lands now or late Oscar D. Brownback; thence along the same north 40 degrees 30 minutes east, 70.94 feet to a corner other lands of Paul Sheeler; thence along same north 47 degrees 50 minutes west, 371.2 feet to the place of beginning.

CONTAINING 1 acre 43 perches more or less.

ALSO ALL THAT CERTAIN parcel or tract of land situate in East Coventry Township, Chester County, PA, bounded and described in accordance with a survey made 6/11/1953 by George E. Shaner, C.E. Pottstown, PA, as follows:

BEGINNING at a corner of other lands of Paul Sheeler et ux., about to be conveyed to Vesta Hall, said point being in the middle of a Township Rural Road (33 feet wide known as Zebra Road) leading from the Schuylkill Road to the Ridge Road; thence from said point of beginning along the middle of said road south 42 degrees 10 minutes west 75 feet to a point, a corner of other lands of Willis V. Jones et. ux; thence along the same south 47 degrees 50 minutes east 371.20 feet to a point in line of lands of now or late of Oscar D. Brownback; thence along the same north 40 degrees 30 minutes east, 75.01 feet to a point a corner of lands of Hall aforesaid; thence along the same north 47 degrees 50 minutes west, 368.93 feet to the point of beginning.

CONTAINING 101.95 perches of land more or less.

BEING UPI# 18-5-106.

BEING the same premises which Willis V. Jones and Doris Walters, life tenant, by indenture bearing date 9/17/1999 and recorded 9/27/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4641 Page 1055 etc., granted and conveyed unto Francis J. Puleo T/A Triple T Farms and Helen Campitelli, in fee.

BEING the same premises which Willis V. Jones and Doris Walters, life tenant, by indenture bearing date 9/17/1999 and recorded 9/27/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4641 Page 1055 etc., granted and conveyed unto Francis J. Puleo T/A Triple T Farms and Helen Campitelli, in fee.

UPI/BLR # 18-5-106.

PLAINTIFF: New Century Bank

VS

DEFENDANT: **HELEN**

CAMPITELLI

SALE ADDRESS: 149-53 Zieber Road, Spring City, PA 19475

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

fSALE NO. 12-3-172
Writ of Execution No. 11-07524
DEBT \$402,330.92

PREMISE A:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland and partly in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a map of property of American Telephone and Telegraph Company made by Yerkes Engineering Co, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated August 14, 1963 as follows, to wit:

BEGINNING at point on the title line in the bed of Valley Hill Road (Bacton Road). (thirty three feet wide), said point is the distance of two hundred fifty three one-hundredths feet measured north sixty four degrees, forty minutes, forty seven seconds east along said title line from a point marking line dividing land now formerly of Chas S. Bostian and land, now or formerly now of M. Reason; thence from said beginning point along said title line, north sixty four degrees, forty seven minutes forty seconds east, one hundred sixty three and eighty six one-hundredths feet to a point marking corner of land of the American Telephone and Telegraph, Co.; thence by said land, the two following courses and distances; (1) leaving Valley

Hill Road (Bacton Road) and passing over a Marble Stone on the side thereof, south twenty four degrees, fifteen minutes thirty seconds east, two hundred twenty six and thirty one-hundredths feet to a marble stone; (2) north sixty four degrees, fifty eight minutes east, two hundred eight and seventy one one-hundredths feet to a marble stone marking a corner of Lot #3 on subdivision plan for Chas S. Bostian, dated April 2, 1962; thence by said Lot #3 crossing the dividing line the Townships of Charlestown and West Whiteland, south thirty five degrees, thirteen minutes, thirty seconds east, one hundred sixty eight and seventeen one-hundredths feet to a concrete monument on line dividing this and land of the Church Farm School; thence by said land, south sixty four degrees, thirty one minutes, twenty seconds west, four hundred five and three one-hundredths feet to a concrete monument marking a corner of Lot #1 on aforementioned plan; thence by Lot #1, north twenty four degrees, twelve minutes west, crossing over a concrete stone on the side of Valley Hill Road (Bacton Road), three hundred ninety four and forty eight one-hundredths feet to a point on the title line in the bed of same, the place of beginning.

CONTAINING two and three hundred forty three one-thousandths acres, be the same more or less.

UPI #35-6-13.2

PREMISES B.

ALL THAT CERTAIN lot or piece of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania bounded and described according to a map of property American Telephone and Telegraph Company made by M.R. and J.B. Yerkes, Civil Engineers, and Surveyors, Bryn Mawr, Pennsylvania on May 14, 1955, as follows, to wit:

BEGINNING at a point in the middle of Bacton Road (thirty three feet wide) (leading southwestwardly to Route 100 and northwestwardly to Bacton) said point is at the distance of four hundred seventeen feet and thirty-six one-hundredths feet measured north sixty-one degrees, forty-three minutes forty seconds east; along the middle of Bacton Road from a point marking the northwest corner of land Dorr E. Newton; thence along the middle of Bacton Road, north sixty-one degrees, forty-three minutes; forty seconds east, two hundred eight feet and seventy-one one hundredths feet to a point; thence leaving Bacton Road by other land now formerly of Dorr E. Newton, of which is a part, the three following courses and distances; (1) south twenty-seven degrees, twenty-eight minutes east, passing over a marble stone set

on the southeast side of Bacton Road, two hundred twenty-five feet and twenty-one one hundredths feet to a marble stone; (2) south sixty-one degrees, forty-three minutes, forty seconds west, two hundred eight feet and seventy-one hundredths feet to a marble stone; (3) north twenty seven degrees twenty eight minutes west, passing over a marble stone set on the southeast side of Bacton Road, two hundred twenty-five feet and twenty-one one hundredths feet to the place of beginning.

CONTAINING one acre and seventy-nine one thousandths (1.079) acres, be the same, more or less.

UPI #35-6-14

PROPERTY taxed in Charlestown Township only.

UPI/BLR No. 35-6-14, 35-6-13.2

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **VALLEY HILL ASSOCIATES, LP**

SALE ADDRESS: 1028 Valley Hill Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JEFFREY W. SODERBERG, 610-584-0700**

SALE NO. 12-3-173

Writ of Execution No. 09-11979

DEBT \$154,773.81

ALL THAT CERTAIN lot or parcel with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the northerly side of Branford Way, said point being a corner of Lot #29 (as shown on said Plan); thence from said point of beginning extending along said road the three following courses and distances: (1) on a line curving to the left having a radius of 175.00 feet an arc distance of 11.03 feet to a point of reverse curve; thence (2) on a line curving to the right having a radius of 30.00 feet an arc distance of 31.18 feet to a point of reverse curve; thence (3) on a line curving to the left having a radius of 50.00 feet an arc distance of .21 feet to a point, being corner of Lot #27; thence leaving said road extending along Lot #27 north 03 degrees 47 minutes 14 seconds east 99.40 feet to a point in line of Open Space, being a corner of Lot #27; thence

extending partially along said Open Space south 86 degrees 12 minutes 46 seconds east 40.00 feet to a point, being a corner of Lot #29; thence leaving said Open Space extending along Lot #29 and through the partition wall dividing the buildings on Lots #28 and #29 south 03 degrees 47 minutes 14 seconds west 97.59 feet to the first mentioned point and place of beginning.

BEING Lot #28 on the above-mentioned Plan.

BEING known as 11 Branford Way, Coatesville, PA 19320

BEING the same premises which Harkins Property, LLC, by Indenture dated October 30, 2003 and recorded November 5, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5964, Page 319, granted and conveyed unto Samuel J. Michalski and Kimberly A. Michalski, as tenants by the entirety.

PARCEL No. 09-10-0047.280

IMPROVEMENTS: residential property

PLAINTIFF: Suntrust Mortgage, Inc.
VS

DEFENDANT: **SAMUEL J. & KIMBERLY A. MICHALSKI**

SALE ADDRESS: 11 Branford Way, Coatesville, PA 19320

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

SALE NO. 12-3-175

Writ of Execution No. 11-04448

DEBT \$286,676.21

ALL THAT CERTAIN tract of land designated as Lot No. 28 on a Plan of Lots, entitled "Sunset Gardens" situate in the Borough of Downingtown, County of Chester and State of Pennsylvania made by P. J. Snort, Jr., C. E. in January 1959, and recorded in the Office for the Recording of Deeds in Chester County in Plan Book 11 Page 48 on May 5, 1961 as follows, to wit:

BEGINNING at a point in the south curb line of Prospect Avenue (36 feet wide) and in line of lands now or late of Elizabeth A. McIlvaine; thence along said Prospect Avenue, south 88 degrees 09 minutes 04 seconds east 116.50 feet to a point, a corner of Lot No. 27; thence along Lot No. 27 south 01 degrees 50 minutes 12 seconds west 121.578 feet to a point in line of land belonging to the Pennsylvania Railroad Company right-of-way; thence along the north righty-of-way north 85 degrees 49 minutes west

112.30 feet to an iron pin in line of land belonging to the aforesaid Elizabeth McIlvaine; thence along said McIlvaine land north 00 degrees 26 minutes west 117.05 feet to the first mentioned point and place of beginning.

PARCEL #11-10-0058.110

UPI #11-10-58.11

IMPROVEMENTS: residential dwelling

BEING the same premises which Jealous Nyanhongo granted and conveyed Florence Mangisi by Deed dated August 5, 2005 and recorded September 9, 2005 in Chester County Record Book 6612, Page 1664 for the consideration of \$235,000.00.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **FLORENCE MANGISI**

SALE ADDRESS: 430 West Prospect Ave., Downingtown, PA 19335

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

SALE NO. 12-3-176

Writ of Execution No. 11-08944

DEBT \$251,156.04

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Penn, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Elk Creek Farms, made by Kelly & Associates, Inc., Glen Mills, PA dated October 9, 1998, last revised November 3, 1999 and recorded as Plan File No. 15972 as follows, to wit:

BEGINNING at a point on the easterly side of a cul-de-sac designated as Road "F", a corner of Lot No. 91 on said Plan; thence extending from said beginning point along Lot No. 91 aforesaid north 21 degrees, 28 minutes 27 seconds east 110.73 feet to a point; thence extending south 63 degrees 7 minutes 44 seconds east 89.09 feet to a point; thence extending south 25 degrees 33 minutes, 14 seconds east 91.54 feet to point, a corner of Lot No. 89 on said Plan; thence extending along same south 78 degrees 46 minutes 12 seconds west 125 feet to a point on the easterly side of Road "F"; thence extending along same on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 60 feet to a point, a corner of Lot No. 91 on said Plan, being the first mentioned point and place of beginning.

BEING Lot No. 90 as shown on the aforementioned Plan.

BEING part of Parcel No. 58-3-27, 58-3-33 and 58-3-32.1.

BEING the same premises which NVR Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated 10-17-02 and recorded 11-19-02 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5462 Page 1711, granted and conveyed unto Richard L. Hillwig and Sharon K. Hillwig, husband and wife.

TO be sold as the property of Richard L. Hillwig and Sharon K. Hillwig.

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **RICHARD L. & SHARON K. HILLWIG**

SALE ADDRESS: 865 Bourban Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **MICHAEL JOHN GOMBAR, 610-372-7700**

SALE NO. 12-3-179

Writ of Execution No. 09-04858

DEBT \$243,485.57

By virtue of a Writ of Execution No 09-04858

Owners of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1016 Stirling Street, Coatesville, PA 19320-3523.

UPI No. 16-7-148

Improvements thereon: Residential Dwelling

Judgment Amount: \$243,485.57

PLAINTIFF: Countrywide Home Loans Servicing

VS

DEFENDANT: **WILLIAM & CARI JONES**

SALE ADDRESS: 1016 Stirling Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALLISON WELLS. (215) 563-7000**

SALE NO. 12-3-180

Writ of Execution No. 10-15492

DEBT \$282,552.91

ALL THAT CERTAIN unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, PA, bounded and described

according to a final title plan of Pickering Pointe, made by Chester Valley Engineers, Inc., Paoli, PA, dated 7/11/1985 and recorded as Chester County Plan 5794, as follows, to wit:

BEGINNING at a point at the north-westerly corner of this about to be described unit in line of Open Space as shown on said plan; thence extending from same along Open Space, north 58 degrees 28 minutes 00 seconds east 22.08 feet to a point at the northeasterly corner of said unit; thence, south 31 degrees 32 minutes 00 seconds east passing through a division wall in common with unit 606, 36.17 feet to a point at the south-easterly corner of said unit in line of Open Space, as shown on said plan; thence extending along the same, the two following courses and distances (1) south 58 degrees 28 minutes 00 seconds west 22.08 feet to a point and (2) north 31 degrees 32 minutes 00 seconds west 36.17 feet to the first mentioned point and place of beginning.

BEING Unit No. 607 Building D as shown on said plan.

BEING known as 607 Shippen Drive.

BEING KNOWN AS: 607 Shippen Drive, Chester Spring, PA 19425

PROPERTY ID NO: 33-01-0265

UPI: 33-1-265

TITLE TO SAID PREMISES is vested in Leah Davies by Deed from Judith D. Spizzirri dated 12/15/2005 recorded 01/11/2006 in Deed Book 6736 Page 318.

PLAINTIFF: OCWEN Loan Servicing LLC

VS

DEFENDANT: **LEAH DAVIS**

SALE ADDRESS: 607 Shippen Dr., Chester Springs, PA 19425

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

SALE NO. 12-3-181

Writ of Execution No. 10-08425

DEBT \$346,387.33

By virtue of a Writ of Execution No 10-08425

Owners of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 314 Flagstone Circle, Coatesville, PA 19320-1686

UPI No. 37-4-253

Improvements thereon: Residential Dwelling

Judgment Amount: \$346,387.33

PLAINTIFF: GMAC Mortgage LLC

VS
DEFENDANT: **MAUREEN M. STANBURY**
SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **LAUREN R. TABAS (215) 563-7000**

SALE NO. 12-2-182
Writ of Execution No. 11-08696
DEBT \$165,096.21

By virtue of a Writ of Execution No 11-08696

Owners of property situate in the Borough of West Grove, Chester County, Pennsylvania, being 509 Prospect Avenue, West Grove, PA 19390-1327

UPI No. 5-7-10

Improvements thereon: Residential Dwelling

Judgment Amount: \$165,096.21

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHRISTOPHER & APRIL B. MINTSCHENKO**

SALE ADDRESS: 5909 Prospect Avenue, West Grove, PA 19390

PLAINTIFF ATTORNEY: **WILLIAM EDWARD MILLER (215) 563-7000**

SALE NO. 12-3-183
Writ of Execution No. 11-09154
DEBT \$155,884.50

PREMISES "A"

ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situated in the Township of West Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a survey made 6/28/1968, revised 6/11/1969 by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the north right-of-way line of a 20 foot wide right-of-way north 79 degrees 10 minutes east 116.17 feet from the intersection of the said north right-of-way line and the center line of an 8 foot wide drive, said point of intersection being a distance of 246 feet from the intersection of the said center line of the 8 foot wide drive and the center line of Upper Valley Road; thence leaving the north right-of-way line of a 20 foot wide right-of-way and along land now or late of Earl Edward Meyers north 10 degrees 50 minutes west 150 feet to a point; thence continuing along land now or late of Earl Edward

Meyers south 79 degrees 10 minutes west 25.25 feet to a point, a corner of land now or late of Vernon F. Bair; thence along the land now or late of Vernon F. Bair, the following 3 courses and distances, to wit: (1) north 10 degrees 50 minutes west 186.69 feet to a point; thence (2) north 79 degrees 10 minutes east 150 feet to a point; thence (3) south 10 degrees 50 minutes east 211.69 feet to a point, a corner of land now or late of James Mills, thence along the land now or late of James Mills south 79 degrees 10 minutes west 25.25 feet to a point; thence continuing along the land now or late of James Mills, south 10 degrees 50 minutes east 125 feet to a point on the aforesaid north right-of-way line of a 20 foot wide right-of-way; thence along the said north right-of-way line of a 20 foot wide right-of-way south 79 degrees 10 minutes west 99.50 feet to the first mentioned point and place of beginning.

CONTAINING 1 acre of land, be the same more or less.

PREMISES "B"

ALL THAT CERTAIN tract or lot of land, situated in West Sadsbury Township, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the north side of a 20 foot wide road (100 feet eastward from a corner of land this day conveyed to Wm. C. Wills); thence leaving said road, north 10 degrees 50 minutes west, 125 feet to an iron pin, thence by the remaining land of Grantors, of which this is a part, north 79 degrees 10 minutes east, 50 feet to a pin a corner of land of Vernon F. Simmons and Carmulita D. Simmons, thence by said land south 10 degrees 50 minutes east, 125 feet to a pin on the north side of the road, hereinbefore mentioned, thence along the north side of said road, south 79 degrees 10 minutes west, 50 feet to the beginning.

CONTAINING 6,250 square feet of land, more or less by a survey of 9/18/1953 by Jerre P. Trout, C.E.

BEING as to Premises "A" the same premises which Edward Pankey, a widower, by Indenture bearing date the 9th day of April, A.D. 1976 and recorded in the Office of the Record of Deeds, in and for the County of Chester, aforesaid, in Deed Book V-47 Page 268 &c., granted and conveyed unto James C. Mills and Doris V. Mills, husband and wife, in fee.

BEING as to Premises "B" the same premises which Vernon F. Buir and Violet Buir, husband and wife, by Indenture bearing date the 24th day of January, A.D. 1953 and recorded in the Office of the Recorder of Deeds, in and for the

County of Chester, aforesaid in Deed Book X-24 Page 98 &c., granted and conveyed unto James Wills and Doris V. Mills, husband and wife, in fee.

BEING parcel number 36-5-85.7 (Premises "A") and 36-5-88 (Premises "B").

TITLE to said premises is vested in Patricia Winter aka Patricia J. Winter and Ferdinand Bikle aka Ferdinand C. Bikle by Deed from James C. Mills and Doris V. Mills dated July 30, 1999 and recorded September 3, 1999 in Deed Book 4629, Page 1535.

PREMISES being known as: 3177 Bair Drive, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 36-05-0088

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **PATRICIA WINTER aka PATRICIA J. WINTER & FERDINAND BIKLE aka FERDINAND C. BIKLE**

SALE ADDRESS: 3177 Bair Drive, Parkesburg, PA 19365

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

SALE NO. 12-3-184

Writ of Execution No. 11-09184

DEBT \$432,475.67

ALL THAT CERTAIN parcel or tract of land situate in North Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan as prepared April 26, 1975 and revised June 13, 1977, December 21, 1976 and April 4, 1979 by Ralph E. Shaner & Son Engineering Company, Pottstown, PA, more fully described as follows, to wit:

BEGINNING at the southeasterly corner lands of Ronald P. Kunzelman, said point being in the bed of a public road known as Chestnut Hill Road, legal width of 33 feet and ultimate width by Lot Plan 50 feet, leading from Coventryville Road to Temple Road; thence from said point of beginning leaving said Chestnut Hill Road and along the easterly side of lands of the aforesaid Ronald F. Kunzelman, north 3 degrees 26 minutes east, 405.00 feet to a corner and continuing along the rear of lands aforesaid Ronald F. Kunzelman and a portion of lands of Robert Sutter, north 86 degrees 34 minutes west, 346.00 feet to a corner lands of Stewart D. Robb; thence along lands aforesaid Stewart D. Robb and a portion of lands of Loen R. Wayesvn, Jr., north 0 degrees 25 minutes 30 seconds east 669.4 feet to a corner other lands of Daniel F. and Shirley J. DeCaro, thence along the latter lands the following five courses and dis-

tances to wit: (1) north 80 degrees 10 minutes 48 seconds east 173.97 feet (2) south 26 degrees 57 minutes east, 222.85 feet (3) south 60 degrees 51 minutes west, 40.0 feet (4) south 16 degrees 51 minutes east, 527.27 feet and (5) south 3 degrees 26 minutes west, 405.0 feet to a corner in the middle of the aforesaid Chestnut Hill Road; thence along and in said road, north 86 degrees 34 minutes west, 50.0 feet to a corner and place of beginning.

CONTAINING a gross area of 5.102 acres and a net area of 5.073 acres of land

1885 Chestnut Hill Road F/K/A 1668 Chestnut Hill Road.

BEING Chester County Tax Parcel 17-6-58.81

TITLE to said premises is vested in John Patrick Sullivan and Jennifer Sullivan, husband and wife, by Deed from Mark T. DiPiazza and Victoria M. DiPiazza, husband and wife, dated March 20, 2002 and recorded March 29, 2002 in Deed Book 5240, Page 768.

PREMISES being known as: 1885 Chestnut Hill Road f/k/a 1668 Chestnut Hill Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-6-58.8

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JOHN PATRICK & JENNIFER SULLIVAN**

SALE ADDRESS: 1885 Chestnut Hill Road F/K/A, 1668 Chestnut Hill Road, Pottstown, PA 19465

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

SALE NO. 12-3-185

Writ of Execution No. 11-09817

DEBT \$128,026.38

ALL THAT CERTAIN tract of land, situate in the Township of Warwick, Chester County, Commonwealth of Pennsylvania, bounded and described according to a survey made by J.W. Harry, Civil Engineer, dated May 2, 1942, as follows, to wit:

BEGINNING at a point in or near the middle of a public road leading from Lancaster to Philadelphia, a corner of land now or late of Harry F. Taylor, distant eastwardly, 145.27 feet from a point a corner of land of Richard Roberts Estate measured along the middle of said road; thence along said road in or near the middle thereof, south 88 degrees 30 minutes east, 272.87 feet to a point, a corner of land of the St. Mary Protestant Episcopal Church, thence along the same passing

over an iron pin set in line 21.52 feet from the last mentioned point south 6 degrees 17 minutes west 100.77 feet to a marble stone; thence still along the same, north 86 degrees 32 minutes east, 85.56 feet to a marble stone, a corner of land of Alice J. McGinley; thence along the same, south 53 degrees 31 minutes east 76.63 feet to a marble stone, the corner of land of Russell C. Walls and Grace E. Walls; thence along the same to a marble stone due south, 350.91 feet; thence along land now or late of Paul Lopuski and Sophie Lopuski, due west, 409.84 feet to a marble stone; thence along land line 21.45 feet from the next mentioned point due north, 498.69 feet to the place of beginning.

CONTAINING 4.302 acres of land, be the same more or less.

EXCEPTING out thereof and therein all that certain lot or piece of ground situate in the Township of Warwick, Chester County, Pennsylvania, bounded and described according to a Plan of Parcel of land owned by George E. Bartzter to be conveyed to Ralph Hill, et ux, made by K.R. Comstock, Jr., Registered Land Surveyor, dated July 2, 1975, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Old Route 23, a corner of lands of Lana Ruoss, said point being 675.276 feet more or less measured in an easterly direction along the title line of Old Route #23 from the point of intersection of the title line in the bed of Old Route 23 with the title line in the bed of Pine Swamp Road the point of beginning, thence from the beginning and extending along the title line in the bed of Old Route 23, south 82 degrees 53 minutes east, 118.17 feet to a spike, a corner of remaining lands of George Bartzter; thence leaving the said Old route #23 and crossing the southerly side thereof and extending along lands of George Bartzter the three following courses and distances to wit: (1) south 00 degrees 26 minutes west 160.00 feet to an iron pin (2) south 23 degrees 9 minutes east 181.66 feet to an iron pin (3) south 5 degrees 27 minutes west 176.55 feet to an iron pin line of lands of David Beiler; thence extending along said lands north 84 degrees 30 minutes 30 seconds west 220.00 feet to an iron pin a corner of lands of Lana Ruoss; thence extending along said lands north 5 degrees 37 minutes east recrossing the southerly side of Old Route #23, 498.69 feet to the first mentioned spike and place of beginning.

CONTAINING 2.00 acres more or less.

BEING Chester County Tax Parcel 19-4-117

TITLE to said premises is vested in Jerald Adair Sr., Administrator of the Estate of

Jerald Adair Jr., Deceased Mortgagor and Real Owner by Deed from Paul A. Brady and Donna L. Brady, dated July 24, 1998 and recorded August 12, 1998 in Deed Book 4399, Page 2354.

ON January 18, 2008, Jerald Adair Jr. departed this life. Letters of Administration were granted to Jerald Adair Sr. as administrator of the estate of Jerald Adair Jr., deceased mortgagor and real owner.

PREMISES being known as: 166 Warwick Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 19-4-117

PLAINTIFF: Wells Fargo Bank NA (S/I/I/T)

VS

DEFENDANT: **JERALD (ADMIN) ADAIR, SR.**

SALE ADDRESS: 166 Warwick Road, Elverson, PA 19520

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

SALE NO. 12-2-186

Writ of Execution No. 10-12213

DEBT \$673,731.98

By virtue of a Writ of Execution Case No 10-12213

Issued by Plaintiff, TD Bank, N.A., successor by merger to TD BANKNORTH, N.A.

Seized and taken in Execution as the property of Defendant, University Road Partners, LP

Property being known as 413 University Road, Upper Oxford Township, Chester County, Pennsylvania (Parcel 57-5-26)

PLAINTIFF: TD Bank N A (Successor by Merger)

VS

DEFENDANT: **UNIVERSITY ROAD PARTNERSHIPS**

SALE ADDRESS: 413 University Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **GREG WOLFE, (856) 675-1956**

SALE NO. 12-2-187

Writ of Execution No. 10-12217

DEBT \$554,374.48

By virtue of a Writ of Execution Case No 10-12217

Issued by Plaintiff, TD Bank, N.A., successor by merger to TD BANKNORTH, N.A.

Seized and taken in Execution as the property of Defendant, University Road Partners,

LP

Property being known as Draper Lane,
Upper Oxford Township, Chester County,
Pennsylvania (Parcels 57-7-27.1, 57-7-27.1A and
57-7-44.4)

PLAINTIFF: TD Bank N A (Successor
by Merger)

VS

DEFENDANT: UNIVERSITY

ROAD PARTNERSHIPS

SALE ADDRESS: Draper Road,
OXfor, PA 19363

PLAINTIFF ATTORNEY: **GREG
WOLFF, (856) 675-1956**



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.

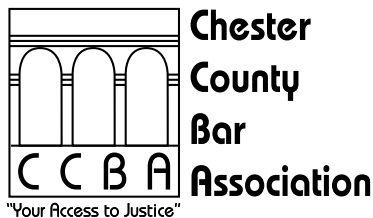
USI Colburn Insurance.

Phone: **1.800.664.7910**

E-mail: info@colburn.com

Web: www.colburn.com

USI Colburn Insurance Service
a member company



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)	

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



Graystone Wealth Management delivers integrated solutions to high net worth individuals and institutions who value a client centric approach. We pride ourselves on our reputation that was built through the quality of the advice and services we deliver to our clients in the community.

Wealth Planning Investment Management Trust Services Private Banking



1 855 44 GWEALTH
17 East Market Street, West Chester PA 19382

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