



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

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Vol. 59

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 29, 2011

No. 39

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# Chester County Law Reporter

(USPS 102-900)

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

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

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**403 Gordon Drive, LLC vs. Pharmaxis, Inc.**

Petition to open/strike – Confession of judgment - Lease

1. In reviewing a petition to strike, the court's consideration is limited to the complaint and the documents which contain the confession of judgment clause. The court cannot consider evidence outside of those documents.
2. When considering a petition to open, matters dehors the record may be considered by the court.
3. If defendant has come forward with sufficient evidence which in a jury trial would require the issues to be submitted to the jury, the judgment must be opened.
4. Defendant filed a petition to open and/or strike judgment entered by confession. The Court Held the petition to open raises several bases upon which plaintiff's cause of action might fail. Therefore, the judgment was opened. Defendant did not establish any fatal defect or irregularity appearing on the face of the record and, therefore, the petition to strike was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 10-13137; 403 Gordon Drive, LLC vs. Pharmaxis, Inc.

John J. Cunningham for Plaintiff

Michael G. Menkowitz for Defendant

Shenkin, J., September 8, 2011:-

403 GORDON DRIVE, LLC, : IN THE COURT OF COMMON PLEAS  
Plaintiff : CHESTER COUNTY, PENNSYLVANIA

VS. : NO.10-13137

PHARMAXIS, INC., :  
Defendant : CIVIL ACTION

John J. Cunningham, IV, Esquire, Attorney for Plaintiff  
Michael G. Menkowitz, Esquire, Attorney for Defendant

### **ORDER**

AND NOW, this 8<sup>th</sup> day of September, 2011, upon consideration of defendant's petition to open and/or strike judgment entered by confession and plaintiff's response thereto, it is hereby ORDERED<sup>1</sup> that the petition to strike is DENIED but the petition to open is GRANTED and defendant is permitted to let in a defense. See Pa.R.C.P. No. 2960.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

<sup>1</sup> The most difficult part of reaching this decision was determining whether or not there was any "testimony, depositions, admissions or other evidence" to consider beyond the petition and the answer thereto. See Pa.R.C.P. No. 2959(e). Amazingly, defendant has not filed deposition transcripts to support the contested averments of its petition. Plaintiff also did not file deposition transcripts but did attach copies of transcripts to its brief in opposition to defendant's petition. Although there is, in fact, no testimony, depositions, admissions or other evidence actually of record, the parties have treated the matter as if the copies of the transcripts attached to plaintiff's brief were of record and, accordingly, we will do the same. On that basis, defendant has not established any fatal defect or irregularity appearing on the face of the record and, therefore, the petition to strike must be denied. *Resolution Trust Corporation v. Copley Qu-Wayne Associates*, 546 Pa. 98, 683 A.2d 269 (1996). Defendant argues that it did not sign Part Two of the Lease and that the warrant of attorney to confess judgment is found only in part two. However, in reviewing the petition to strike, our consideration is limited to the complaint and the documents which contain the

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confession of judgment clause. We cannot consider evidence outside of those documents. *Ibid.* The issue with respect to the petition to strike is, therefore, based on the complaint and parts one and two of the lease, did defendant sign part two? See *Hazer v. Zabala*, \_\_\_\_ A.3d \_\_\_\_, 2011 WL 3505539 (Pa.Super. 2011). A review of part two reveals that defendant did initial each page of part two including the final page, page 10. Although defendant did not sign on a signature line for lessee at the upper part of page 10, we are satisfied that initialing page 10 at the bottom thereof on its face constitutes signing part two of the lease agreement. This conclusion is buttressed by the fact that in part one of the lease, as to which defendant has no argument that it did not sign, defendant agreed to the terms set forth in part two. On the other hand, when considering a petition to open, matters dehors the record may be considered by the court. See *Hazer v. Zabala*, *supra* at \_\_\_\_, citing *Resolution Trust Corporation v. Copley Qu-Wayne Associates*, *supra* at 273. If defendant has come forward with sufficient evidence which in a jury trial would require the issues to be submitted to the jury, the judgment must be opened. *Ohio Pure Foods, Inc. v. Barbe*, 548 Pa. 373, 697 A.2d 252 (1997); Pa.R.C.P. 2959 (e); *Resolution Trust Corporation v. Copley Qu-Wayne Associates*, *supra*. The petition to open raises several bases upon which plaintiff's cause of action might fail including, *inter alia*, whether defendant signed part two of the lease; whether or not defendant effectively terminated the lease and whether or not defendant did actually ever default on its obligations under the lease. Therefore, the judgment must be opened and a trial had on the issues raised in defendant's petition.

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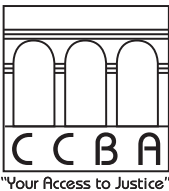


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**NOTICES**

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**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, OCTOBER 5, 2011**

**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.

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**IN RE: ELIZABETH KIRK ROSE, TRUST**  
FIRST AND FINAL ACCOUNT  
OF: WELLS FARGO BANK, N.A., TRUSTEE  
ATTORNEY(S):

**1511-1578**

LICIA M. ANO MARRONE, ESQUIRE  
EDWARD J. KAIER, ESQUIRE

---

**ESTATE OF JOHN C. BARNARD, DECEASED**  
FIRST AND FINAL ACCOUNT  
OF:  
GAIL KOZICKI, EXECUTOR  
ATTORNEY(S):

**1506-1744**

JANET MARIE COLLITON, ESQUIRE

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 11-10205**

NOTICE IS HEREBY GIVEN that the name change petition of Tomás Wilson Molina was filed in the above-named court and will be heard on December 5, 2011, at 9:30 AM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 16, 2011

Name to be changed from: Tomás Wilson Molina to: Tomás Wilson

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

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**CHANGE OF NAME NOTICE**

COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 201109468-NC

NOTICE IS HEREBY GIVEN that on August 26, 2011, the Petition of JOHN DEAN DEUSO, JR., was filed in the above named Court, praying for a Decree to change petitioner's name to ERICA MICHELLE DEUSO.

The Court has fixed October 31, 2011 at 9:30 o'clock a.m., in Courtroom No. 11, Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

WILLIAM D. KRAUT

Attorney for Petitioner

Kraut and Kraut, P.C.

903 Shady Grove Way

West Chester, PA 19382

610-696-8200

**BUSINESS CORPORATION**

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

TEETERS HARVEY GILBOY & KAIER LLP,  
Solicitors

1835 Market Street  
Philadelphia, PA 19103

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation- Domestic Nonprofit Corporation, were filed for **Aid then Trade, Inc.** with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania on July 11, 2011, pursuant to the provisions of the Pennsylvania Corporation Law of 1988.

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

STEPHEN J. OLSEN, Solicitor  
Gawthrop Greenwood  
17 East Gay Street  
Suite 100  
West Chester, PA 19380

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for 811 CONSULTING GROUP, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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**DISSOLUTION NOTICE**

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

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

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**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**

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

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

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

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

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

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

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

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

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

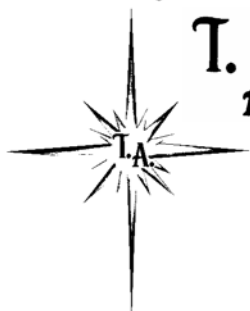
**MARSHALL**, John C., late of West Whiteland Township. **Timothy E. Games**, care of **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Administrator. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **2nd Publication**

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

## **CHARLES T. DeTULLIO**

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

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

**GODFREY**, Marie E., late of Malvern. Judith A. Hughes, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executrix. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

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

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

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

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

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

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

## The Legal Intelligencer

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

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

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

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

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

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

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

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

### 3rd Publication

**ABERTS**, Paul F. Jr., late of East Brandywine Township. Marie Ellen Brehm, care of DENISE ANTONELLI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DENISE ANTONELLI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**ALIO**, Constantin G., late of Willistown Township. Jeanne P. Alio and Frederick W. Haas, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Co-Executors/Co-Trustees. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**DEVEREAUX**, Lawrence, a/k/a Lawrence Devereaux, Jr., late of East Pikeland Township. Lawrence Devereaux, III, 1711 Waterwheel Circle, Phoenixville, PA 19460, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**HAIN**, Chester R., late of Phoenixville. Alice L. Hain, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**KLAHN**, Lois R., late of Kennett Square. L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.



**LOCKHART**, Patricia K., late of East Goshen Township. James Culbertson, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**MESSNER**, Ellen L. Dampman, late of East Brandywine Township. Larry E. Dampman, care of DOLORES M. TROIANI, Esquire, 131 Lancaster Avenue, Devon, PA 19333, Executor. DOLORES M. TROIANI, Esquire, 131 Lancaster Avenue, Devon, PA 19333, atty.

**ROSATO**, Marilyn McMullan, a/k/a Marilyn T. Rosato, late of Tredyffrin Township. John P. McMullan and Brian McMullan, care of THOMAS W. FLYNN, III, Esquire, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, Executors. THOMAS W. FLYNN, III, Esquire, Crawford Diamond Flynn LLC, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, atty.

**VETTER**, Gloria B., late of Borough of West Chester. Norman V. Vetter, II and Cynthia G. Vetter, care of MARIE K. PARROTT, Esquire, 1420 Walnut Street, Suite 1107, Philadelphia, PA 19102, Executors. MARIE K. PARROTT, Esquire, 1420 Walnut Street, Suite 1107, Philadelphia, PA 19102, atty.

**ZELIKOVITZ**, Helen, late of Phoenixville. Maureen Sawicki, care of SHILPA P. KHARVA, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executors. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

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#### **FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on April 25, 2011 for Sovereign Yards & Landscaping, located at 594 North Birdell Road, Honey Brook, PA 19344.

The name and address of each individual interested in the business is: Johnathan Needles, 594 North Birdell Road, Honey Brook, PA 19344. This was filed in accordance with 54 Pa.C.S. 311.

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#### **AMENDMENT OF FICTITIOUS NAME REGISTRATION**

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on August 22, 2011, for an Amendment Application for the conduct of business in Chester County, Pennsylvania, under the assumed or fictitious name, style or designation of DARK STAR PRODUCTIONS, amending the principal place of business from 35 Spring Hill Lane, Phoenixville, Montgomery County, PA 19460 to 35 Spring Hill Lane, Phoenixville, Chester County, PA 19460.

The name and address of the person interested in said business is P. Kevin McLemore, 35 Spring Hill Lane, Phoenixville, PA 19460.  
KRAUT HARRIS, Solicitors  
1767 Sentry Parkway West  
Blue Bell, PA 19422

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#### **NONPROFIT CORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 7, 2011 for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: FRIENDS OF HISTORIC SEDGELEY. The corporation is organized exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986.

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

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Nonprofit Corporation Law of 1988.

The name of the corporation is Downingtown West Competitive Cheerleading Association (DWCCA).

Articles of Incorporation were filed September 16, 2011

**CORPORATION NOTICE**

TWIN VALLEY MEDICAL TRANSPORT, INC., has been incorporated under the Pennsylvania Nonprofit Corporation Law of 1988.

GARY N. MOSKOVITZ, Solicitor  
Keen, Keen & Good  
3460 Lincoln Highway  
Thorndale, PA 19372

**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](http://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

**1st Publication****IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION****ADOPTION NO. AD-11-0004 P.J.K****TO: John Doe**

A Petition has been filed in the Chester County Orphans' Court for the Court to put an end to all rights you and Jodi Lynn Kerns have to a female minor child, P.J.K. (d.o.b. 1/15/11), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded a Citation on this Petition for Involuntary Termination of Parental Rights.

The Court has set a hearing for October 20, 2011, at 2:00 p.m. before the Honorable Katherine B.L. Platt in Court Room No. 16, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to show cause, if any you have, why the relief sought in the Petition should not be granted. If you have not signed an acknowledgement that you are the father or have not made a claim that you are the father, your rights may also be terminated forever unless you appear at this hearing for the purpose of objecting to your rights being terminated or file a written objection with the court prior to the hearing.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

Aaron D. Martin, Esquire  
Attorney for Proposed Adopting Parents  
Hoppe & Martin, LLP  
423 McFarlan Rd.  
Kennett Square, PA 19348  
(610) 444-2001

**COURT OF COMMON PLEAS**  
CIVIL ACTION  
CHESTER COUNTY, PENNSYLVANIA  
NO. 11-06964

**COMPLAINT IN MORTGAGE FORECLOSURE – CIVIL ACTION – LAW**

SRMOF 2009-1 TRUST c/o SELENE FINANCE LP, PLAINTIFF vs BRYAN P. SCOTT a/k/a BRYAN  
T. SCOTT and PATRICIA L. SCOTT, DEFENDANTS

TO: Bryan P. Scott a/k/a Bryan T. Scott, and Patricia L. Scott, Defendants whose last known address is  
174 Paschall Mill Road, West Grove, PA 19390..

Take Notice That Plaintiff, SRMOF 2009-1 TRUST c/o SELENE FINANCE LP, has filed a Complaint in Mortgage Foreclosure against you docketed to No. 11-06964 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 174 Paschall Mill Road, West Grove, PA 19390 whereupon your property would be sold by the Sheriff of Chester County, Pennsylvania.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICES, Chester County Bar Association  
15 W. Gay St., 2nd Fl.  
West Chester, PA 19381  
610-429-1500

Mark J. Udren, Stuart Winneg, Lorraine Doyle, Alan M. Minato, Sheri J. Braunstein, Marguerite L. Thomas, Daniel S. Siedman, Heather Riloff and Shernese V. Woodbine  
Attorneys for Plaintiff  
UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

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**THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT  
OF PENNSYLVANIA**

**2nd Publication**

**NOTICE OF TRUST**

**NOTICE**

The current term of the office of United States Magistrate Judge Carol Sandra Moore Wells at Philadelphia, Pennsylvania is due to expire June 2, 2012. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

**The duties of a Magistrate Judge position include the following:** (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from the judges of the District Court; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent Magistrate Judge should be recommended by the panel for reappointment by the court and should be directed to:

Michael E. Kunz  
Clerk of Court  
2609 U.S. Courthouse  
601 Market Street  
Philadelphia, PA 19106

ATTN: Human Resources Department  
Magistrate Judge Reappointment

Comments must be received by October 31, 2011.

J. Curtis Joyner  
Chief Judge

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

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## NOTICE

## OCTORARA AREA SCHOOL DISTRICT

**Earned Income and Net Profits Tax Notice**

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

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

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

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

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

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**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  
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**Dana Pirone Carosella, Esq.**

Representing attorneys in disciplinary and ethics matters for 16 years  
Author and Speaker on ethics matters

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

**SHERIFF SALE OF REAL ESTATE**

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

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

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

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

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

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

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

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

TAX Parcel #16-6-640

PROPERTY address: 423 Maple Avenue, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

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

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

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

BOOK: 6558, PAGE: 650

PLAINTIFF: US Bank National Association

VS

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

SALE ADDRESS: 423 Maple Ave, Coatesville, PA 19320

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

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

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

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

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

PARCEL # 08-03-000.050

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

PLAINTIFF: Bank of America

VS

DEFENDANT: **VIRGINIA MILLER**

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

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

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

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

**DEBT \$406,118.27**

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

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

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

BEING Parcel No. 27-6-1069.

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

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

PARCEL No. 27-6-1069.

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

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

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

**DEBT \$614,578.28**

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

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

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

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

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

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

PLAINTIFF: HSBC Mortgage Services Inc

VS

DEFENDANT: **DARLENE & GEORGE BATTLE**

SALE ADDRESS: 101 Captiva Way, Coatesville, PA 19320

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

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

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

**DEBT \$909.73**

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

TAX Parcel No. 39-3L-17.2

PROPERTY address: 121 Foundry Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **DIAHAAN BURGESS**

SALE ADDRESS: 121 Foundry Street, Coatesville, PA 19320

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

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

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

**DEBT \$1,028.32**

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

TAX Parcel No. 39-3H-65

PROPERTY address: 723 Suzanne Drive, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **MICHAEL & JUDITH MANCINI**

SALE ADDRESS: 723 Suzanne Dr, Coatesville, PA 19320

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

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

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

**DEBT \$1,248.67**

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

TAX Parcel No. 39-5E-131

PROPERTY address: 40 Nancy Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **STEPHEN & SARA NEWMAN**

SALE ADDRESS: 40 Nancy Ln, Downingtown, PA 19335

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

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

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

**DEBT \$1,198.01**

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

TAX Parcel No. 39-3L-22

PROPERTY address: 11 Brooks Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **GORDON COLEMAN**

SALE ADDRESS: 11 Brooks La, Coatesville, PA 19320

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

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

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

**DEBT \$151,218.67**

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

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

UPI No. 23-4-40.7B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$151,218.67

PLAINTIFF: US Bank National Assoc



as Trustee

VS

DEFENDANT: **EDGAR D. HARROP**

SALE ADDRESS: 12 New Road,  
Elverson, PA 19520

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

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

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

**DEBT \$301,910.57**

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

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

BEING Lot #4 on said Plan.

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

PARCEL No.: 36-5-73.5

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

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

PROPERTY ID No.: 36-5-73.5

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

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

VS

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

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

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

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

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

**DEBT \$336,940.83**

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

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

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

BEING Lot No. 56 as shown on said Plan.

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



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

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

PLAINTIFF: Bank of America National Association  
VS

DEFENDANT: **MITCHELL & RICHARD JULIANA**

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

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

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

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

**DEBT \$372,986.09**

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

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

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

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

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

PREMISES being known as: 323

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

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

PLAINTIFF: Bank of America National Association

VS

DEFENDANT: **ORLANDO & DEBRA ALLEN**

SALE ADDRESS: 323 Yorklyn Rd, Oxford, PA 19363

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

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

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

**DEBT \$255,437.79**

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

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

PARCEL No. 59-8K-0017

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$255,437.79

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES & HEATHER REINSTROM**

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

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

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

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

**DEBT \$239,624.22**

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

BEING Building E

BEING Lot 26

BEING UPI No. 37-4-40.19A

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

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

PLAINTIFF: Chase Home Finance  
LLC

VS

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

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

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

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

**DEBT \$82,102.51**

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

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

PARCEL Number: 1-9-331

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

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

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ALEXIA COURTNEY**

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

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

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

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

**DEBT \$143,586.43**

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

OWNER(S) of property situate in the

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

PARCEL No. 69-3-64.5B

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$143,586.43

PLAINTIFF: PHH Mortgage  
Corporation

VS

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

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

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

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

**DEBT \$83,164.97**

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

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

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

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

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

PLAINTIFF: Everhome Mortgage  
Company

VS

DEFENDANT: **JENNIFER HATTON**

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

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

**SALE NO. 11-10-640**  
**Writ of Execution No. 06-08050**  
**DEBT \$923,609.30**

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

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

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

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

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

VS

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

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

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

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

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

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

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

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

CONTAINING in area 46,531 square feet.

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

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

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

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **GINA NANCE**

SALE ADDRESS: 1561 Sugartown Rd, Paoli, PA 19301

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

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

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

**DEBT \$398,795.74**

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

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

UPI No. 27-3-112

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$398,795.74

PLAINTIFF: Citimortgage Inc (A/K/A)

VS

DEFENDANT: **DAVID & DANA**

**COST**

SALE ADDRESS: 24 Adamson Court, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SHEETAL**

**RAMESH SHAH-JANI, 215-563-7000**

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

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

**DEBT \$230,977.01**

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

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

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

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

IMPROVEMENTS: Residential dwelling

TAX Parcel #71-02-0065

UPI #71-2-65

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

PLAINTIFF: Nationwide Advantage Mortgage Company

VS

DEFENDANT: **JANET & ANDREW ROARK**

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

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

**SALE NO. 11-10-644**

**Writ of Execution No. 09-14690**  
**DEBT \$120,955.23**

ALL THAT CERTAIN unit situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, described in accordance with a road and property plan of Barley Sheaf Farm, made by Berger & Hayes, Inc. consulting engineers and surveyors dated September 17, 1973.

BEING Building Group 25 Unit A as shown on the above Plan.

TOGETHER with the free and common use, right, liberty and privilege of the remainder of the premises of Barley Sheaf Farm, of which is a part, except for those portions of said remaining premises occupied by other nites and their appurtenances attached thereto, as a means of ingress, egress and regress at all times hereafter, forever.

ALSO being known as: 344 Barclay Street, Coatesville, PA 19320.

PARCEL No.: 39-4E-306

IMPROVEMENTS: Building

BEING the same premises which Stacy Harvey-Occhuzzo, by Deed dated December 17, 2004 and recorded on January 4, 2005 in and for Chester County, in Deed Book 6380, Page 520, granted and conveyed unto John Larney and Ikisha Trowery, Joint Tenants and not as Tenants in Common, the survivor of them.

PLAINTIFF: Nationstar Mortgage LLC (F/K/A)

VS

DEFENDANT: **JOHN LARNEY**

SALE ADDRESS: 344 Barclay Street, Coatesville, PA 19320

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

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

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

BEGINNING at a point on the southwest side of South Washington Street (fifty feet wide), at the distance of three hundred eighty and

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

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

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

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

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

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

PLAINTIFF: Financial Freedom Acquisition LLC

VS

DEFENDANT: **TENANTS/OCCUPANTS**

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

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

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

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

thereon erected.

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

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

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

CONTAINING 46,557 square feet of land, be the same, more or less.

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

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

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

PLAINTIFF: Chase Home Finance

LLC

VS

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

SALE ADDRESS: 97 Cheyney Dr,

West Chester, PA 19382

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

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

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

**DEBT \$133,873.27**

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

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

BEING Lot #2 as shown on said Plan.

TITLE to said premises is vested in Patricia Conover by Deed from Kenneth T. Fisher and Kathleen M. Fisher dated March 27, 1998 and recorded August 12, 1999 in Deed Book 4617, Page 1292.

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

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

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **PATRICIA CONOVER**

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

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



**SALE NO. 11-10-648**  
**Writ of Execution No. 11-03668**  
**DEBT \$273,933.29**

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

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

BEING Lot No. 22 on said Plan.

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

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

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

PLAINTIFF: First Niagara Bank NA  
VS

DEFENDANT: **DEAN A & DIANE  
BENFIELD**

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

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

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

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

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

BEING Lot No. 6 as shown on said Plan.

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

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

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

PLAINTIFF: US Bank National  
Association  
VS

DEFENDANT: **JOSEPH & BETH  
MCGINNIS**

SALE ADDRESS: 109 Heritage Court,  
Phoenixville, PA 19460

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

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

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

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

BEING Lot #7 on said Plan.

BEING Parcel Number 43-5Q-41.

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

PLAINTIFF: Trumark Financial Credit

Union

VS

DEFENDANT: **STARR VERNON**

SALE ADDRESS: 165 Coldstream Dr,  
Berwyn, PA 19312

PLAINTIFF ATTORNEY: **JULIE M.**

**MURPHY, 215-564-8541****SALE NO. 11-10-651****Writ of Execution No. 11-03840****DEBT \$213,799.58**

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

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

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

COMMONLY known as 527 Anderson Avenue.

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



PLAINTIFF: HSBC Bank USA NA  
VS  
DEFENDANT: **KEVIN  
McCAFFERTY**  
SALE ADDRESS: 527 Anderson  
Avenue, Phoenixville, PA 19460  
PLAINTIFF ATTORNEY: **KEVIN  
PAUL DISKIN, 215-752-8111**

**SALE NO. 11-10-652**  
**Writ of Execution No. 11-02722**  
**DEBT \$277,640.94**

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

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

UPI No. 35-03-0281  
IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$277,640.94  
PLAINTIFF: Citimortgage Inc  
VS  
DEFENDANT: **JOSEPH ANTHONY  
PAUL**

SALE ADDRESS: 105 Tudor Court,  
Malvern, PA 19355  
PLAINTIFF ATTORNEY: **ALLISON  
WELLS, 215-563-7000**

**SALE NO. 11-10-653**  
**Writ of Execution No. 11-00684**  
**DEBT \$124,341.48**

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

BEGINNING point on the easterly side  
of Bailey Road (T-402) said point being in line of  
lands now or late of Jeffrey D. and Patricia R.  
Slifer; thence extending from the beginning point  
along Bailey Road north 01° 41' 11" west 474.31  
feet to a point of curve on the southeasterly side of  
Bally Moor Drive; thence extending along Bally  
Moor Drive the ten following courses and dis-  
tances: (1) on the arc of a circle curving to the  
right, having a radius of 25.00 feet, the distance of  
53.17 feet to a point of compound curve; (2) on the

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

BEING Lot 15 on said Plan.  
CONTAINING 87,490 square feet of  
land, more or less.

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

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

TAX Parcel #50-04-0004  
IMPROVEMENTS: Residential prop-  
erty.

PLAINTIFF: Deutsche Bank National  
Trust Company  
VS

DEFENDANT: **STEPHEN HILL**  
SALE ADDRESS: 1478 S. Bailey Rd,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GREGO-  
RY JAVARDIAN, 215-942-9690**

**SALE NO. 11-10-654**  
**Writ of Execution No. 10-15517**  
**DEBT \$236,804.47**

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

BEGINNING at a spike in Highland  
Road (LR 15060) and northwest corner of Lot No.

1; thence by said Lot 1, south 12 degrees 6 minutes 20 seconds east 261.52 feet to an iron pin in line of lands of Naaman King; thence by said N. King, south 76 degrees 1 minute 20 seconds west 167.1 feet to an iron pin, a corner of Lot 3, north 12 degrees 7 minutes 30 seconds west 265.27 feet to a spike in Highland Road (LR 15060); thence by said road, north 77 degrees 18 minutes 30 seconds east 167.1 feet to the point of beginning.

CONTAINING 1.01 acres, more or less.

BEING Lot 2 of said survey.

BEING known as 346 Highland Road, Atglen, PA 19310

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

TAX Parcel #: 44-03-0022.030

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL J. DAVIDSON**

SALE ADDRESS: 346 Highland Rd, Atglen, PA 19310

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

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

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

**DEBT \$434,902.85**

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

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

UPI No. 42-3D-22

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$434,902.85

PLAINTIFF: HSBC Bank USA

VS

DEFENDANT: **MARYANN O'DONNELL and WILLIAM JOHNSON**

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

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

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

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

**DEBT \$1,289.38**

DOCKET No. 08-14441

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

TAX Parcel No. 39-2L-73

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

PLAINTIFF: Caln Township Municipal Authority

VS

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

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

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

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

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

**DEBT \$1,359.78**

DOCKET No. 08-10323

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

TAX Parcel No. 39-3M-97

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

PLAINTIFF: Caln Township Municipal Authority

VS

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

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

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

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

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

**DEBT \$240,692.99**

ALL THAT CERTAIN parcel of land with buildings and improvements erected thereon located on the easterly side of Chatham Street situate in the Borough of Avondale, Chester County, Pennsylvania, as shown on the property Plan of Property owned by Michael D. Borrelli and Nary Joan Borrelli prepared by Crossan-Raimato, Inc., Professional Land Surveyors (project no. 91-486) dated October 7, 1991 said property being more

particularly bounded and described as follows:

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

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

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

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

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **CHARREEN McKIM and VIRGINIA DRAPER**

SALE ADDRESS: 107 Chatham Street, Avondale, PA 19311

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

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

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

**DEBT \$257,643.40**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania,

dated January 25th, 1957 as follows, to wit:

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

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

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

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

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

TAX I.D. #: 18-04-0171 & 18-04-0172  
PLAINTIFF: First Niagara Bank NA  
VS  
DEFENDANT: **HERBERT H.**

**HOUSTON**

SALE ADDRESS: 645 Kulp Rd,  
Pottstown, PA 19464

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

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

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

**DEBT \$321,046.21**

**PREMISES A**

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

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

BEING UPI #50-5B-110

**PREMISES B**

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in West Bradford Township, Chester County, PA bounded and described according to a Site Plan of Lots 8, 9 and 10 for Summit Ridge, made by Henry S. Conrey, Inc. dated 10/14/1978 and last revised 1/15/1979, as follows, to wit:

BEGINNING at a point on the northwesterly side of Parkview Lane (50 feet wide) at a

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

BEING #9-B as shown on said Plan

BEING UPI #50-5B-109

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

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

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

PLAINTIFF: Deutsche Bank Trust Company Americas

VS

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

SALE ADDRESS: 1311 Parkview Lane, Downingtown, PA 19335

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

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

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

**DEBT \$158,270.92**

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

BEGINNING at a point in the westerly side of Main Street (57 feet wide) and in line with the partition wall between 36 and 38 Main Street; thence through the partition wall and along other lands of the grantor the two following courses and distances: (1) south 62 degrees 31 minutes west 65.32 feet, and (2) south 66 degrees 01 minutes west 89.43 feet to an iron pipe in line of lands of L. Potts; thence along these lands north 25 degrees 40

minutes west 18.06 feet to an iron pipe in line of lands of Hosteller; thence along these lands north 65 degrees 03 minutes east 152.03 feet to the side of Main Street; thence along the side of Main Street south 35 degrees 45 minutes east 17.00 feet to the place of beginning.

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

BEING UPI No. 14-4-348.

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

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

PROPERTY ID No.: 14-4-348

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **GEORGETTE & BRIAN DISE**

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

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

**SALE NO. 11-10-663**

**Writ of Execution No. 07-01067**

**DEBT \$365,314.04**

ALL THAT CERTAIN parcel of land, situate in Upper Oxford Township, Chester County, Pennsylvania, being Lot No. 5, as shown on the final subdivision plan prepared for David L. Nelson, prepared by Crossan-Raimato, Inc., Professional Land Surveyors, dated September 13, 2002 and recorded in Chester County, Pennsylvania as Plan No. 16418, bounded and described as follows:

BEGINNING at a point on the westerly side of University Road, 25' from the center thereof, on the northerly side of a 315' wide Philadelphia Electric Company right-of-way, marking the southeasterly corner of the herein described Lot and the northeasterly corner of Lot #4 on the above reference plan, thence leaving the said point of beginning, along the said Lot #4 on

the above reference plan; thence leaving the said point of beginning, along the said Lot #4 along the said northerly Philadelphia Electric Company right-of-way line, south 77° 00' 40" west 424.67' to a point in line of lands now or formerly of Melvin Z. and Arlene W. Horst; thence along the said lands now or formerly of Melvin Z. and Arlene W. Horst north 07° 59' 15" east 298.95' to a point marking the southwesterly corner of Lot #6 on the above referenced plan; thence along the said Lot #6, South 81° 01' 41" east 397.84' to a point on the westerly side of the aforementioned University Road, thence along the said westerly side of University Road by a curve to the left, having a radius of 12,228.99', through a central angle of 00° 39' 23" and arc distance of 140.10' to the first mentioned point and place of beginning.

CONTAINING within the said described metes and bounds: 2,0000 acres of land, be the same, more or less.

BEING Lot 5 on said plan.

DWELLING known as 170 University Road, Lincoln University, PA 19352.

IMPROVEMENTS: residential dwelling

IDENTIFIED as Tax/Parcel ID#: 57.07-0014.01E

BEING known as: 170 University Road, Lincoln University, PA 19352

PROPERTY ID No.: 57-7-14-1E

TITLE to said premises is vested in Stephen Martin and Cynthia Martin, husband and wife by Deed from NVR, Inc. T/A/ Ryan Homes dated 12/31/2003 recorded 01/09/2004 in Deed Book 6035 Page 221.

PLAINTIFF: Wells Fargo Bank NA (Trustee)

VS

DEFENDANT: **STEPHEN & CYNTHIA MARTIN**

SALE ADDRESS: 170 University Rd, Lincoln University, PA 19352

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

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

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

**DEBT \$484,613.44**

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

Pennsylvania, dated February 25th, 1958 as follows, to wit:

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

BEING Lot #30 on said Plan.

UPI #43-10C-46.8

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

PROPERTY ID No.: 43-10C-46.8

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

PLAINTIFF: HSBC Bank USA NA

VS

DEFENDANT: **SCOTT ALEXAKI**

SALE ADDRESS: 378 Devonshire Road, Devon, PA 19333

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

**SALE NO. 11-10-665**

**Writ of Execution No. 10-01032**

**DEBT \$180,503.37**

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

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

BEING Lot No. 25 on said Plan.

BEING Parcel No. 34-06-008.1E0.

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

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

PROPERTY ID No.: 34-06-0008.01E

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

PLAINTIFF: Raymond James Bank  
FSB

VS



DEFENDANT: **TERI FAIRBANKS**  
(Administratrix)

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

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

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

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

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

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

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

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

TAX I.D. #: 420300330000

PLAINTIFF: Deutsche Bank National

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

VS

DEFENDANT: **ELEANORA &  
ROBERT SYBESMA**

SALE ADDRESS: 384 Conestoga Rd,  
Malvern, PA 19335

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

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

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

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

UPI No. 67-2-285

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$131,412.32

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

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

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

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

UPI No. 26-2P-1

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$164,720.18

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAWN FISHER**

SALE ADDRESS: 128 Forrest Avenue,  
Kimberton, PA 19442

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

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

DOCKET No. 09-07672

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

TAX Parcel No. 39-5A-58

PROPERTY address: 443 Bianca Circle, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **MARK T. WHITLOW**

SALE ADDRESS: 443 Bianca Circle, Coatesville, PA 19320

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

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

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

**PARCEL #1**

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

**PARCEL #2**

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

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

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

**PARCEL #3**

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

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

BEING UPI #56-10A-14

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

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

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

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

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **DARRELL LOCKETT**

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

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

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

ALL THAT CERTAIN tract of land sit-



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

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

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

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

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

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **DINA RENEE DePEDRO**

SALE ADDRESS: 441 Stauffer Drive, Atglen, PA 19310

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

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

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

**DEBT \$201,720.36**

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

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

UPI No. 33-2-242

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$201,720.36

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES & JENNIFER STOTT**

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

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

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

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

**DEBT \$94,312.57**

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

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

UPI No. 16-2-288.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$94,312.57

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

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

SALE ADDRESS: 764 Merchant Street, Coatesville, PA 19320

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

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

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

**DEBT \$162,484.45**

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

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

PARCEL No. 59-7-3.10

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$162,484.45

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **JUAN & CHRISTINE FIGUEROA**

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

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

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

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

**DEBT \$212,734.31**

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

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

UPI No. 38-5F-157.1

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **DAWN & STEPHEN  
BAHEL**

SALE ADDRESS: 52 Steel Ave,  
Coatesville, PA 19320

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

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

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

**DEBT \$200,654.50**

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

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

UPI No. 14-4-380.1

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$200,654.50

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **PATRICK M.  
YOUNG**

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

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

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

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

**DEBT \$229,292.65**

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

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

UPI No. 01-02-58

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$229,292.65

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **MICHAEL & CRYSTAL  
TOWNSEND**

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

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

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

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

**DEBT \$187,805.52**

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

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

TAX Parcel Number: 53-2P-129

RESIDENTIAL dwelling

PLAINTIFF: Metlife Bank NA  
VS

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

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

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

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

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

**DEBT \$325,011.53**

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

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

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

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

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

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

VS

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

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

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

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

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

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

**DEBT \$373,568.98**

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

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

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

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

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

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

VS

DEFENDANT: **STUART LAWN**

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

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

**SALE NO. 11-10-681**  
**Writ of Execution No. 10-14816**  
**DEBT \$143,734.01**

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

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

BEING designated as Lot No. 2 on said Plan.

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

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

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

PLAINTIFF: M&T Bank

VS

DEFENDANT: **JOHANNA M.**

**HOLTON**

SALE ADDRESS: 595 Fifth Street,

Oxford, PA 19362

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

**SALE NO. 11-10-682**  
**Writ of Execution No. 08-11326**  
**DEBT \$68,479.05**

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

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

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

BEING known as 2211 Hartley Avenue, Coatesville, PA 19320

TAX Parcel Number: 39-4E-6

RESIDENTIAL dwelling

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

VS

DEFENDANT: **KENNETH M. PLANK**

SALE ADDRESS: 2211 Hartley Avenue, Coatesville, PA 19320

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

**Sale NO. 11-8-584**  
**Writ of Execution No.10-15398**  
**Debt \$69,991.52**

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL NO . 16-10-162

BEING THE SAME PREMISES

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

BEING KNOWN AS: 230 New Street  
Coatesville, PA 19320

PROPERTY ID NO. 16-10-162

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

Plaintiff: US BANK NATIONAL  
ASSOCIATION (TRUSTEE)

VS.

Defendant: **CHARLY JEANNIS**

Sale Address: 230 NEW STREET,  
COATESVILLE, PA 19320

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



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*The Official Legal Publication for Chester County*

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