



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 60

WEST CHESTER, PENNSYLVANIA, MARCH 29, 2012

No. 13

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION

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

www.chescobar.org
gcunningham@chescobar.org

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

Richard Meanix, Editor

Assistant Editors

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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In re: J.M.S.B.

Orphan's court – Adoption act – Involuntary termination of parental rights – Standard of proof – Credibility – Post-abandonment contact – Parent-child bond – Incarceration

1. In a proceeding to involuntarily terminate parental rights, the petitioner must establish the statutory elements by clear and convincing evidence.
2. The standard of clear and convincing evidence is defined as testimony that is so clear, direct, weighty and convincing as to enable the trier of fact to come to a clear conviction, without hesitation, of the truth of the precise facts in issue. It is well-established that a court must examine the individual circumstances of each and every case and consider all explanations offered by the parent to determine if the evidence in light of the totality of the circumstances clearly warrants termination.
3. The trial court is free to believe all, part or none of the evidence presented and is free to make all credibility determinations and resolve all conflicts in evidence.
4. In determining whether termination is warranted under the Act, the hearing court must examine the totality of circumstances, consider all explanations offered by the parents, but always give primary consideration to the needs and welfare of the children.
5. In addition, if competent evidence supports the court's findings, such findings are valid even if the record could also support the opposite result.
6. A parent cannot protect parental rights by merely stating that he or she does not wish to have his or her parental rights terminated. Rather, a parent has an affirmative obligation to act in the child's best interest.
7. A parent must not yield to every problem, but must exhibit reasonable firmness in attempting to overcome obstacles placed in the path of the parent-child relationship.
8. A child's life cannot be held in abeyance while a parent attempts to attain the maturity necessary to assume parenting responsibilities.
9. Parental rights may not be preserved by waiting for some more suitable financial circumstance or convenient time for the performance of parental duties and responsibilities.
10. Parental rights may be terminated pursuant to 23 Pa.C.S. § 2511(a)(1) if the parent either demonstrates a settled purpose of relinquishing parental claim to a child or fails to perform parental duties.
11. Parental rights may be terminated under 23 Pa.C.S. § 2511(a)(2) if three conditions are met: (a) repeated and continued incapacity, abuse, neglect or refusal must be shown; (b) such incapacity, abuse, neglect or refusal must be shown to have caused the child to be without essential parental care, control or subsistence; and (c) it must be shown that the causes of the incapacity, abuse, neglect

or refusal cannot or will not be remedied.

12. The language in 23 Pa.C.S. § 2511(a)(2) should not be read to compel courts to ignore a child's need for a stable home and strong, continuous parental ties, which the policy of restraint in state intervention is intended to protect. This is particularly so where disruption of the family has already occurred and there is no reasonable prospect for reuniting it.
13. Grounds for termination under 23 Pa.C.S. § 2511 (a)(2) are not limited to affirmative misconduct; those grounds may include acts of incapacity to perform parental duties.
14. A parent desiring to retain parental rights must exert himself to take and maintain a place of importance in his child's life. A parent who is incapable of performing parental duties is just as parentally unfit as one who refuses to perform the duties.
15. To justify a termination of parental rights under 23 Pa.C.S. §2511(a)(5), a petitioner must prove: (a) the child had been removed from the parent's care by the court or by voluntary agreement for at least six months; (b) the conditions which led to the removal continued to exist; (c) the parent was unable or unwilling to remedy those conditions within a reasonable time; (d) services reasonably available to the parent were not likely to remedy those conditions within a reasonable time; and (e) termination of parental rights would best serve the needs and welfare of the child.
16. To terminate parental rights pursuant to 23 Pa.C.S. §2511(a)(8), the following factors must be demonstrated: (a) the child has been removed from parental care for 12 months or more from the date of removal; (b) the conditions which led to the removal or placement of the child continue to exist; and (c) termination of parental rights would best serve the needs and welfare of the child.
17. Section 2511(a)(8) sets a 12-month time frame for a parent to remedy the conditions that led to the child's removal by the court. Once the 12-month period has been established, the court must next determine whether the conditions that led to the child's removal continue to exist, despite the reasonable good faith efforts of DHS supplied over a realistic time period.
18. Unlike 23 Pa.C.S. §2511(a)(5), termination under 23 Pa.C.S. §2511(a)(8) does not require the court to evaluate a parent's current willingness or ability to remedy the conditions that initially caused placement or the availability or efficacy of DHS services.
19. The statute permitting the termination of parental rights outlines certain irreducible minimum requirements of care that parents must provide for their children, and a parent who cannot or will not meet the requirements within a reasonable time following intervention by the state may properly be considered unfit and have her parental rights terminated.
20. Additionally, it is incumbent upon a parent when separated from her child to maintain communication and association with the child. This requires an affir-

- mative demonstration of parental devotion, imposing upon the parent the duty to exert himself, to take and maintain a place of importance in the child's life.
21. To be legally significant, the post-abandonment contact must be steady and consistent over a period of time, contribute to the psychological health of the child, and must demonstrate a serious intent on the part of the parent to re-cultivate a parent-child relationship and must also demonstrate a willingness and capacity to undertake the parental role. The parent wishing to reestablish her parental responsibilities bears the burden of proof on this question.
 22. A parent's basic constitutional right to the custody and rearing of his child is converted, upon the failure to fulfill parental duties, to the child's right to have proper parenting and fulfillment of his or her potential in a permanent, healthy, safe environment.
 23. Under the third requirement of 23 Pa.C.S. §2511(a)(5), a petitioner must show that the parent cannot or will not remedy the conditions which led to the removal or placement of the child within a reasonable period of time. Under Pennsylvania law, a reasonable period of time has been established to require completion of either reunification or adoption, of a child placed in foster care, within no more than eighteen (18) months.
 24. No inability or unwillingness need be shown to merit termination under 23 Pa.C.S. §2511(a)(8). Thus, even though a parent amply demonstrates an inability and/or an unwillingness to remedy the deficient parenting conditions in his/her life, if a child successfully has been in the custody of foster care for well over twelve (12) months, no such showing is mandated. Moreover, for termination under 23 Pa.C.S. §2511(a)(8), the court may not even consider a parent's attempts to comply, when he/she initiated the attempts only after CYF served notice of the petition to terminate.
 25. If the court determines that clear and convincing evidence warrants termination of parental rights under 23 Pa.C.S. §2511(a) then, pursuant to 23 Pa.C.S. §2511(b), the court must evaluate and consider whether the termination of parental rights would best serve the needs and welfare of the child.
 26. Pennsylvania courts have consistently and repeatedly emphasized that the needs and welfare of the child are the paramount consideration in deciding whether to terminate parental rights.
 27. Intangibles such as love, comfort, security, and stability are involved when inquiring about the needs and welfare of the child. The court must also discern the nature and status of the parent-child bond, paying close attention to the effect on the child of permanently severing the bond.
 28. The court must consider whether a natural parental bond exists between child and parent, and whether termination would destroy an existing, necessary and beneficial relationship.
 29. In cases where there is no evidence of any bond between the parent and child, it is reasonable to infer that no bond exists.

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30. Incarceration alone is not sufficient to support termination under any subsection of 23 Pa.C.S. §2511(a). A parent's responsibilities are not tolled during his or her incarceration.
31. A parent must utilize those resources at his or her command while in prison to preserve and continue a close relationship with the child. Where the parent does not exercise reasonable firmness in declining to yield to obstacles, his rights may be forfeited.
32. The court cannot terminate parental rights under either 23 Pa.C.S. §2511(a)(5) or (8). where the parent was incarcerated when CYF removed the children from the custody of the other parent.
33. The Chester County Department of Children, Youth and Families filed Petitions for Involuntary Termination of Parental Rights against birth father and birth mother, regarding the minor child, J.M.S.B. Following a hearing, the Court Held, that both Petitions were granted as follows: the parental rights of birth mother to the child are terminated forever pursuant to 23 Pa.C.S. §§2511(a)(2), (5) and (8). Birth father's parental rights to the child are terminated forever pursuant to §§2511(a)(1) and (2). Pursuant to 23 Pa.C.S. §2521(a), the child may be adopted without further notice to or consent from either parent. Further, pending finalization of adoption, pursuant to 23 Pa.C.S. §§2521(b) and (c), the court awarded custody of the child to CYF which also shall stand *in loco parentis* to the child and in such capacity shall have the authority, *inter alia*, to consent to major medical, psychiatric and surgical treatment, make educational decisions and to exercise such other authority concerning the child as a natural parent could exercise.

P.McK.

C.C.P. Chester County, Orphans' Court Division, No. AD-11-0056; In re: J.M.S.B.

John A. DiSantis for Birth Mother

Gerald O. McOscar for Birth Father

Lawrence Persick for Chester County Department of Children, Youth and Families

Gabriel Preston for J.M.S.B.

Hall, J., December 23, 2011:-

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: J.M.S.B.

ADOPTION NO. AD-11-0056

PETITION FOR INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS

John A. DiSantis, Esquire, for Birth Mother, T.D.B.

Gerald O. McOscar, Esquire, for Birth Father, E.L.S.

Lawrence J. Persick, Esquire, for Chester County Department of Children, Youth and Families

Gabriel Preston, Esquire, for Child, J.M.S.B.

AJUDICATION**Procedural History**

The Chester County Department of Children, Youth and Families (“CYF”) seeks to terminate the parental rights of birth mother T.D.B. (“Mother”) and birth father E.L.S. (“Father”) to the minor male child J.M.S.B., date of birth July 26, 2002. On August 10, 2011, CYF filed separate Petitions for Involuntary Termination of Parental Rights (“Petitions”), one each against Mother and against Father. CYF’s Petitions request termination of each birth parent’s parental rights to the child on grounds set forth in the Adoption Act at 23 Pa.C.S. §2511(a)(1), (2), (5), (8) and (b). The court held an evidentiary hearing on October 26, 2011 (“Hearing”). Both Mother and Father attended the Hearing and were represented by court appointed legal counsel.

The court makes the following findings of fact.¹

Findings of Fact

1. Mother and Father are the natural birth parents of the minor child J.M.S.B. Father and Mother never have been married to each other but resided together as a couple and family for a number of years, separating permanently in 2007.
2. As of the date of the Hearing, Mother was approximately thirty-six (36) years old and Father was approximately forty-three (43) years

¹These are the facts the court finds credible and material following an evaluation of witness credibility.

old.

3. Mother has a total of four (4) children ranging in age from three (3) to eighteen (18) years old.
4. Mother does not have custody of any of her children. The youngest lives with her birth father (who is not Father herein). Both J.M.S.B. and a sixteen (16) year old sister are in CYF's custody and have been placed in foster care. The fourth had been in CYF custody but is now emancipated.
5. Father has a total of eight (8) children ranging in age from three (3) to twenty-seven (27) years old. When asked at the Hearing how many children he had, Father paused for a significant time and appeared not to remember. He then said, "let's count them", to figure out the answer. He has custody of none and pays no support.
6. Father was previously diagnosed with psychosis and depression. He had taken prescription medicine for this, but takes none currently.
7. Father has a lengthy and continuing history of police contact beginning in his early twenties, including a *nolo contendere* plea to forcible rape in 1992 for which he was sentenced to three (3) to six (6) years. Father's other charges to which he entered guilty pleas include a 1991 simple assault, a 2007 driving under the influence, a 2007 simple assault, a 2008 terroristic threats and a 2008 failure to register as a sex offender. Most recently, also in 2008, Father pled guilty to aggravated assault and was sentenced to two (2) to six (6) years in prison. His sentence began in February 2008 (*see*, Exhibits CYF-3 and CYF-6). Father has most recently been incarcerated for over three and one-half (3-1/2) years. Due to other charges and sentences of incarceration, Father's maximum parole date will be sometime in 2018.
8. If Father is granted parole before his maximum parole date, he will be required to reside in a half-way house for a period of time.
9. Mother's contact with police also begins as far back as 1992 with drug charges (ultimately *nolle prossed*), an ARD disposition for food stamps/assistance fraud in 1996, an ARD disposition for a DUI charge in 2002 and drug possession charges in 2010 (ultimately pled down to a disorderly conduct resulting in a sentence of six (6)-ninety (90) days confinement). Interspersed with the above was at least one parole violation. (*See*, Exhibit CYF-2.)
10. CYF first came into contact with Mother in 2007, responding to a report that she was leaving her then three (3) children alone at home, was pregnant, using drugs and not providing the children with food.
11. CYF's next contact with Mother occurred on April 17, 2008, when it responded to a report that J.M.S.B.'s fifteen (15) year old brother had criminal sexual contact with his then twelve (12) year old sister. The

- fifteen (15) year old was charged in juvenile court.
12. CYF then began in-home services for the children's safety. However, and surprisingly, Mother declined counseling for the twelve (12) year old girl. This CYF case regarding Mother and Father has remained open and active since then.
 13. On July 7, 2008, Mother gave birth to her fourth child at Phoenixville Hospital. Both Mother and child tested positive for alcohol and cocaine. Although Mother agreed she was using alcohol and marijuana while pregnant with J.M.S.B., she denied cocaine use at that time, maintaining at the Hearing that she used cocaine following J.M.S.B.'s birth.
 14. In September 2008, CYF discovered that Mother owed an eight thousand dollar (\$8,000.00) electric bill and that there was no electric service or heat in the residence.
 15. Because of this CYF sent the three (3) older children to stay with Mother's sister. The newborn was placed with his own birth father (who is not Father herein).
 16. As of October/November 2008, Mother still had inadequate housing; her residence still lacked electric service and heat. She was abusing drugs and alcohol, had no employment and had failed reasonably to supervise her children.
 17. CYF then placed the three (3) older children, including J.M.S.B., in foster homes pursuant to Mother's voluntary placement agreement signed on October 27, 2008. In November 2008, all three (3) children were adjudicated dependent.
 18. Beginning with the initial dependency hearing in November 2008, the dependency court, in its permanency plan designed to allow Mother to reunite with her children, ordered Mother to complete a drug and alcohol evaluation (including submission of random urine samples), to follow any drug and alcohol recommendations, to obtain housing and employment, to attend individual counseling and successfully participate in the life skills program. For more than two (2) years, at least through early 2011, Mother failed to comply with any requirement of her permanency plan and made no progress at all toward alleviating the circumstances which necessitated the original placement. (*See*, Exhibit CYF-1.)
 19. Similarly, for the first two years of his dependency court permanency plan requirements, Father had no compliance, failing even to make contact with CYF and J.M.S.B.
 20. Initially, the dependency court permitted Mother to have bi-weekly supervised visits with J.M.S.B. However, Mother's repeated failures to attend and/or even schedule visitations caused the dependency

court to limit Mother's visitation opportunities. As of May 2009, Mother could have supervised visits only if she specifically so requested, and then only if she confirmed the visitation twenty-four (24) hours beforehand. In December 2009, the dependency court further limited Mother's visitations to only once monthly. Even then, Mother's visitations with J.M.S.B. were few, sometimes not occurring for two (2) or three (3) months at a time. (*See*, Exhibit CYF-1.) Indeed, Mother's last request for a visit with J.M.S.B. before the October Hearing, was in July 2011.

21. A CYF caseworker wrote letters to Father in prison, seeking his response and participation with J.M.S.B., twice in 2009, again in 2010 and once in February 2011. A CYF caseworker also left telephone messages for Father in 2009 and 2010 seeking him to contact CYF regarding his son. Father's first response to CYF did not occur until after CYF again prompted him to do so by its February 2011 letter. All of the CYF letters and telephone calls were correctly directed to the penitentiary holding Father and none were returned to CYF.
22. Since his imprisonment in February 2008, Father has had a total of two (2) in prison visits with J.M.S.B., once in April 2011 and once in June, 2011. Prior to the April 2011 visit, Father had not apparently seen J.M.S.B. since Father moved away from the residence he shared with Mother in 2007. There has been merely one (1) telephone call between Father and J.M.S.B. (in June, 2011) and one birthday card sent by Father to J.M.S.B. (in July 2011) during the past three and one-half (3-1/2) years.
23. Neither Father nor Mother has ever paid any child support for J.M.S.B.
24. Before Father left Mother and J.M.S.B. in 2007, Mother had been the sole meaningful income provider, primarily supporting Father, J.M.S.B. and herself. Father had no job skills before he was incarcerated in 2008.
25. By 2011 Mother had only made minimal to moderate progress with her permanency plan goals. This year, Mother began to maintain steady employment and completed a drug and alcohol program. Mother's other permanency plan goals remained unfulfilled.
26. During the Hearing, it became apparent that Mother's illegal drug use was continuing and that she had failed to abide by her drug and alcohol treatment requirements. After Mother testified to the court that she had not used cocaine for approximately two (2) years, during a break in the proceedings Mother tested positive for recent cocaine use. (*See*, Exhibit Court-1.)
27. Mother suffers from depression but no longer takes medicine to treat it.

28. When asked by psychologist Dr. Shope to draw a family picture, J.M.S.B. excluded Mother from his drawing.
29. Dr. Shope identifies J.M.S.B.'s bonding to Mother as an "ambivalent attachment." He may enjoy being with Mother but very much wants to maintain his attachment with his foster family.
30. J.M.S.B. currently resides in a foster home in Philadelphia with a single foster mother. This is the child's fourth foster home. There are four (4) other foster children in the family, ages fourteen (14), eleven (11), nine (9) and two (2).
31. J.M.S.B. has a close and healthy relationship with his foster mother and a significant attachment to his foster family.
32. J.M.S.B. has no significant medical problems.
33. J.M.S.B. appears to be intelligent; he enjoys school and achieved honor roll there. He also participates in some extracurricular sports.
34. J.M.S.B. is adoptable.
35. Both J.M.S.B.'s foster mother and a woman friend of Mother currently are adoptive resources for him.

Discussion²

Both petitions include claims under §§2511(a)(1), (2), (5), (8) and (b) of the Adoption Act, 23 Pa.C.S. §2101 et seq. These sections provide as follows:

§2511. Grounds for involuntary termination.

(a) General rule.—The rights of a parent in regard to a child may be terminated after a petition filed on any of the following grounds:

(1) The parent by conduct continuing for a period of at least six months immediately preceding the filing of the petition either has evidenced a settled purpose of relinquishing parental claim to a child or has refused or failed to perform parental duties.

(2) The repeated and continued incapacity, abuse, neglect or refusal of the parent has caused the child to be without essential parental care, control or subsistence necessary for his physical or mental well-being and the conditions and causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied by the parent.

²Any explicit or implied facts described within this Discussion are incorporated by reference into the above Finding of Fact section.

(5) The child has been removed from the care of the parent by the court or under a voluntary agreement with an agency for the period of at least six months, the conditions which led to the removal or placement of the child continue to exist, the parent cannot or will not remedy those conditions within a reasonable period of time, the services or assistance reasonably available to the parent are not likely to remedy the conditions which led to the removal or placement of the child within a reasonable period of time and termination of the parental rights would best serve the needs and welfare of the child.

(8) The child has been removed from the care of the parent by the court or under a voluntary agreement with an agency, 12 months or more have elapsed from the date of removal or placement, the conditions which led to the removal or placement of the child continue to exist and termination of parental rights would best serve the needs and welfare of the child.

(b) Other considerations.—The court in terminating the rights of a parent shall give primary consideration to the developmental, physical and emotional needs and welfare of the child. The rights of a parent shall not be terminated solely on the basis of environmental factors such as inadequate housing, furnishings, income, clothing and medical care if found to be beyond the control of the parent. With respect to any petition filed pursuant to subsection (a)(1), (6) or (8), the court shall not consider any efforts by the parent to remedy the conditions described therein which are first initiated subsequent to the giving of notice of the filing of the petition.

23 Pa.C.S. §§2511(a)(1), (2), (5), (8) and (b).

In a proceeding involuntarily to terminate parental rights, the petitioner must establish the statutory elements by clear and convincing evidence. *In re: S.D.T., Jr.*, 934 A.2d 703, 706 (PA Super. 2007); *In re: Adoption of Dale A., II*, 453 Pa. Super. 106, 110, 683 A.2d 297, 299 (1996).

The standard of clear and convincing evidence is defined as testimony that is so ‘clear, direct, weighty and convincing as to enable the trier of fact to come to a clear conviction, without

hesitance, of the truth of the precise facts in issue.’ It is well established that a court must examine the individual circumstances of each and every case and consider all explanations offered by the parent to determine if the evidence in light of the totality of the circumstances clearly warrants termination.

In re: Julissa O., 746 A.2d 1137, 1139 (PA Super. 2000) (citations omitted).

The trial court is free to believe all, part or none of the evidence presented and is free to make all credibility determinations and resolve all conflicts in evidence. *In re: Adoption of R.J.S.*, 901 A.2d 502, 506 (PA Super. 2008); *In re: Diaz*, 447 Pa. Super. 327, 332, 669 A.2d 372, 375 (1995) *citing*, *In re: J.W.*, 396 Pa. Super. 379, 578 A.2d 952, 956 (1990). “In determining whether termination is warranted under the Act, the hearing court must examine the totality of circumstances, consider all explanations offered by the parents, *In re: Adoption of Charles E.D.M., II*, 550 Pa. 595, 708 A.2d 88 (1998), but always give primary consideration to the needs and welfare of the children. *Atencio, supra* [539 Pa. 161, 650 A.2d 1064 (1994)]; *In re: J.E.*, 745 A.2d 1250 (Pa. Super. 2000).” *In re: N.C.*, N.E.C., 763 A.2d 913, 918 (PA Super. 2000). In addition, “[i]f competent evidence supports the court’s findings”, such findings are valid “even if the record could also support the opposite result.” *In re: E.M.*, 908 A.2d 297, 303 (PA Super. 2006), *citing*, *In re: Adoption of T.B.B.*, 835 A.2d 387, 394 (PA Super. 2003).

“A parent cannot protect parental rights by merely stating that [he or she] does not wish to have [his or her] parental rights terminated. Rather, a parent has an affirmative obligation to act in the child’s best interest.” *Commonwealth v. Arnold*, 445 Pa. Super. 384, 392, 665 A.2d 836, 840 (1995) (emphasis in original) (citations omitted). A parent must not yield to every problem, but must exhibit reasonable firmness in attempting to overcome obstacles placed in the path of the parent-child relationship. *In re: K.C.W.*, 456 Pa. Super. 1, 10-11, 689 A.2d 294, 299 (1997), *citing*, *Adoption of Baby Boy A v. Catholic Social Services of Diocese of Harrisburg, Pennsylvania, Inc.*, 512 Pa. 517, 517 A.2d 1244 (1986). “[A] child’s life simply cannot be put on hold in the hope that the parent will summon the ability to handle the responsibilities of parenting.” *Adoption of R.J.S.*, 901 A.2d at 507, *citing*, *In re: Adoption of M.E.P.*, 1825 A.2d at 1266 (PA Super. 2003); “a child’s life cannot be held in abeyance while a parent attempts to attain the maturity necessary to assume parenting responsibilities.” *Id.*, at 513; *see, also*, *In re: J.T.*, 817 A.2d at 509-10. “[P]arental rights may not be preserved by waiting for some more suitable financial circumstance or convenient time for the performance of parental duties and responsibilities.” *In re: D.J.S.*, 737 A.2d 283, 287 (PA Super. 1999).

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Section 2511(a)(1)

Section 2511(a)(1) does not require that the parent demonstrate both a settled purpose of relinquishing parental claim to a child and refusal or failure to perform parental duties. Accordingly, parental rights may be terminated pursuant to Section 2511(a)(1) if the parent either demonstrates a settled purpose of relinquishing parental claim to a child **or** fails to perform parental duties.

Adoption of Charles E.D.M., II, 550 Pa. 595, 602, 708 A.2d 88, 91 (1998) (citations omitted) (emphasis added); *In re: I.J.*, 972 A.2d 5, 10 (PA Super. 2009) *citing*, *In re: C.S.*, 761 A.2d 1197, 1201 (PA Super. 2000) (*en banc*).

In addition, when evaluating a claim under this section, 23 Pa.C.S. §2511(b) prohibits the court from considering “any efforts by the parent to remedy the conditions described [in the petition to terminate] which are first initiated subsequent to the giving of notice of the filing of the petition.”

Section 2511(a)(2)

Parental rights may be terminated under Section 2511(a)(2) if three conditions are met: (1) repeated and continued incapacity, abuse, neglect or refusal must be shown; (2) such incapacity, abuse, neglect or refusal must be shown to have caused the child to be without essential parental care, control or subsistence; and (3) it must be shown that the causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied.

In re Geiger, 459 Pa. 636, 331 A.2d 172, 174 (1975).

Unlike subsection (a)(1), subsection (a)(2) does not emphasize a parent’s refusal or failure to perform parental duties, but instead emphasizes the child’s present and future need for “essential parental care, control or subsistence necessary for his physical or mental well-being.” 23 Pa.C.S. §2511(a)(2). *See In re R.I.*, 468 Pa. 287, 361 A.2d 294 (1976). Therefore, the language in subsection (a)(2) should not be read to compel courts to ignore a child’s need for a stable home and *strong, continuous parental ties*, which the policy of restraint in state intervention is intended to protect. *In re William L.*, 477 Pa.

322, 383 A.2d 1228, 1240 (1978). This is particularly so where “disruption of the family has already occurred and there is no reasonable prospect for reuniting it . . .” *Id.* Further, grounds for termination under subsection (a)(2) are not limited to affirmative misconduct; those grounds may include acts of incapacity to perform parental duties. *In re A.L.D.*, 797 A.2d 326, 337 (PA Super. 2002).

In re: E.A.P., 944 A.2d 79, 82 (PA Super. 2008) (emphasis in original).

This Court cannot and will not subordinate indefinitely a child’s need for permanency and stability to a parent’s claims of progress and hope for the future. Indeed, we work under statutory and case law that contemplates only a short period of time to wit eighteen (18) months, in which to *complete* the process of either reunification or adoption for a child who has been placed in foster care.

In re: Adoption of C.L.G., 956 A.2d 999, 1005 (PA Super. 2008) (emphasis in original).

Our Supreme Court has stated that “a parent desiring to retain parental rights must exert himself to take and maintain a place of importance in his child’s life.” *Adoption of Baby Boy A.*, 512 Pa. 517, 517 A.2d 1244, 1246 (1986); *see, also, In re: E.A.P.*, 944 A.2d at 83. “A parent who is incapable of performing parental duties is just as parentally unfit as one who refuses to perform the duties.” *In re E.M.*, 533 Pa. 115, 120, 620 A.2d 481, 484 (1993) (quoting *In re: William L.*, 477 Pa. 322, 345, 383 A.2d 1228, 1239 (1978)); *see, also, In re: C.A.E.*, 516 Pa. 419, 532 A.2d 802 (1987).

Sections 2511(a)(5) and (8)

To justify a termination of parental rights under §2511(a)(5), a petitioner must prove five (5) elements. These are:

- (1) [the child] had been removed from [the parent’s] care by the court or by voluntary agreement for at least six months;
- (2) the conditions which led to the removal[] continued to exist;
- (3) [the parent was] unable or unwilling to remedy those conditions within a reasonable time;
- (4) services reasonably available to [the parent] were not likely to remedy those conditions

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within a reasonable time; and (5) termination of parental rights would best serve the needs and welfare of the [child.]

In re: N.C., 763 A.2d at 917-8.

In the matter of *In the Interest of K.Z.S.*, 946 A.2d 753 (PA Super. 2008), the Superior Court set forth a concise summary of the requirements to be met to terminate parental rights both under 23 Pa.C.S. §§2511(a)(5) and (8). The Superior Court stated, in relevant part, as follows:

Termination of parental rights under Section 2511(a)(5) requires that: (1) the child has been removed from parental care for at least six months; (2) the conditions which led to removal[s] and placement of the child continue to exist; and (3) termination of parental rights would best serve the needs and welfare of the child. 23 Pa.C.S.A. §2511(a)(5).³ To terminate parental rights pursuant to 23 Pa.C.S.A. §2511(a)(8), the following factors must be demonstrated: (1) the child has been removed from parental care for 12 months or more from the date of removal; (2) the conditions which led to the removal or placement of the child continue to exist; and (3) termination of parental rights would best serve the needs and welfare of the child. Section 2511(a)(8) sets a 12-month time frame for a parent to remedy the conditions that led to the children's removal by the court. Once the 12-month period has been established, the court must next determine whether the conditions that led to the child's removal continue to exist, despite the reasonable good faith efforts of DHS supplied over a realistic time period. [Unlike Section 2511(a)(5),] [t]ermination under Section 2511(a)(8) does not require the court to evaluate a parent's current willingness or ability to remedy the conditions that initially caused placement or the availability or efficacy of DHS services.

In re: Adoption of K.J., *supra*, [936 A.2d 1128 (PA Super. 2007)] at 1132-33 (most internal citations and quotation marks omitted).

“The statute permitting the termination of parental rights outlines

³The Superior Court's discussion in this quotation appears inadvertently to omit two additional requirements under this section. They are: (i) that the parent is unable or unwilling to remedy existing conditions in a reasonable amount of time; and (ii) that public services reasonably available would not help the parent remedy existing conditions. *See, In re: N.C.*, 763 A.2d at 917-8.

certain irreducible minimum requirements of care that parents must provide for their children, and a parent who cannot or will not meet the requirements within a reasonable time following intervention by the state may properly be considered unfit and have [her] parental rights terminated.” *In re: B.L.L.*, 787 A.2d 1007, 1013 (Pa.Super.2001).

Additionally, it is incumbent upon a parent when separated from [her] child to maintain communication and association with the child. This requires an affirmative demonstration of parental devotion, imposing upon the parent the duty to exert [him]self, to take and maintain a place of importance in the child’s life.

In re G.P.—R., 851 A.2d 967, 977 (Pa.Super.2004).

To be legally significant, the [post-abandonment] contact **must be steady and consistent over a period of time**, contribute to the psychological health of the child, and must demonstrate a serious intent on the part of the parent to recultivate a parent-child relationship and must also demonstrate a willingness and capacity to undertake the parental role. **The parent wishing to reestablish [her] parental responsibilities bears the burden of proof on this question.**

In re D.J.S., *supra*, [737A.2d 283 (PA Super. 1999)] at 286 (quoting *In Re Adoption of Hamilton*, 379 Pa.Super. 274, 549 A.2d 1291, 1295 (1988)) (emphasis added). “[A] parent’s basic constitutional right to the custody and rearing of his . . . child is converted, upon the failure to fulfill . . . parental duties, to the child’s right to have proper parenting and fulfillment of his or her potential in a permanent, healthy, safe environment.” *In re B.*, *N.M.*, *supra* at 856.

In the Interest of K.Z.S., 946 A.2d 753, 758-60 (PA Super. 2008) (emphasis in original); *see, also, In re: Adoption of R.J.S.*, 901 A.2d 502, 511 (PA Super. 2006).

Under the third requirement of §2511(a)(5), a petitioner “must show that the parent cannot or will not remedy the conditions which led to the removal or

⁴ The Pennsylvania legislature codified this eighteen (18) month rule in 1998 in the Juvenile Act, 42 Pa.C.S. §§6301-57, to conform Pennsylvania law to the requirements of the federal Adoption and Safe Families Act, 42 U.S.C. §§671 *et seq.* *R.J.S.*; *C.L.G.*; *N.W.*

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placement of the child within a reasonable period of time.” *R.J.S.*, 901 A.2d at 511. Under Pennsylvania law, a reasonable period of time has been established to require completion of either reunification or adoption, of a child placed in foster care, within no more than eighteen (18) months. *Id.*, 901 A.2d at 507; *In re: Adoption of C.L.G.*, 956 A.2d 999, 1008 (PA Super. 2008); *In re: N.W.*, 859 A.2d 501, 508 (PA Super. 2004).⁴ Pursuant to the fourth requirement of §2511(a)(5), the court must also determine that the provision of reasonable and available public services to a parent was not likely to enable the parent to remedy the original conditions in a reasonable period of time. *In re: I.G.*, 939 A.2d 950, 955 (PA Super. 2007); *Adoption of T.B.B.*, 853 A.2d at 394-5 (no amount of services can remedy the conditions which led to the original placement); *In re: Quick*, 384 Pa. Super. 412, 419-20, 559 A.2d 42, 45-6 (1989) (termination justified where parent failed and neglected even to attend service programs).

However, no inability or unwillingness need be shown to merit termination under §2511(a)(8). *C.L.G.*, 956 A.2d at 1007; *R.J.S.*, 901 A.2d at 511. Thus, even though a parent amply demonstrates an inability and/or an unwillingness to remedy the deficient parenting conditions in his/her life, if a child successfully has been in the custody of foster care for well over twelve (12) months, no such showing is mandated. Moreover, for termination under subsection (a)(8), the court may not even consider a parent’s attempts to comply, when he/she initiated the attempts only after CYF served notice of the petition to terminate. 23 Pa.C.S. §2511(b); *K.Z.S.*, 946 A.2d at 761-2.

Section 2511(b)

If the court determines that clear and convincing evidence warrants termination of parental rights under §2511(a) then, pursuant to §2511(b), the court must evaluate and consider whether the termination of Mother’s parental rights would best serve the needs and welfare of the child.⁵

“A two-part test is used for the involuntary termination of parental rights; initially, the focus is on the conduct of the parent, and the party seeking termination must prove by clear and convincing evidence that the parent’s conduct satisfies the statutory grounds for termination, and only if the court determines that the parent’s conduct warrants termination does the court engage in the second part of the analysis, a determination of the needs and welfare of the child under the standard of best interests of the child.”

⁵This is also an independent requirement for the initial termination determination under §§2511(a)(5) and (8). *In re: I.J.*, 972 A.2d 5, 12 (PA Super. 2009); *In re: Adoption of M.E.P.*, 825 A.2d 1266, 1272 (PA Super. 2003).

In re: T.D., 949 A.2d 910, 916 (PA Super. 2008) (quoting *In re: L.M.*, 923 A.2d 505, 511 (PA Super. 2007)).

Pennsylvania courts have consistently and repeatedly emphasized that “[t]he needs and welfare of the child are the paramount consideration in deciding whether to terminate parental rights. *In re: S.D.T., Jr.*, 934 A.2d 703, 706 (PA Super. 2007), citing, *In re: N.W.*, 859 A.2d 501, 507 (PA Super. 2004). The Superior Court provided guidance for the court to use in undertaking the necessary analysis and considerations. This guidance includes the following:

Intangibles such as love, comfort, security, and stability are involved when inquiring about the needs and welfare of the child. The court must also discern the nature and status of the parent-child bond, paying close attention to the effect on the child of permanently severing the bond.

In re: C.P., 901 A.2d 516 (PA Super. 2006); see, also, *In re: S.D.T., Jr.*, 934 A.2d 703, 706 (PA Super. 2007) (the effect of severing the parent-child bond is a major aspect of the needs and welfare analysis).

The court should also consider the importance of continuity of relationships to the child, because severing close parental ties is usually extremely painful. *In re: Adoption of K.J.*, [936 A.2d 1128, 1134 (PA Super. 2007)]. . . . The court must consider whether a natural parental bond exists between child and parent, and whether termination would destroy an existing, necessary and beneficial relationship. *In re: C.S.*, [761 A.2d 1197 (PA Super. 2000)]. Most importantly, adequate consideration must be given to the needs and welfare of the child. *In re: J.D.W.M.*, 810 A.2d 688, 690 (Pa.Super. 2002).

In re: C.L.G., 956 A.2d at 1009-10, citing, *In re: K.Z.S.*, 946 A.2d at 760.

However, “[t]he parent-child bonding that weighs against termination of parental rights cannot be in one direction only — that of child to the parent — but must exhibit a bilateral relationship with emanates from the parents’ willingness to learn appropriate parenting, anger management, drug rehabilitation and marital stability.” *In re: K.K.R.-S.*, 958 A.2d 529, 535 (PA Super. 2008) (citing *In re: C.W.S.M.*, 839 A.2d 410 (PA Super. 2003).

“In cases where there is no evidence of any bond between the parent and child, it is reasonable to infer that no bond exists.” *In re: Adoption of J.M.*, 991

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A.2d 321, 324 (PA Super. 2010), *citing*, *K.Z.S.*, 946 A.2d at 762-3.

Incarceration

In cases involving an incarcerated parent, the Superior Court has emphasized that a “parent’s basic constitutional right to the custody and rearing of . . . [his] children is converted, upon the failure to fulfill . . . parental duties, to the children’s right to have proper parenting and fulfillment of [the child’s] potential in a permanent, healthy, safe environment.” *In re: A.S.*, 11 A.3d 473, 477 (PA Super. 2010); *In re: Adoption of C.L.G.*, 956 A.2d 999, 1006 (PA Super. 2008), *citing*, *In Re: B., N.M.*, 856 A.2d 847, 856 (PA Super. 2004), *appeal denied*, 582 Pa. 718, 872 A.2d 1200 (2005). Incarceration alone is not sufficient to support termination under any subsection of §2511(a). *In re: R.I.S. & A.I.S.*, ____ Pa. ____, ____ A.3d ____, 2011 WL 5865916, p.4, *citing*, *In re: Adoption of McCray*, 460 Pa. 210, 216-17, 331 A.2d 652, 655 (1975); *In re: P.S.S.C. and P.D.S.C.*, ____ A.3d ____, 2011 WL 5938850 (PA Super.); *C.L.G.*, 956 A.2d at 1006. However, a parent’s responsibilities are not tolled during his or her incarceration. *In re: Adoption of McCray*, 460 Pa. at 216-7, 331 A.2d at 655; *In re: D.J.S.*, 737 A.2d at 286-7.

A parent must utilize those resources at his or her command while in prison to preserve and continue a close relationship with the child. *R.I.S. and A.I.S.*, 2011 WL 5865916, at p.4 (Pa.); *McCray*, 460 Pa. at 217, 331 A.2d at 655; *In re: B., N.M.*, 856 A.2d at 855; *D.J.S.*, 737 A.2d at 287; *In re: Adoption of M.J.H.*, 348 Pa. Super. 65, 73-4, 501 A.2d 648, 652 (1985). “Where the parent does not exercise reasonable firmness ‘**in declining to yield to obstacles**’ his rights may be forfeited.” *Id.*, *citing McCray*, 460 Pa. at 215-17, 331 A.2d at 655 (emphasis in original).

Mother

CYF seeks to terminate Mother’s parental rights under §§2511(a)(1), (2), (5), (8) and (b) of the Adoption Act, 23 Pa.C.S. §2101 *et seq.* The court finds that CYF has produced clear and convincing evidence meriting termination of Mother’s parental rights under all requested sections except §2511(a)(1).⁶

The child J.M.S.B. has been in CYF’s legal and physical custody and living in foster care for three (3) years. During the first two (2) years, Mother made absolutely no effort to achieve even one of the reunification goals ordered by Dependency Court. Mother’s repeated and continued incapacity, abuse and neglect

⁶While there is record evidence tending to support termination under §2511(a)(1), such evidence is not clear and convincing.

⁷The best interests and bonding analysis required of the court under these sections mirrors the same considerations required in §2511(b). The court combines its discussion of these issues, as related to §§2511(a)(5) and (8), with its discussion of the issues under §2511(b) set forth below.

left the child with no parental care, control or subsistence necessary for his physical or mental well being. Mother provided no monetary or other support such as food, clothing or medical care. Mother's visits and contacts were inconsistent and unreliable. Even though Mother, to her credit, has maintained steady employment for a portion of 2011, she still resides in a single room in a boarding house with no accommodations sufficient for her son. She adduced no credible evidence that she has even the most modest financial wherewithal to provide for her child. Mother's continuing inability to remedy her parental shortcomings was exemplified on the day of the Hearing when she tested positive for recent cocaine use. In so doing, she further demonstrated the uncontrolled drug habit which had led to her repeated drug and alcohol use during her fourth pregnancy. After three (3) years of Mother's failed non-custodial parenting, termination of Mother's parental rights under §2511(a)(2) plainly is proper.

With regard to §§2511(a)(5) and (8)⁷, J.M.S.B. has been removed from Mother's custody pursuant to a voluntary agreement for approximately three (3) years. This is far longer than the minimum six (6) month and twelve (12) month removal periods required by §§(a)(5) and (a)(8), respectively. As described above, and as set forth in detail in the Findings of Fact, the deleterious conditions which defined Mother's life in 2008, and which led to the original removal and placement of J.M.S.B., largely continue to exist. Therefore, the court concludes that CYF has provided clear and convincing evidence to terminate Mother's rights pursuant to §2511(a)(8). In early 2011, Mother finally exhibited some effort to improve her situation. However, after three (3) full years, Mother's failure and inability to create a minimally acceptable living environment for her son continues. The court readily concludes that no amount of public services or assistance, reasonably available to Mother, is likely to enable her to remedy her unacceptable situation, including particularly, lack of appropriate housing and continued use of illegal drugs, within any reasonable period of time. The statutory eighteen (18) month time period, within which to conclude foster care, expired long ago. The court will not compel J.M.S.B. to wait further. Termination therefore is also merited and has been amply proven under §2511(a)(5).

CYF has proven entitlement to termination of Mother's parental rights under §2511(a). The court therefore must engage in the additional analysis of whether such termination is beneficial to the developmental, physical and emotional needs and welfare of the child, pursuant to §2511(b). This analysis is akin to a best interests analysis and also includes assessment of the existence and nature of any bond between a child and parent and the effect on the child of severing any bond that may exist. *In re: N.A.M., et al*, A.3d, 2011 WL 5517596, p. 7 (PA Super. 2011). The record evidence in this matter cannot support any inference, let alone a clear conclusion, that retention of Mother's parental rights would in any meaningful way benefit J.M.S.B. or, that terminating Mother's rights would cause any detrimental effects to the child. The evidence confirms that although Mother's

occasional visitations with J.M.S.B. were generally pleasant, the visits were just that, occasional. Mother chose not to increase, let alone maximize, her contact and connection with her son. Eventually, the son's connection to his Mother has dwindled. His need for security and stability now draws him closer to his foster mother. When asked by Dr. Shope to draw a picture of his family in October 2011, J.M.S.B. did so, but did not include his Mother. The record contains no reference to the boy asking to visit Mother. Dr. Shope credibly described J.M.S.B.'s current bond with Mother as merely an "ambivalent attachment" as contrasted with a significant attachment to his foster family. It appears that J.M.S.B. will suffer little, if any, emotional loss due to a permanent separation from Mother. Termination of Mother's rights wholly is in the boy's best interest.

Father

CYF seeks to terminate Father's parental rights under §§2511(a)(1), (2), (5), (8) and (b). The court finds that CYF has produced clear and convincing evidence meriting termination of Father's parental rights under §2511(a)(1) and (2).

Father left the household of Mother and three (3) children, including J.M.S.B., in 2007. Father has been incarcerated since February 2008. While Pennsylvania law plainly precludes termination based solely on a parent's incarceration, the parent must undertake palpable and consistent efforts to continue a close relationship with the child. *R.I.S. & A.I.S.; P.S.S.C. and P.D.S.C.* Examples of actions that mitigate against termination include such things as achieving CYF reunification goals, maintaining contact with CYF, calling, writing and visiting with the child and sending video/audio tapes and appropriate presents. *See, e.g., R.I.S. & A.I.S.; P.S.S.C. and P.D.S.C.*

In contrast, the record in this matter contains no evidence indicating that Father even contacted J.M.S.B. at any time from when he left the family in 2007 until his incarceration in early 2008. Despite attempted communications to Father by CYF during 2009 and 2010, Father also made no attempt to contact either CYF or J.M.S.B. for three (3) years between February 2008 and February 2011. Father finally made contact with CYF in February 2011. In three and one-half (3-1/2) years in prison, Father has had only two (2) visits with J.M.S.B., has spoken with him only once over the telephone and has sent the child only one card. These actions indicate a consistent failure to perform parental duties. Father, at best, recently has shown merely a passing interest in J.M.S.B., as opposed to a genuine display of concerned parenthood. In addition to the almost complete failure of past contact between Father and son, Father offered no realistic future plan within which he would be able to obtain housing for both himself and J.M.S.B. or, to obtain gainful employment. The question of whether Father ever can obtain sufficiently gainful employment looms especially large in light of his admitted history of being unable to support himself even when he last lived with Mother.

In summary, it is undisputable that Father failed to perform parental duties for J.M.S.B. for well over three (3) years. Father's meager contacts during 2011 do not mitigate this failure, nor do they mitigate against the clear impression that Father's total removal of himself from J.M.S.B.'s life for this lengthy period of time evidences a distinct intention to give up his parental claim to J.M.S.B. Father's actions and inactions fully satisfy the criteria for termination of Father's parental rights pursuant to §2511(a)(1). In addition, Father has repeatedly and continuously displayed an incapacity or neglect to parent J.M.S.B., causing the child to be without any parental care, control or subsistence from Father necessary for the child's physical and mental well being. The court incorporates herein its discussion of Father's shortcomings set forth in footnote eight (8) below. There is no evidence at all in the record that Father can or will ever remedy or even improve his incapacity and neglect. The evidence of record clearly and convincingly establishes that the court may terminate Father's parental rights to J.M.S.B., pursuant to §2511(a)(2).

The court properly cannot terminate Father's rights under either §2511(a)(5) or (8). Although CYF argues to the contrary, the Superior Court determined that these sections cannot form the bases of a termination where, as here, the parent was incarcerated when CYF removed the children from the custody of the other parent. *In re: Z.P.*, 994 A.2d 1108, 1123 fn. 2 (PA Super. 2010), *citing*, *In the Interest of C.S.*, 761 A.2d 1197, 1200 (PA Super. 2000) (*en banc*). The Superior Court, focusing on the initial language of both sections which read "[t]he child has been removed from the care of the parent", reasoned that while incarcerated, a parent does not have care of the child and thus CYF cannot remove the child from that parent's care. *In re: Z.P.*; *In the interest of C.S.* In this case, since Father was in fact incarcerated in October 2008 when CYF removed all children, including J.M.S.B., from Mother's custody, §§2511(a)(5) and (8) properly may not apply.⁸

Regarding §2511(b), the court finds that, on balance, the record evidence clearly and convincingly establishes that it is in J.M.S.B.'s best interests to terminate Father's parental rights. Whatever discomfort the child may experience from not being able to develop a fuller relationship with Father is fully offset by the child's desire and need to preserve his close bond with his foster mother and foster family. There is anecdotal evidence in the record that J.M.S.B. has enjoyed his interaction with Father. But J.M.S.B. appears to enjoy his interaction with most people, including Mother. That apparently inherent good nature, though, cannot overcome Father's consistent neglect or establish that J.M.S.B. has a meaningful familial bond with Father.

Just as importantly, a meaningful bond between a parent and child must be reciprocal. Father testified that he wants to keep lifelong contact with J.M.S.B. This testimony is suspect for two reasons. First, lifelong "contact" is a far cry from full time custody and parenting. Second, the fact that Father could not remember that he had seven (7) other children, of which he has custody of none and pays support for none, including some children younger than J.M.S.B., belies the strength and genuineness of any expressed desire successfully to parent this particular child. The

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court can think of no plausible argument that Father possesses the minimum care, concern and bond with J.M.S.B. that would cause material harm to the child if Father's relationship were terminated.

Conclusion

For all of the foregoing reasons, the court will terminate the parental rights, both of Mother and Father, to the minor child J.M.S.B.

BY THE COURT:

/s/ John L. Hall, J.

⁸In the event that §§2511(a)(5) and (8) properly were to apply, the court would find that CYF proved its case under both sections. Although the Superior Court's conclusion that a child "removed from the care of the parent" cannot apply to an incarcerated parent has a well reasoned basis, a better interpretation may be to equate the moment of removal with an elimination of both parents' legal and physical custody, thus immediately triggering the §2511(a)(5) and (8) time periods, regardless of whether either parent at that time was exercising actual physical custody. This interpretation might be closer to the intent of the legislature when it enacted §2511 because it would negate any argument that a parent's physical absence, whether momentary or prolonged, when the child is removed, due to work, travel, hospitalization, etc., requires the conclusion that the parent should be exempted from the application of §2511(a)(5) and (8). Such an interpretation also would avoid the arguably absurd conclusion that a parent subject to short incarceration, if only for a few hours, at the time of removal, may avoid termination of parental rights under §2511(a)(5) and (8), even when all other elements of these subsections have been met.

Regarding §2511(a)(5), J.M.S.B. has been in voluntary placement for a period far exceeding six (6) months. The conditions originally existing at the time of this placement included Father's incarceration and his prior long term lack of housing, his prior perpetual lack of steady employment, prolonged drug and alcohol abuse, prior mental health limitations (including psychosis, depression and anger management issues) and a deficit of parenting experience and of life skills. Father presented no credible evidence rebutting CYF's clear and convincing evidence that these conditions continue to exist. At every permanency review since February 2009, dependency court found that Father had no compliance with his permanency plan and had made no progress toward alleviating the circumstances which existed at the time of the original placement. (Exhibit CYF-1.) During 2009 and 2010, CYF reasonably attempted to establish contact with Father to initiate his participation to attain his court ordered reunification goals. However, Father

declined even to contact CYF workers until February 2011. At that time, Father told the CYF caseworker that Father was not in a position to do anything helpful for his son. With the possible exception of Father's elderly mother, the record is devoid of evidence that Father has any reliable family members or friends who are both capable and willing to help Father raise the child. Father has had little to no meaningful experience at steady and remunerative employment for years. Father has a lengthy and significant criminal history including, *inter alia*, rape and aggravated assault. Father's repeated criminal behavior resulted in multiple periods of incarceration. Currently, after almost four (4) years in prison, it is unknown how much longer until Father is released on parole. Even if he is, it will be only to a half-way house with no option to have J.M.S.B. live with him. There is simply no reasonable or foreseeable set of events where Father will be able to parent J.M.S.B. Father has seven (7) other child by unknown other women, but, as of his 2008 incarceration, he had custody of none. Indeed, the evidence strongly supports the inference that Father is enamored more with the idea of being known to father children, than with actually parenting any. The court would terminate Father's rights under this section.

Regarding §2511(a)(8), the children have been in placement under a voluntary agreement for significantly more than twelve (12) months. As described above at length, the conditions which led to the children's placement continue to exist. The court would terminate Father's rights under this section as well.

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IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: J.M.S.B.

ADOPTION NO. AD-11-0056

PETITION FOR INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS

John A. DiSantis, Esquire, for Birth Mother, T.D.B.

Gerald O. McOscar, Esquire, for Birth Father, E.L.S.

Lawrence J. Persick, Esquire, for Chester County Department of Children, Youth
and Families

Gabriel Preston, Esquire, for Child, J.M.S.B.

DECREE

AND NOW, this 23rd day of December, 2011, after consideration of the two (2) August 10, 2011 Petitions filed by the Chester County Department of Children, Youth and Families ("CYF") for Involuntary Termination of Parental Rights ("Petitions") against birth father E.L.S. and birth mother T.D.B., regarding the minor child, J.M.S.B., date of birth 7/6/2002, and the evidence adduced at the hearing held on October 26, 2011, it is hereby **ORDERED** and **DECREED** that both Petitions are **GRANTED** as follows: The parental rights of T.D.B., to the child, J.M.S.B., are terminated forever pursuant to 23 Pa.C.S. §§2511(a)(2), (5) and (8). E.L.S.'s parental rights to J.M.S.B. are terminated forever pursuant to §§2511(a)(1) and (2). Pursuant to 23 Pa.C.S. §2521(a), the child may be adopted without further notice to or consent from either parent.

Further, pending finalization of adoption, pursuant to 23 Pa.C.S. §§2521(b) and (c), the court awards custody of the child to CYF which also shall stand *in loco parentis* to the child and in such capacity shall have the authority, *inter alia*, to consent to major medical, psychiatric and surgical treatment, make educational decisions and to exercise such other authority concerning the child as a natural parent could exercise.

BY THE COURT:

/s/ John L. Hall, J.

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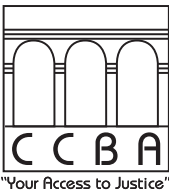
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2nd Publication**NOTICES**

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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, APRIL 4, 2012**

Courtroom 16 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

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

ESTATE OF RICHARD F. MCCLATCHY, DECEASED**1509-0146**

A/K/A RICHARD FRANCIS MCCLATCHY

A/K/A RICHARD F. MCCLATCHY SR

FIRST AND FINAL ACCOUNT

OF: DORIS ROBERTS, EXECUTOR

ATTORNEY(S):

JENNIFER HALL, ESQUIRE

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on March 9, 2012 by SCHOOLBINDER, INC., a foreign corporation formed under the laws of the State of Delaware where its principal office is located at c/o The Corporation Trust Company, 1209 Orange Street, Wilmington, DE 19801 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

CORPORATION NOTICE

Notice is hereby given that PennsyAuction, Inc. has been organized under the provisions of the Business Corporation Law of 1988 and has filed Articles of Incorporation with the Pennsylvania Department of State.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 1, 2012 for Robinhurst, Inc., in accordance with the provisions of the Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Any and all lawful business activity.

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 ELEMENTARY PREP INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

MURPHY, WOODWARD & HASKINS,
Solicitors
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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

ALLEN, George M., late of Phoenixville. David C. Allen, 409 Brumbaugh Road, Ocean Springs, MS 39564, Executor. **BARBARA L FARLEY**, Esquire, P.O. Box 53659, Philadelphia, PA 19105, atty.

COLLINS, Donald M., late of Easttown Township. Bendan K. Collins and Peyton Collins, care of **KEVIN HOLLERAN**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. **KEVIN HOLLERAN**, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

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COLMERY, Betty F., late of East Whiteland. Merrill D. Colmery, 385 Yoder Road, Elverson, PA 19520 and Bettina C. Kaehn, 111 Roskeen Court, Phoenixville, PA 19460, Executors. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, atty.

DABBACK, David G., Jr., late of City of Fort Myers, Lee County, Florida. Ellen D. Bowen, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Executrix. STEPHEN I. BAER, Esquire, Baer Romain, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

DEIPPO, Maryanne L., late of West Grove. Eric J. Schuibbeo, 11 Quail Lane, Kennett Square, PA 19348 and Robert A. DePippo, Jr., 2002 Lenape Unionville Road, Kennett Square, PA 19348, Executors. SCUDDER G. STEVENS, Esquire, 120 North Union Street, P.O. Box 1156, Kennett Square, PA 19348, atty.

DUERR, Reimar F., a/k/a Reimar Franz Duerr, late of Easttown Township. Deborah L. Pentz, care of PAUL H. MASCIANTONIO, Esquire, 1806 Callowhill Street, Philadelphia, PA 19130, Executrix. PAUL H. MASCIANTONIO, Esquire, 1806 Callowhill Street, Philadelphia, PA 19130, atty.

EVANS, Helen Reba, a/k/a Helen R. Evens, late of Penn Township. Tara Carty, 3 Greenfield Road, Cochranville, PA 19330, Executor. SCUDDER G. STEVENS, Esquire, 120 North Union Street, P.O. Box 1156, Kennett Square, PA 19348, atty.

FISHER, Donald J., late of Wallace Township. Kimberly D. Miller, 2680 Hay Creek Road, Birdsboro, PA 19508, Administratrix.

GRIFFITH, Sylvia M., late of East Nottingham Township. Charles L. Hannum, care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

HARRIS, Eleanor B., a/k/a Eleanor Harris, late of Phoenixville Borough. Barbara A. Weidner, care of THOMAS W. FLYNN, III, Esquire, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, Executrix. THOMAS W. FLYNN, III, Esquire, Crawford Diamond Flynn LLC, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, atty.

HURLOCK, Beryl E., late of Borough of Honey Brook. Justin G. Wade, care of TIMOTHY E. SHAWARYN, Esquire, P.O. Box 16, Lititz, PA 17543, Executor. TIMOTHY E. SHAWARYN, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 16, Lititz, PA 17543, atty.

JOHNSON, Marshall C., late of Uwchlan Township. David C. Johnson, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executor. MICHAEL C. MC BRATNIE, Esquire, Fox Rothshchild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

KEHM, Margaret E., late of Pottstown. George E. Kehm, 23 Pine Grove Avenue, Manahawkin, NJ 08050, Executor.

KRAMEN, Kathryn T., a/k/a Kathryn Kramen and Kathryn Tustin Kramen, late of Westtown Township. Robert E. Kramen, care of JOHN H. POTTS, Esquire, 200 Eagle Road, Suite 106, Strafford Office Building #2, Wayne, PA 19087, Administrator. JOHN H. POTTS, Esquire, Herr, Potts & Potts, 200 Eagle Road, Suite 106, Strafford Office Building #2, Wayne, PA 19087, atty.

MC CAFFERTY, Mary A., late of Penn Township. Edward J. Mc Cafferty, 905 Stauffer Circle, West Grove, PA 19390, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

MINYONE, Earl T., Jr., late of Modena Borough. Dean Inforzato, care of DAWSON R. MUTH, Esquire, 213 West Miner Street, West Chester, PA 19382, Executor. DAWSON R. MUTH, Esquire, Goldberg Meanix Mc Callin Muth, 213 West Miner Street, West Chester, PA 19382, atty.

NOYES, Jean W., late of East Bradford Township. James W. Noyes, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

OLSON, John Christian Soren, a/k/a John C. Olson, late of Franklin Township. Sara Olson Liberman, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, P.O. Box 660, West Cheser, PA 19381-0660, Administratrix. MARY ANN PLANKINTON, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Cheser, PA 19381-0660, atty.

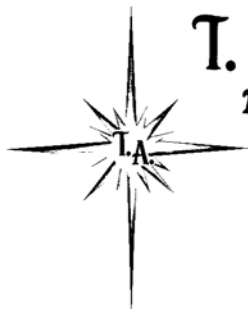
PAYNE, Dorothy C., a/k/a Dorothy C. Nyce, late of Upper Uwchlan Township. Bradley S. Nyce, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Administrator, C.T.A.. STEPHEN I. BAER, Esquire, Baer Roman, LLP, 1288 Valley Forge Rd, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

RIDDELL, Marc P., late of Willistown Township. Kathryn M. Connelly, care of MARVIN J. RUDNITSKY, J.D., Esquire, 1372 North Susquehanna Trail, Suite 130, Selinsgrove, PA 17870, Executrix. MARVIN J. RUDNITSKY, J.D., Esquire, Rudnitsky & Hackman, L.L.P., 1372 North Susquehanna Trail, Suite 130, Selinsgrove, PA 17870, atty.

SOLTYS, Edward P., late of Phoenixville Borough. Peggy A. Soltys, Michelle M. Wilkinson and Denise A. Peet, care of ALBERT R. RIVIEZZO, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executrices. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

WAMBACH, Arline, late of Elverson, Warwick Township. Bruce John Wambach Sr., 201 Hill Road, Elverson, PA 19520, Executor. DANIEL I. SAGER, Esquire, Sager & Sager Associates, 43 High Street, Pottstown, PA 19464, atty.

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WELLS, Betty G., late of West Brandywine Township. A. David Groy, 140 12th Street, Purcellville, VA 20132, Executor. **WILLIAM T. KEEN**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

ALMONTE, Roxanne M., late of Charlestown Township. Caonabo F. Almonte and Donald T. Ogle, Jr., care of **JOHN P. MCGUIRE**, Esquire, 552 Ridge Road, Telford, PA 18969-1442, Executors. **JOHN P. MCGUIRE**, Esquire, John P. McGuire, P.C., 552 Ridge Road, Telford, PA 18969-1442, atty.

BAIR, Erna L., late of West Chester. James H. Bair, 12810 Woodpecker Way, Nevada City, CA 95959, Executor. **STUART A. CILO**, Esquire, 29 West Third Street, P.O. Box 29, Lewistown, PA 17044, atty.

BEARD, David T., late of East Goshen Township. Sara Ann Beard, care of **TERRANCE A. KLINE**, Esquire, 200 E. State Street, Suite 306, P.O. Box A, Media, PA 19063, Executrix. **TERRANCE A. KLINE**, Esquire, Law Offices of Terrance A. Kline, 200 E. State Street, Suite 306, P.O. Box A, Media, PA 19063, atty.

BEHENNA, Marilyn B., a/k/a Lynn, late of West Chester. Susan Dermott, 887 Jefferson Way, West Chester, PA 19380 and Eric Behenna, 887 Jefferson Way, West Chester, PA 19380, Executors.

BYRNE, Megan E., late of West Goshen Township. Marianne D. Byrne, care of **LOUIS N. TETI**, Esquire, 17 West Miner Street, P.O. Box 660, West Cheser, PA 19381-0660, Administratrix. **LOUIS N. TETI**, Esquire, MacElree Harvey, 17 West Miner Street, P.O. Box 660, West Cheser, PA 19381-0660, atty.

CALVARESE, Mario D., late of New Garden Township. Monica Quann, care of **DONALD B. LYNN, JR.**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FENNIMORE, Arthur H., late of Tredyffrin Township. **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

FERARU, Muriel B., late of Kennett Township. Kenneth S. Feraru, care of **DAVID L. MYERS**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **DAVID L. MYERS**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HALL, Norman E., late of London Britain Township. Susan A. Hall and Charles M. Hall, 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.

HEFFNER, David H., a/k/a David Hunter Heffner, late of South Coventry Township. Frances N. Heffner, 120 Rabbit Run, Spring City, PA 19475, Executrix. **JOHN A. KOURY, JR.**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

KALBACH, Raymond Bentz, late of Chester Springs, PA. Michael Wylam, 136 N. Church Street, West Chester, PA 19380, Executor. **TOM MOHR**, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

KRASTEL, August A., late of West Caln Township. Thomas Roy Krastel, 246 Southwest 39th Street, Cape Coral, FL 33914, Executor. **STEPHEN M. LONG**, Esquire, Long & Ramsay, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

KRASTEL, William R., late of West Caln Township. Kathy Lemos, 119 Sugarman Road, Coatesville, PA 19320, Executrix. **STEPHEN M. LONG**, Esquire, Long & Ramsay, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

MACAULAY, Thomas B., late of Borough of Oxford. Thomas S. MacAulay and Marcia Lee, 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.

MELCHIOR, Nicholas C., Jr., late of Kennett Square. Dennis Melchior, care of ANITA M. D'AMICO, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

OVERSTREET, Evelyn M., late of Schuylkill Township. Elizabeth A. Fifer, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

PIERCE, Joan E., late of East Fallowfield Township. Sandra Kreiss-Schmidt, 10 Vivian Drive, Coatesville, PA 19320, Executrix. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

POWERS, Dolores M., a/k/a Dolores Marie Powers, late of West Goshen Township. Michael Powers, care of JOHN A. GAGLIARDI, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, Executor. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi & Fetter LLC, 101 East Evans Street, Walnut Building, Suite A, West Chester, PA 19380-2600, atty.

ROSS, Shirley F., late of West Chester. P. RICHARD KLEIN, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. P. RICHARD KLEIN, Esquire, Klein, Head & Head, 218 West Miner Street, West Chester, PA 19382, atty.

ROSSI, Rose D., late of Easttown Township. John J. Deady, care of J. STODDARD HAYES, JR., Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. J. STODDARD HAYES, JR., Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

CHARLES T. DeTULLIO

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RUGGIERI, Joy J., late of New Garden Township. Lisa J. Vance, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, West Chester, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, 213 E. State Street, West Chester, PA 19348, atty.

SLOANE, Adele G., late of West Whiteland Township. D. Keith Sloane, care of JOHN T. NICHOLSON, Esquire, P.O. Box 652, West Chester, PA 19381-0652, Executor. JOHN T. NICHOLSON, Esquire, Nicholson Law Center, P.O. Box 652, West Chester, PA 19381-0652, atty.

SMELTZER, Antoinette, a/k/a Toni Smeltzer, late of Berwyn/Eastown Twp. Karen M. Howes, P.O. Box 3551, Williamsport, PA 17701, Administratrix.

THOMPSON, Thomas D., late of Landenberg, Franklin Township. Joy R. Tingley, 531 Chesterville Road, Landenberg, PA 19350, Executrix. WILLIAM E. HOWELL, JR., Esquire, 110 E. State Street, Suite 19, Kennett Square, PA 19348, atty.

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

3rd Publication

ADDISON, Howard L., III, late of Pomeroy, Chester County, PA. Calperta J. Addison, 127 Sparkleberry Lane, Apt. 115, Columbia, SC 29229-1603, Administrator. JOHN W. CRAYNOCK, Esquire, 226 W. Market Street, West Chester, PA 19382, atty.

ALLGYER, John R., late of West Caln Township. Joseph S. Allgyer and Samuel L. Allgyer, care of NICHOLAS T. GARD, Esquire, 912 West Main Street, Suite 402, New Holland, PA 17557, Executors. NICHOLAS T. GARD, Esquire, 912 West Main Street, Suite 402, New Holland, PA 17557, atty.

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ANDERSON, William D., Sr., a/k/a William D. Anderson, late of Pocopson Township. Bonita A. Musser, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

BURKE, Joseph M., late of West Chester. Patricia E. Hunter, 2510 Lindell Road, Wilmington, DE 19808, Executor. LEO J. BOYLE, Esquire, 5197 West Woodmill Drive, Suite 26, Wilmington, DE 19808, atty.

CLEAVER, Frances S., late of Kennett Borough. Cynthia C. Vincent and Cathy C. Anderson, care of MURRAY S. ECKELL, Esquire, 344 W. Front Street, Media, PA 19063, Executrices. MURRAY S. ECKELL, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 344 W. Front Street, P.O. Box 319, Media, PA 19063, atty.

COPPERTHWAIT, William H., Jr., late of Thornbury Township. Nancy A. Copperthwaite, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

CRUSE, Kenneth John, a/k/a Kenneth J. Cruse, late of Kennett Square Borough. Patricia Richards, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. MARY ANN PLANKINTON, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

FLAMER, Gladys J., late of City of Coatesville. Rachel McDougald, 226 Meadowlake Drive, Downingtown, PA 19335, Executrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FORREST, Paul Joseph, a/k/a Paul Forrest, late of Phoenixville. Carole Malloy, care of CAROLE HENDRICK, Esquire, 3927 Mill Road, Collegeville, PA 19426, Administrator. CAROLE HENDRICK, Esquire, 3927 Mill Road, Collegeville, PA 19426, atty.

GALLAGHER, James J., a/k/a JAMES JOSEPH GALLAGHER, late of Borough of Malvern. Kevin M. Gallagher, 1801 Ellison Creek Road, Lewisville, NC 27023, Executor. GERALD K. MCOSCAR, Esquire, 320 N. High Street, West Chester, PA 19380, atty.

GILMORE, Janet Irene, a/k/a J. Irene Gilmore, late of Chester Springs, West Pikeland Township. Bruce W. Gilmore, 1237 Street Road, Chester Springs, PA 19425, Executor.

HANSON, Richard L., late of West Brandywine Township. James W. Hanson, 5909 Tamar Drive, Unit 11, Columbia, MD 21045, Executor.

LEONE, Ernest, late of London Grove Township. Evelyn Corrado, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

MILLER, Mary A., late of West Brandywine Township. Mary Jayne Moreno and Elizabeth J. Martin, 301 Red Fox Lane, Lincoln University, PA 19352, Executors. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Boulevard, Suite 109, Coatesville, PA 19320, atty.

PETTITJOHN, William E., late of West Chester, East Goshen Township, Chester County. Virginia T. Pettijohn, care of DONALD A. MANCINI, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, Executrix. DONALD A. MANCINI, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, atty.

REOLI, Elizabeth S., late of Penn Township. Lisa M. Reoli, care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

SCHROEDER, Miriam J., late of Pennsbury Township. The Pennsylvania Trust Company, Five Radnor Corporate Center, Suite 450, 100 Matsonford Road, Radnor, PA 19087, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood PC, 17 E. Gay Street, Suite 100, PO Box 562, West Chester, PA 19381-0562, atty.

SCHURR, Ida Doris Hipple, a/k/a Doris H. Schurr, Ida Doris Schurr, Ida D. Schurr, late of Spring City. William H. Schurr, 53 Longview Road, Linfield, PA 19468 and Mary Jane Harp, 700 Kerline Avenue, Pottstown, PA 19465, Executors. **LAURALEE F. DAMBRINK**, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

SMARTT, Marcia G., late of Chester County. Elizabeth J. Smartt, care of **VALINDA G. LATOFF**, Esquire, 800 Lancaster Avenue, Ste. T-2, Berwyn, PA 19312, Executrix. **VALINDA G. LATOFF**, Esquire, 800 Lancaster Avenue, Ste. T-2, Berwyn, PA 19312, atty.

SOUCEK, Ruth G., late of West Chester Borough. Bruce Alan Vessey, 916 Noble Drive, Downingtown, PA 19335, Executor.

STADDON, Ruth M., late of West Goshen Township. Elizabeth L. Clothier, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

STORM, Lance R., a/k/a Lance Russell Storm, late of West Goshen Township. Carol A. Storm, 102 Cumberland Drive, East Fallowfield, PA 19320, Administrator.

STROUD, Mildred S., late of Caln Township. Carol Samuelson, care of **DAVID W. WOOD, JR.**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. **DAVID W. WOOD, JR.**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

THORNTON, Kathleen E., late of West Goshen Township. Edward D. Thornton, care of **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

FICTITIOUS NAME

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

Hibernia Business Graphics, with its principal place of business at 32 Lauren Lane, Coatesville, PA 19320.

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

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Richard L. Shumard, 32 Lauren Lane, Coatesville, PA 19320.

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 17 years
Author and Speaker on ethics matters

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

(215) 751-2863

FICTITIOUS NAME

Fictitious Name Registration Notice is hereby given that an Application for Registration of Fictitious Name was filed with the Commonwealth of Pennsylvania on February 21, 2012 for Fiesta Fountains, located at 118 Whitney Drive, Avondale, PA 19311, Chester County, and is hereby registered by the owner, Jennifer Lynn Wantoch. This business is conducted as: Sole Proprietorship. I declare that all information in this statement is true and correct. Signed: Jennifer L Wantoch

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on March 15, 2012, for the purpose of organizing the Pennsylvania limited liability company, Bay Boat Buzz, LLC. The purpose for which it was organized is to perform any and all lawful acts permitted by the Pennsylvania Limited Liability Company Act.

KRISTIN S. CAMP, Solicitor
Buckley, Brion, McGuire, Morris & Sommer
LLP

118 W. Market Street, Suite 300
West Chester, PA 19382

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 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 SPRING MEADOW FOUNDATION. The corporation is organized exclusively for charitable, religious, educational and scientific purposes under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

HANEY & HECHT, Solicitors
795 East Lancaster Avenue, Suite 280
Villanova, PA 19085

1st Publication**SERVICE BY PUBLICATIONS**

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 11-01267

Charles Thomas

Vs.

Robert Siensa

Vs

Angela Maxwell

CIVIL ACTION NOTICE**NOTICE TO: Angela Maxwell**

You have been sued in Court. NOTICE IS HEREBY GIVEN THAT Defendant Robert Siensa has filed a Joinder Complaint against you in the Court of Common Pleas of Chester County, Pennsylvania, No. 11-01267 in which he is seeking indemnity or contribution for damages and injuries sustained by Plaintiff Charles Thomas, in a motor vehicle accident that occurred on February 6, 2009. If you wish to defend against the claims set forth in the Joinder Complaint, you must take action within twenty (20) days of the date of publication of this Notice, by entering a written appearance personally, or by attorney, and filing in writing with the Court your defense 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 without further notice for the relief requested by the Plaintiff. You may lose money or property or other right important to you.

YOU SHOULD TAKE THIS NOTICE TO YOU 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 AND NO FEE.

Lawyer's Reference Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380

NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 11-04299

SOVEREIGN BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK
Vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD HENKELS, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD
HENKELS, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 220 OLD FORGE CROSSING, DEVON, PA 19333-1122

Being in the TOWNSHIP OF TREDYFFRIN, County of CHESTER, Commonwealth of Pennsylvania,
43-5-629

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
RICHARD HENKELS, DECEASED

Your house (real estate) at 220 OLD FORGE CROSSING, DEVON, PA 19333-1122 is scheduled to be
sold at the Sheriff's Sale on 06/21/2012 at 11:00 AM, at the CHESTER County Courthouse, 201 West
Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$93,617.30 obtained by,
SOVEREIGN BANK, N.A. FORMERLY KNOWN AS SOVEREIGN BANK (the mortgagee), against the
above premises.

PHELAN HALLINAN & SCHMIEG, LLP
Attorney for Plaintiff

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NOTICE OF HEARING

A Petition for Reinstatement to the active practice of law has been filed by ROBERT S. TETI and will be the subject of a hearing on May 14, 2012 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District II Office of the Disciplinary Board of the Supreme Court of Pennsylvania, Suite 170, 820 Adams Avenue, Trooper, Pennsylvania 19403, phone number (610) 650-8210, on or before **May 4, 2012.**

Elaine M. Bixler
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

2nd Publication

TO: KIKI ENTERPRISES, INC. AND ANY OF ITS SHAREHOLDERS

TAKE NOTICE: On April 16, 2012 at 1:30 p.m., in Courtroom 15 of the Chester County Justice Center, 201 West Market Street West Chester, Pennsylvania, a hearing will be held before the Chester County Orphans Court on the petition of the Estate of Joseph J. Solomon, Deceased, for a decree confirming that the Estate of Joseph J. Solomon, Deceased, is the sole owner of all shares of common stock of Kiki Enterprises, Inc.

KEVIN HOLLERAN, ESQ.
Gawthrop Greenwood, PC
17 E. Gay Street, Suite 100
West Chester, PA 19380
(610) 696-8225

3rd Publication**TRUST NOTICE**

Notice is hereby given of the administration of the Teresa M. Winkler Trust dated September 24, 2003. Settlor, late of Willistown Twp, Chester County, PA died January 13, 2012. All person having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Carol Jurden, Trustee
c/o Brett B. Weinstein, Esquire
705 W. DeKalb Pike
King of Prussia, PA 19406

BRETT B. WEINSTEIN, Esquire
Weinstein Law Offices PC
705 West DeKalb Pike
King of Prussia, PA 19406

CLASSIFIED ADS SECTION**MEETING SPACE?**

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

SAMPLE AD

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

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Chuck Swope, CCIM and Jim Lees
Swope Lees Commercial Real Estate, LLC
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www.SwopeLees.com

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, APRIL 19, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MAY 21, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

1st Publication

SALE NO. 12-4-188
Writ of Execution No. 11-09401
DEBT \$228,048.96

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for "Charles Toomy" made by SWK Ltd., Architects and Engineers of Malvern, PA., dated 2/1/84 and revised 6/12/84 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Edgewood Street, 42 feet wide, said point being at its intersection with the

northerly side of an 18 foot wide unnamed alley; thence from said beginning point and along said alley, north 88 degrees 50 minutes 00 seconds west 54.05 feet to a point a corner of Lot #3 of said Plan, thence along the same the 2 following courses and distances: (1) north 01 degree 10 minutes 00 seconds east 80.00 feet to a point; (2) north 68 degrees 42 minutes 06 seconds west 147.12 feet to a point in line of Lot #4 of said Plan, thence along the same, north 37 degrees 29 minutes 37 seconds east 29.00 feet to a point a corner of lands now or late of Bessie M. Shoun; thence along the same north 01 degree 10 minutes 00 seconds east 20.00 feet to a point a corner of Lot #1 of said Plan; thence along the same south 88 degrees 50 minutes 00 seconds east 175.00 feet to a point on the westerly side of said Edgewood Street; thence along the same south 01 degrees 10 minutes 00 seconds west 174.00 feet to the first mentioned point and place of beginning.

CONTAINING eighteen thousand three hundred seventy four 18,374 square feet, be the same more or less.

BEING Lot #2 of the above mentioned Plan.

PARCEL No.: 53-6G-7

BEING known as: 12 Edgewood Road, West Chester, PA 19382.

TOGETHER with the free and common use, right, liberty, and privilege of ingress, egress, and regress over and through Lot #3 as shown on the above mentioned plan for the purposes of maintaining, repairing, or replacing an existing sanitary sewer lateral at all times hereafter forever.

RESERVING unto the grantors herein their heirs and assigns, the fee and common use, right, liberty and privilege of ingress, egress, and regress over and through the premises herein conveyed to take water from, repair, replace, and maintain a well located on the premises herein and furnishing water to improvements located on Lot #3 as shown on the above mentioned Plan. And further to repair, replace, and maintain the water lines leading from said well to Lot #3 at all times hereafter forever.

BEING the same premises which Zaida Casals Diaz, single woman, and Dorca Oyola Lopez, single woman, by Deed dated April 30, 1991 and recorded October 29, 1993 in and for Chester County, Pennsylvania, in Deed Book Volume 3648, Page 0758, granted and conveyed unto Zaida Casals Diaz, single woman.

PLAINTIFF: US Bank Trust National Association (Trustee) aka LSF7 NPL VII Trust
VS

DEFENDANT: **ZAIDA CASALS DIAZ**

SALE ADDRESS: 12 Edgewood Road, West Chester, PA 19382

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

SALE NO. 12-4-189
Writ of Execution No. 11-07528
DEBT \$159,135.17

ALL THAT CERTAIN lot of land, together with the two and one-half story dwelling house situate at and known as No. 116 Hope Avenue, in the City of Coatesville, County of Chester and State of Pennsylvania, being the north half of a block of two brick dwelling houses, bounded and described as follows:

BEGINNING at a cut in the west curb line of Hope Avenue, two hundred sixty-four and two-tenths feet south of the intersection of the said west curb line of Hope Avenue with the south curb line of Charles Street; thence south seventy degrees six minutes west, one hundred eighty-eight and forty-six one hundredths feet to the east line of High Street; thence by the same, north nineteen degrees, fifty-four minutes west, twenty-eight and four tenths feet to a corner of land of Joseph Koshovski; thence by the same north seventy degrees, six minutes east, one hundred eighty-eight and forty-six one hundredths feet to the west line of Hope Avenue aforesaid; thence by the same, south nineteen degrees fifty-four minutes east, twenty-eight and four tenths feet to the place of beginning.

THE south line of the premises herein conveyed is in the center of the middle partition wall dividing the premises herein described from the premises immediately on the south.

CONTAINING five thousand three hundred fifty-three square feet of land, be the same more or less.

TAX Parcel #: 16-9-149

BEING known as: 116 Hope Avenue, Coatesville, PA 19320

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **SANDRA LESLIE**

SALE ADDRESS: 116 Hope Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY E. McCAFFERTY, 215-627-1322**

SALE NO. 12-4-190
Writ of Execution No. 11-02959
DEBT \$144,961.09

ALL THAT CERTAIN tract of land with house situate thereon situate in the Borough of Atglen, Chester County, Commonwealth of Pennsylvania, more particularly bounded and described by Plan dated August 31, 1977, by Edgar Laub, Registered Surveyor, as follows, to wit:

BEGINNING at a point in Ridge Avenue, and southwest corner of lands of Annetta Zohn; thence by said A. Zohn, north 08° 30' west 211.50 feet to a point in the center of a twenty foot alley;

THENCE by said alley's center line, north 81° 30' east 33.33 feet to a point, and north-west corner of lands of Carolyn W. Frank and Lawrence T. Weinman, and passing through a party wall, south 08° 30' east 211.50 feet to a point in the center of Ridge Avenue;

THENCE by said Ridge Avenue center line, south 81° 30' west 33.33 feet to the point of beginning.

PARCEL No.: 07-03-0137

BEING known as: 523 Ridge Avenue, Atglen, PA 19310.

BEING the same premises which Joseph F. Logic and Patricia Doyle, by Deed dated April 14, 2008 and recorded August 7, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7494, Page 1030, granted and conveyed unto Matthew K. Taylor and Rosita M. Taylor, husband and wife.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MATTHEW & ROSITA TAYLOR**

SALE ADDRESS: 523 Ridge Ave, Atglen, PA 19310

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 12-4-191
Writ of Execution No. 09-03607
DEBT \$128,714.75

ALL THAT CERTAIN lot of land on which is located the north house of a block of two brick dwelling houses situate in the City of Coatesville, County of Chester and State of Pa., bounded and described as follows:

BEGINNING at a point on the east curb line of Third Avenue a corner of land now or late of Donald Boyd and distant 256.9 feet southward from the southern curb line of Walnut Street,

measured on the said curb line of Third Avenue; thence by land now or late of Donald Boyd south 89 degrees 48 minutes east 139.6 feet to the west line of Fulton Street; thence by the same south 12 degrees west 25.9 feet to a corner of land now or late of Laura K. Knabb; thence by the same and passing through the center of the middle partition wall in said block of two brick dwelling courses north 89 degrees 48 minutes west 139.6 feet to the east curb line of Third Avenue, thence by the same, north 12 degrees east 25.9 feet the place of beginning.

BEING parcel number 16-10-55.

BEING known as: 137 South 3rd Avenue, Coatesville, PA 19320.

PLAINTIFF: Countrywide Home Loans Servicing

VS

DEFENDANT: **MELVIN P. DUTTON, III**

SALE ADDRESS: 137 S. 3rd Ave., Coatesville, PA 19320

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

SALE NO. 12-4-192

Writ of Execution No. 10-09902

DEBT \$209,255.73

PREMISES A

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property made for Vincent Bonaventura, by GD Houtman and Son, Civil Engineers, and Land Surveyors, Paoli, Pennsylvania, March 1964 and last revised June 1954 as follows, to wit:

BEGINNING at a point set at the intersection of the middle line of King Road (50 feet wide) and the middle line of Sugartown Road (25 feet wide) thence extending along the middle line of King Road, north 89 degrees 42 minutes west, 103.41 feet to a point, a corner of Lot 6, thence extending along said Lot 6, north 20 degrees 37 minutes 20 seconds west, 239.28 feet to a point; thence north 80 degrees 45 minutes 40 seconds east, 95.42 feet to the point in the middle line on Sugartown Road thence extending along same, north 21 degrees 18 minutes east 257.39 feet to the first mentioned point and place of beginning.

BEING Lot 6 on the above mentioned Plan.

PREMISES B

ALL THAT CERTAIN piece or parcel of ground, situate in the Township of Willistown,

County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property made for Vincent Bonaventura, by G.D. Houtman and Son, Civil Engineers and Land Surveyors, Paoli, Pennsylvania, March 1954 and last revised July 5, 1955, as follows, to wit:

BEGINNING at a point in the middle of King Road – 50 feet wide – at the distance of 103.41 feet measured north 89 degrees 42 minutes west, along the middle of King Road from the middle line of Sugartown Road (25 feet wide) thence extending along the middle line of King Road north 89 degrees 42 minutes 26.73 feet to a point a corner of Lot 5 on the aforesaid revised plan, thence extending along said Lot 5, south 20 degrees 37 minutes 20 seconds west 234.77 feet to a point thence extending north 80 degrees 45 minutes 40 seconds east, 25.41 feet to a point, thence extending south 20 degrees 37 minutes 20 seconds east, 239.28 feet to the first mentioned point and place of beginning.

BEING Chester County Tax Parcel 54-2-14

BEING the same premises which Georgette A. Finck, Executrix of the Estate of Florence B. Tessitore and Alicia Bonaventura, individually as specific devisee, by Deed dated April 8, 1998 and recorded in the Office of the Recorder of Deeds of Chester County on April 28, 1998 in Deed Book Volume 4339, Page 1932, granted and conveyed unto Thomas E. Gable.

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **THOMAS E. GABLE**
SALE ADDRESS: 801 W. King Rd, Malvern, PA 19355

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

SALE NO. 12-4-193

Writ of Execution No. 09-10665

DEBT \$347,002.37

ALL THAT CERTAIN lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Brandywine Manor Farms, II made by DeArmit and Hayes dated 3/22/1965, as follows, to wit:

BEGINNING at a point on the northerly side of Gloucester Drive (50 feet wide) measured the 2 following courses and distances from a point of curve on the easterly side of Wythe Drive (50 feet drive): (1) leaving Wythe Drive on the arc

of a circle curving to the left having a radius of 25 feet the arc distance of 40.43 feet to a point of tangent on the northerly side of Gloucester Drive and (2) along same north 64 degrees 50 minutes east 151.77 feet to the place of beginning along easterly side of Lot 21 north 25 degrees 10 minutes west 280.00 feet to a point in line of land known as the recreation area; thence along said land north 64 degrees 40 minutes east 150 feet to a point a corner of Lot 23; thence along westerly side of Lot 23 south 25 degrees 10 minutes east 280 feet to a point on the northerly side of Gloucester Drive; thence along the northerly side of Gloucester Drive; thence along side of Gloucester Drive south 64 degrees 50 minutes west 150 feet to the first mentioned point and place of beginning.

CONTAINING 0.964 acres of land, be the same more or less.

HAVING erected thereon a dwelling known as 16 Gloucester Drive, Downingtown, PA 19335.

BEING Lot 22 on said Plan.

BEING Parcel #30-1R-19.

BEING the same premises which John W. Duncan and Lisa C. Duncan, by their Deed dated 07/21/2008 and recorded 07/29/2008 in the Recorder of Deeds Office of Chester County, PA in Deed Book 7487, Page 1843, granted and conveyed unto Thomas F. Mulville and Barbara S. Mulville, as joint tenants with the right of survivorship.

PLAINTIFF: Thomas Milville

VS

DEFENDANT: **THOMAS & BARBARA MULVILLE**

SALE ADDRESS: 16 Gloucester Dr., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LOUIS P. VITTI, 412-281-1725**

SALE NO. 12-4-194

Writ of Execution No. 11-00110

DEBT \$447,524.55

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described according to a Title and Drainage Plan of Sunset Hollow South, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated 7/17/1976, last revised 2/7/1977 and recorded on 4/4/1977, as Plan #959, as follows, to wit:

BEGINNING at a point on the north-easterly side of Greene Countrie Drive (50 feet

wide), which point is measured along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 42.30 feet from a point on the westerly side of Mimosa Tree Lane (50 feet wide); thence along the said northeasterly side of Greene Countrie Drive, the 4 following courses and distances: (1) north 58 degrees 22 minutes 20 seconds west, 96.79 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 375.00 feet, the arc distance of 215.34 feet to a point of tangent; (3) north 52 degrees 28 minutes 16 seconds west, 50.00 feet to a point of curve and (4) along the arc of a circle curving to the left having a radius of 775.00 feet, the arc distance of 51.24 feet to a point, a corner of Lot #2; thence along Lot #2, north 64 degrees 22 minutes 57 seconds east, 276.88 feet to a point on the westerly side of Mimosa Tree Lane; thence along the same, the 2 following courses and distances: (1) south 25 degrees 37 minutes 03 seconds east, 122.86 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 350.00 feet, the arc distance of 307.30 feet to a point of compound curve; thence leaving the westerly side of Mimosa Tree Lane, along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 42.30 feet to a point on the northeasterly side of Greene Countrie Drive, being the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.980 acres of land be the same more or less.

TAX Parcel #: 51-03-0040

BEING known as: 911 Greene Countrie Drive, West Chester, PA 19380

PLAINTIFF: Deutsche Bank Trust Company America

VS

DEFENDANT: **JAMES H. & LISA H. PEARSON**

SALE ADDRESS: 911 Greene Countrie Drive, West Chester, PA 19380

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

SALE NO. 12-4-196

Writ of Execution No. 11-09574

DEBT \$185,844.57

ALL THAT CERTAIN single family residence, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, being Dwelling Unit R-121, Building R-6 as shown on Record Plan of Westridge as prepared by Robert F. Harsch and Associates, Inc. and recorded as Exhibit "B" of

Declaration of Covenants and Easements, Restrictions and Conditions, as hereinafter set forth, said Unit being designated as a Townhouse Unit which is on and including all that certain lot or piece of ground, more fully bounded and described as follows, to wit:

BEGINNING at a point, said point being the southwestern corner of said lot, said point being the 6 following courses and distances from the intersection of the centerline of High Street and the northernmost point of the northeastern corner of the Subdivision Line, both as shown on said Plan: (1) south 15 degrees 54 minutes 26 seconds west, 995.20 feet to a point; (2) south 80 degrees 51 minutes 21 seconds west 340.66 feet to a point; (3) north 84 degrees 13 minute 39 seconds west, 592.22 feet to a point; (4) north 16 degrees 45 minutes 42 seconds west, 81.30 feet to a point; (5) south 61 degrees 43 minutes 52 seconds east, 44 feet to a point; (6) north 28 degrees 16 minutes 8 seconds east 8 feet to the place of beginning, also being in line of Unit R-120 as shown on said Plan; thence along the same and along lands designated as "Common Area" north 28 degrees 16 minutes 8 seconds east, 39.67 feet to a point, a corner of lands designated as "Common Area" aforesaid; thence along the same the 9 following courses and distances: (1) south 61 degrees 43 minutes 52 seconds east, .33 feet to a point; (2) north 28 degrees 16 minutes 8 seconds east, 4.67 feet to a point; (3) south 61 degrees 43 minutes 52 seconds east, 7 feet to a point; (4) south 28 degrees 16 minutes 58 seconds west, 2.33 feet to a point; (5) south 61 degrees 43 minutes 52 seconds east, 3.83 feet to a point; (6) north 28 degrees 16 minutes 8 seconds east, 1 foot to a point; (7) south 61 degrees 43 minutes 52 seconds east, 7 feet to a point; (8) south 28 degrees 16 minutes 8 seconds west, 1 foot to a point; (9) south 61 degrees 43 minutes 52 seconds east, 3.83 feet to a point, a corner of lands designated as "Common Area" aforesaid; thence along the same and along Unit R-122 as shown on said Plan, south 28 degrees 16 minutes 8 seconds west, 42 feet to a point, a corner of lands designated as "Common Area" aforesaid; thence along the same north 61 degrees 43 minutes 52 seconds west, 22 feet to the point and place of beginning.

THE within described single family residence being a Dwelling Unit as defined by and being in accordance with Declaration of Covenants and Easements, Restrictions and Conditions, recorded in Record Book 1383 Page 146 and by-laws recorded in Record Book 1383 Page 158.

TITLE to said premises is vested in Harry Walter Nadeau by Deed from Carrie

Wadman and a/k/a Carrie Dale, dated August 26, 2005 and recorded August 31, 2005 in Deed Book 6603, Page 662, Instrument NO.: 10569940.

PREMISES being known as: 141 Westridge Place South, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-7-132

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA Indymac Indx Mortgage Loan Trust 2005-AR27...

VS

DEFENDANT: **HARRY WALTER NADEAU**

SALE ADDRESS: 141 West Ridge Place South, Phoenixville, PA 19460

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

SALE NO. 12-4-197

Writ of Execution No. 10-09152

DEBT \$177,232.36

TAX ID Number: 29-7-134-22

PREMISES A

ALL THAT CERTAIN lot of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Country Castles" made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated April 19, 1974 and recorded in Chester County in Plan Book 58 Page 31, being Lot #11 as shown on said Plan.

PREMISES B

ALL THAT CERTAIN parcel of land situate in West Brandywine Township, Chester County, Pennsylvania, and being bounded and described as follows:

BEGINNING at a point on the south side of Reason Lane (50 feet wide), being the northwester corner of Lot 11 (as shown on Final Plan of Country Castles dated April 19, 1974, and recorded in Plan Book 58 Page 31); thence leaving Reason Lane along said Lot 11 south 09 degrees, 00 minutes, 50 seconds west, 331.74 feet to a point in line of Lot #12; thence leaving said point north 00 degrees, 40 minutes 30 seconds west, 334.89 feet to a point (shown as a monument on the aforesaid Plan) on the south side of Reason Lane; thence extending by a line curving to the right having a radius of 975 feet, for an arc distance of 56.39 feet to the point and place of beginning.

COMMONLY known as: 40 Reason Lane, Coatesville, PA 19320.

TAX Parcel #: 29-7-134-22

PLAINTIFF: BAC Home Loans

Servicing, LP
VS
DEFENDANT: **STEPHEN MACHAMER**
SALE ADDRESS: 40 Reason Lane,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 12-4-198
Writ of Execution No. 11-09600
DEBT \$53,229.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Sconnettown Farms" Tract No. 2, made by SWK, Ltd. of Malvern, Pennsylvania, dated 03/18/1985 and recorded as Chester County Plan No. 5627, as follows, to wit:

BEGINNING at a point on the south-west side of Plumtry Drive, 50 feet wide, said point being the southeast corner of Lot No. 31 of said Plan and the northeast corner of this about to be described Lot; thence from said beginning point and along said Plumtry Drive, the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 82 feet to a point of tangent; (2) south 54 degrees, 00 minutes, 00 seconds east, 90.57 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.50 feet to a point of compound curve on the northwest side of Shropshire Drive, 50 feet wide; thence along the same on the arc of a circle curving to the right having a radius of 275 feet the arc distance of 120 feet to a point a corner of Tract No. 1; thence along the same, north 38 degrees, 58 minutes, 21 seconds west, 199 feet to a point a corner of said Lot No. 31; thence along the same, north 56 degrees, 15 minutes, 55 seconds west, 103.93 feet to the first mentioned point and place of beginning.

CONTAINING 23,589 square feet be the same more or less.

BEING Lot No. 32 of the above mentioned Plan.

TITLE to said premises is vested in Lee D. Goldberg by Deed from Lee D. Goldberg and Kiersten S. Goldberg, dated March 14, 2011 and recorded May 9, 2011 in Deed Book 8174, Page 1417.

PREMISES being known as: 837 Plumtry Drive, West Chester, Pennsylvania 19382.

TAX I.D. #: 51-7D-115
PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **LEE & KIERSTEN GOLDBERG**
SALE ADDRESS: 837 Plumtry Drive,
West Chester, PA 19382
PLAINTIFF ATTORNEY: **KEVIN T. McQUAIL, 215-790-5748**

SALE NO. 12-4-199
Writ of Execution No. 11-04306
DEBT \$116,169.03

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Downingtown Borough, Chester County, Pennsylvania, bounded and described according to a survey and plan thereof, made by Thomas G. Colesworthy, County Surveyor, dated 2/4/1961, as follows, to wit:

BEGINNING in the center line of Viaduct Avenue, a corner of land now or late of Adolf Rometach; thence leaving Viaduct Avenue and extending along land now or late of Adolf Rometach and passing through the center of the division wall dividing the messuage erected on the herein described premises from that of Rometach, north 61 degrees 53 minutes east, 99.43 feet to the west line of a 10 feet wide alley; thence extending along the same, south 37 degrees 17 minutes east, 14.06 feet; thence leaving the alley and extending along other land now or late of the Estate of Joseph H. Johnson, deceased and passing through the center of the division wall dividing the messuage erected on the herein described premises from that on the south, south 61 degrees 45 minutes west, 101.59 feet to the center line of Viaduct Avenue; thence extending along the center line of Viaduct Avenue, north 23 degrees 30 minutes west, 14.1 feet to the first mentioned point and place of beginning.

BEING Tax UPI #11-7-487.

BEING known as: 17 Viaduct Avenue,
Downingtown, PA 19335

PLAINTIFF: US Bank National
Association

VS
DEFENDANT: **JENNIFER C. NEWTON**

SALE ADDRESS: 17 Viaduct Ave.,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **THOMAS I. PULEO, 215-627-1322**

SALE NO. 12-4-200
Writ of Execution No. 10-04760
DEBT \$304,192.65

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland Township, County of Chester, State of Pennsylvania and described according to a Plan thereof known as "Sunset Grove" made for Lewis S. Hickman, Jr. said Plan made by J. Vernon Keech, Registered Surveyor, dated 3/24/1956, and revised 10/5/1957, as follows, to wit:

BEGINNING at a point on the southwesterly side of Deer Lane (40 feet wide) at the distance of 200 feet measured on a bearing south 12 degrees, 29 minutes east along the said side of Deer Lane and its extension from its point of intersection with the extension of the southeasterly side of Southern Drive (40 feet wide); thence extending from said point of beginning along the said side of Deer Lane the 2 following courses and distances (1) south 12 degrees, 29 minutes, east 32 feet to a point of curve in the same and (2) southeastwardly on the arc of a circle curving to the left having a radius of 160 feet an arc distance of 62.08 feet to a point; thence extending south 58 degrees 54 minutes 30 seconds west 177.44 feet to a point; thence north 22 degrees 0 minute, west 150 feet to a point, thence extending north 77 degrees, 9 minutes east, 180.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 as shown on the above mentioned Plan.

BEING Parcel Number: 41-8-159.7.

PROPERTY address: 512 Deer Lane, West Chester, PA 19380.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **JEFFEREY T.**

IMPORTICO

SALE ADDRESS: 512 Deer Lane, West Chester, PA 19380

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

SALE NO. 12-4-201
Writ of Execution No. 11-09591
DEBT \$68,887.25

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, Chester County, Pennsylvania, being Phase IV of Exton-Station, according to a Plan prepared for Exton Station Associates by Momenee-King Associates, Consulting Engineers, dated 4/19/1989, last revised 2/16/1990, and recorded in

Chester County as Plan #10591 to 10593, as follows:

BEGINNING at an interior point on the southwesterly side of Court 9, a corner of Unit 33 on said Plan, thence extending along same, south 33 degrees 27 minutes 00 seconds west 40.00 feet to a point, thence extending north 56 degrees 33 minutes 00 seconds west 22 feet to a point, a corner of Unit 35, thence extending along same, north 33 degrees 27 minutes 00 seconds east 22 feet to the first mentioned point and place of beginning.

BEING Unit 34 as shown on said Plan.

BEING Chester County Tax Parcel 41-5-1368

BEING the same premises which Lewis James Group, a Pennsylvania Limited Partnership, by Daylesford Associates, its General Partner, by Deed dated November 30, 1993, and recorded on December 8, 1993 in the Office of the Recorder of Deeds of Chester County in Deed Book 3673, Page 0374, et seq., granted and conveyed unto Dolores L. Swavely, Denise K. Archer and Charles H. Archer, III.

ADDRESS of real estate being sold: 423 Hartford-Square, Exton Station-Phase IV, West Chester, West Whiteland Township, Chester County, PA.

UPI #41-05-1368.

IMPROVEMENTS thereon consist of: a single family residential dwelling with related improvements.

SEIZED and taken in execution as the property of estate of Dolores L. Swavely, c/o Denise K. Archer, Executrix, Charles H. Archer, III and Denise K. Archer.

PLAINTIFF: First Niagara Bank NA (SUCC), FKA Harleysville National Bank, FKA Willow Financial Bank, FKA First Financial Bank, FKA Trident Mortgage Company

VS

DEFENDANT: **THE ESTATE OF DOLORES L. SWAVELY**

SALE ADDRESS: c/o Denise K. Archer, Executrix, 423 Hartford Square, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JEFFREY GEORGE TRAUGER, 215-257-6811**

SALE NO. 12-4-202
Writ of Execution No. 09-08251
DEBT \$187,982.85

ALL THAT CERTAIN tract of land, situate in the Township of West Caln, County of Chester, Pennsylvania, according to a survey done by Edgar Laub, bounded and described as follows:

BEGINNING at an iron pin, and corner of lands of Daniel Stevenson and Donald Beecher; thence by said D. Beecher, north twenty-one degrees fifty-one minutes thirty seconds west, one hundred seventy-seven and twenty-seven hundredths feet to an iron pin in line of lands of John Dmytryk; thence by said J. Dmytryk the following two courses and distances: (1) north sixty-five degrees eighteen minutes thirty seconds east, two hundred twenty and seventy-three hundredths feet to an iron pipe; thence (2) south twenty-eight degrees fifty-six minutes twenty seconds east, one hundred ninety-eight and six tenths feet to an iron pin, and corner of Lot #2; thence by said Lot #2; south seventy degrees thirteen minutes west, two hundred forty-five and one tenth feet to the point of beginning.

CONTAINING 1.00 acre.

BEING Parcel #1 as shown on said survey.

TOGETHER with a fifty foot right-of-way, as follows: from said point of beginning northeast of Daniel Stevenson, south twenty-nine degrees fifty-five minutes forty seconds east, one hundred ninety-eight feet, and southeast of Daniel Stevenson, south sixty degrees four minutes twenty seconds west, two hundred twenty feet to a point in Wilmington Road, L.R. 15066.

BEING Tax Parcel Number 28-4-137.3.

TITLE to said premises is vested in Valerie Levandowski by Deed from Edward Levandowski and Valerie Levandowski dated May 4, 1995 and recorded July 27, 1995 in Deed Book 3918, Page 0507 Instrument # 38284.

PREMISES being known as: 196 Old Wilmington Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 28-4-137.3.

PLAINTIFF: JPMC Specialty Mortgage, LLC
VS

DEFENDANT: **VALERIE LEVANDOWSKI**

SALE ADDRESS: 196 Old Wilmington Rd., Coatesville, PA 19320

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

SALE NO. 12-4-203

Writ of Execution No. 11-10036

DEBT \$230,679.46

ALL THAT CERTAIN lot or parcel of ground, together with improvements thereon erected, situate in the Township of Newlin, Chester

County, Pennsylvania, bounded and described according to a Plan made by Yerkes Associates, Inc., dated 9/8/1971 being Plan No. 49-5 as follows, to wit:

BEGINNING at a point set at the intersection of the title line of Harvey's Bridge Road & State Route #162, said point being at a corner of land beginning at George C. Oppenlander; thence extending from the first mentioned point and place of beginning, extending along the title line in the bed of State Route #162 the 2 following courses and distances to wit: (1) south 5 degrees 12 minutes 51 seconds west, 94.64 feet to a point; thence (2) south 48 degrees 52 minutes west, 54.57 feet to a point; thence leaving State Route #162 and extending along land of George Oppenlander, south 43 degrees 17 minutes east, 77.58 feet to a point in or near the middle of Brandywine Creek; thence extending along the lines in or near the middle of Brandywine Creek, the 3 following courses and distances to wit: (1) south 34 degrees 13 minutes 11 seconds west, 130.99 feet to a point; thence (2) south 17 degrees 26 minutes 04 seconds west, 170.79 feet to a point; thence leaving the Brandywine Creek and extending along other land belonging to Dana & Katherine R. H. Durant, north 66 degrees 33 minutes 47 seconds west, passing over State Route #162 and also passing over a spike set in a twin poplar tree in the southeasterly side of Harvey's Bridge Road, 271 feet to a point set in the middle of Harvey's Bridge Road, said point being distance 1.78 feet measured on a course of south 29 degrees 34 minutes 51 seconds west, from a spike, thence following courses and distances, to wit: (1) north 29 degrees 24 minutes 51 seconds east, passing over a spike set 1.78 feet from the last mentioned corner, 165.52 feet to a spike; thence (2) north 25 degrees 38 minutes east, 176.32 feet to a spike; thence (3) north 30 degrees 33 minutes east, 121.1 feet to a spike; thence (4) north 36 degrees 01 minutes east, 118.22 feet to a spike; thence (5) north 70 degrees 55 minutes east, 93.12 feet to a spike; thence (6) south 57 degrees 07 minutes east, 92.18 feet to the first mentioned point and place of beginning.

TAX ID/Parcel No. 49-2-26, commonly known as 638 Harvey's Bridge Road, Coatesville, PA.

BEING the same premises which Charles S. Powell and Deborah L. Chauncey, also known as Deborah L. Powell, husband and wife by Deed dated 12/21/2005 and recorded 1/6/2006 in Chester County in Record Book 6732 Page 1349 conveyed unto Lee A. Smith, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **LEE SMITH**SALE ADDRESS: 638 Harvey's
Bridge Road, Coatesville, PA 19320PLAINTIFF ATTORNEY: **STEVEN****L. SUGARMAN, 610-889-0700****SALE NO. 12-4-204****Writ of Execution No. 11-10244****DEBT \$298,534.37**

ALL THAT CERTAIN lot or parcel of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Beechnut Glen, made by Commonwealth Engineers, Inc., date 12/12/03 and last revised 5/13/04 and recorded in Chester County as Plan #17101 as follows to wit:

BEGINNING at a point on the south side of Airport Road a corner of lands of Philadelphia Electric Co. as shown on said Plan, thence from said point of beginning extending along the side of Airport Road, south 44 degrees 28 minutes 30 seconds east 292.89 feet to a point a corner of Lot 6, thence along Lot 6 south 45 degrees 36 minutes 15 seconds west 451.44 feet to a point in line of Lot 5, thence along Lot 5, north 44 degrees 23 minutes 45 seconds west 127.33 feet to a point in line of the lands of Philadelphia Electric aforesaid, thence along said lands, north 25 degrees 26 minutes 50 seconds east 480.46 feet to the point and place of beginning.

BEING Lot #7 as shown on said Plan.
Being known as 1370 Airport Road, Coatesville, PA.

TAX ID/Parcel No. 28-8-100.3F.

BEING the same premises which Stephen Cushman and Vernon MacIntyre, by Deed dated 2/3/2005 and recorded 2/14/2005 in Chester County in Record Book 6409 Page 2031 conveyed unto Griffin, LLC, in fee.

PLAINTIFF: Malvern Federal Savings
Bank

VS

DEFENDANT: **GRIFFIN, LLC**SALE ADDRESS: 1370 Airport Road,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **STEVEN****L. SUGARMAN, 610-889-0700****SALE NO. 12-4-205****Writ of Execution No. 11-10555****DEBT \$170,458.19**

ALL THAT CERTAIN message or tract of ground together with the stone dwelling house thereon erected, situate in City of Coatesville, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the intersection of north curb line of Walnut Street with the east curb line of South Twelfth Avenue; thence along the said north curb line of Walnut Street an easterly direction one hundred and thirteen feet to a point, the west line of a fifteen foot wide private alley established by the grantor therein; thence in a northerly direction at right angles thereto and along the west side of said private alley a distance of sixty-three feet to a point; thence in a westerly direction at right angles thereto and along other land of the grantor herein a distance of one hundred and thirteen feet to the east curb line of South Twelfth Avenue; thence along the east curb line of South Twelfth Avenue in a southerly direction sixty-three feet to the place of beginning.

TOGETHER with the right in common with other grantees of Robert P. Gatchel whose lands may abut upon the fifteen feet wide private alley above mentioned to the free and uninterrupted use thereof.

BEING Chester County UPI 16-7-204.

BEING known as: 95 South 12th Avenue, Coatesville, PA 19320.

BEING the same premises which Arthur L. Sagnor, III, Executor of the Estate of Angeline B. Pilotti, also known as Angela B. Pilotti, deceased, by Deed dated January 10, 2007 and recorded January 11, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7056, Page 806, granted and conveyed unto Kevin M. Miller and Adam F. Miller Jr., as joint tenants with right of survivorship.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KEVIN & ADAM
MILLER**SALE ADDRESS: 95 South 12th
Avenue, Coatesville, PA 19320PLAINTIFF ATTORNEY: **ASH-
LEIGH LEVY, 908-233-8500**

SALE NO. 12-4-206
Writ of Execution No. 05-07754
DEBT \$386,479.60

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision for Julius B. Rauch, III and Stephen E. Cushman, made by Henry S. Conrey, Inc., dated 8/1/1979, last revised 10/15/1979 and recorded as Plan No. 2756, as follows, to wit:

BEGINNING at a point on the north-west side of Newcomen Road L.R. 15189 at a corner of lands now or late of Hugh Kenworthy, Jr., said point being in the bed of a 20 feet wide A T & T right of way thence extending from said point of beginning, leaving the said side of Newcomen Road, and along lands of Kenworthy, north 51 degrees 17 minutes 30 seconds west, crossing the northwest side of the said Right of Way, 366.29 feet to a corner of Lot No. 2 on said Plan; thence extending along the same the two following courses and distances: (1) north 52 degrees 16 minutes 58 seconds east, 267.79 feet to a point and (2) south 51 degrees 09 minutes 19 seconds east, recrossing the aforesaid easement, 304.00 feet to a point on the northwest side of Newcomen Road; thence extending along the same, south 38 degrees 50 minutes 41 seconds west, 234.51 to the first mentioned point and place of beginning.

BEING Lot 1.

CONTAINING 2.000 acres.

TOGETHER with the free and common use, right of way, liberty and privilege of a certain 60 feet wide right of way as and for a right of way, passageway and watercourses, utilities, at all times hereafter forever in common with the owners, tenants and occupiers of the other lots bounding thereon, subject to the proportionate expense of maintaining same, all as set forth on Recorded Plan No. 2756.

RESIDENTIAL dwelling.

PLAINTIFF: Unknown Requestor

VS

DEFENDANT: **JOHN V. & ANITA C.**

COLONA

SALE ADDRESS: 510 Stonecroft Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **CHRISTINE M. REGER, 215-568-1155**

SALE NO. 12-4-207
Writ of Execution No. 10-05549
DEBT \$302,602.98

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Township of East Pikeland, County of Chester and State of Pennsylvania, being bounded and described according to a survey made by Earl R. Ewing, R. S. on January 15, 1954, as revised April 26, 1955 as follows, to wit;

BEGINNING at a point in the north-easterly side of French Creek Road, laid out 40 feet wide a corner of Lot No. 18; thence along said road north 47 degrees 21 minutes west 94.79 feet to a point of curve; thence along a curve to the right having a radius of 20 feet through a central angle of 87 degrees 12 minutes an arc distance of 30.44 feet to a point of tangency; thence still along the side of said road north 39 degrees 52 minutes east 171.24 feet to a point a corner of Lot No. 33; thence along the side of Lot No. 33 south 50 degrees 08 minutes east 123.28 feet to a corner of Lot No. 18; thence along the side of Lot No. 18 south 42 degrees 40 minutes east 196.08 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 on said Plan of A.L. Coffman as revised.

COUNTY Parcel No. 26-2-67.28.

UNDER and subject to conditions and restrictions as set forth at length in Deed Book L 31 Page 295 which shall be covenants running with the land.

BEING known as: 128 French Creek Drive, Kimberton, PA 19442.

PROEPRTY ID No.: 26-02-0067-280.

TITLE to said premises is vested in John Rodenbough, as sole owner by Deed from Scott J. Szczecinski and Monique Szczecinski, his wife dated 10/29/2003 recorded 11/12/2003 in Deed Book 5974 Page 1122.

PLAINTIFF: PNC Mortgage

VS

DEFENDANT: **JOHN RODENBOUGH**

SALE ADDRESS: 128 French Creek Dr., Kimberton, PA 19442

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

SALE NO. 12-4-208
Writ of Execution No. 10-14780
DEBT \$161,955.24

ALL THAT CERTAIN parcel of land with the buildings and implements thereon erected, situate in the Borough of Oxford, County of Chester and State of Pennsylvania, being 72 North 4th Street, bounded and described according to a Plan of Property prepared for the said grantor by Parley E. Hess, Jr., dated January 5, 1987 and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. ____ to wit.

BEGINNING at a point on the westerly side of 4th Street at a corner of land belonging to the grantors being at the distance of 113.76 feet measured on a course of south 11 degrees 33 minutes west from a point in the southerly side of Chase Street; thence from the point and place of beginning and extending along 4th Street south 11 degrees 33 minutes west 26.24 feet to a point in the corner of a lot previously known as Lot No. 7 thence along the same and leaving from 4th Street north 79 degrees 34 minutes west 125 feet to a point in the easterly side of an alley; thence along the same north 14 degrees 33 minutes east 38.14 to a point at land of the grantor; thence along the same south 78 degrees 35 minutes 28 seconds east 122.95 feet to the point and place of beginning.

BEING Parcel 2 on the above mentioned Plan and Containing 4,632.68 square feet, the same more or less.

TOGETHER with the right of egress and ingress over and upon a triangular portion of the grantors' property which area is defined as follows: From the southwestern corner of the parcel of the grantors, thence 15 feet north and 15 feet east, each leg of said triangle to be joined by a straight line on a generally northwest to southeast angle.

BEING UPI #6-4-141.1

BEING the same premises which Barry G. Morrison and Elaine B. Morrison, husband and wife by deed dated 5/10/2005 and recorded 6/10/2005 in and for Chester County in Deed Book 6516 page 1916 granted and conveyed to Daniel E. Zwann and Wendy R. Zwann, husband and wife.

PLAINTIFF: One West Bank FSB
VS

DEFENDANT: **DANIEL & WENDY ZWANN**

SALE ADDRESS: 72 North 4TH Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MICHAEL J. CLARK, 610-278-5800**

SALE NO. 12-4-210
Writ of Execution No. 11-09243
DEBT \$338,505.38

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances, thereon erected, situate in the Township of Schuylkill, County of Chester, and State of Pennsylvania, bounded and described according to a Plan thereof made for Pickering Valley Construction Co., by Yerkes Engineering Co., Bryn Mawr, Pennsylvania dated 11/10/1960 as follows, to wit:

BEGINNING at a point on the northerly side of Anderson Avenue (60 feet wide) a corner of Lots Nos. 1 and 2, said point being at the distance of 130.32 feet, measured north 51 degrees 45 minutes west, along the northerly side of Anderson Avenue from a point of curve of a 13 feet radius round corner leading to the left in a northeasterly direction into the westerly side of White Horse Road (60 feet wide); thence from said beginning point along the northerly side of Anderson Avenue, north 51 degrees, 45 minutes west, 110 feet to a point; thence leaving Anderson Avenue by Lot No. 3, north 38 degrees 15 minutes east 207.53 feet to a point; thence by other land of Pickering Valley Construction Company, south 51 degrees 47 minutes east, 110 feet to a point; thence by Lot No. 1 south 38 degrees 15 minutes west, 207.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

BEING UPI No. 27-6A-61.2

BEING the same premises which the Estate of Dorothy Mandel-Cohen by Deed dated 8/25/2005 and recorded 9/12/2005 at Chester County, Pennsylvania, in Deed Book 6613, Page 1594, granted and conveyed unto Trish C. Puleo, William Rupelli and Francis J. Puleo, in fee.

TRISH C. Puleo, William Rupelli and Francis J. Puleo have subsequently by Deed dated August 20, 2007 and recorded May 5, 2011 at Chester County, Pennsylvania in Deed Book 8172, Page 2312, granted and conveyed unto Trish C. Puleo and William M. Rupelli, as tenants by the entirety.

PLAINTIFF: First Cornerstone Bank
VS

DEFENDANT: **FRANCIS J. PULEO**
SALE ADDRESS: 613 East Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JESSICA M. GULASH, 610-668-0770**

SALE NO. 12-4-211

**Writ of Execution No. 09-14981
DEBT \$210,727.82**

ALL THAT CERTAIN property situated in London Britain Township in the County of Chester, and State of Pennsylvania, and being described in a Deed dated 02/24/78, and recorded 02/27/78, among the land records of the county and state set forth above.

ALSO DESCRIBED AS:

ALL THAT CERTAIN tract of land situate in London Britain Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey thereof made May 20, 1959 by G. D. Houtman & Son, Civil Engineers, Media, Pennsylvania:

BEGINNING in the middle of a public road known as North Creek Road which said point is located the following 3 courses and distances along said road from the center of the intersection of Mercer Hill Road and North Creek Road; north 43 degrees 54 minutes west 580.40 feet to a spike; north 15 degrees 49 minutes east 345.20 feet to a spike, north 7 degrees 28 minutes west 493.25 feet; thence leaving said road south 82 degrees 32 minutes west 200 feet to a pipe; thence north 38 degrees 18 minutes west 458.45 feet to a pipe; thence north 31 degrees 32 minutes east 200 feet to a spike in the middle of said road; thence along the middle of said road the following 4 courses and distances; south 58 degrees 28 minutes east 290.0 feet to a spike; south 33 degrees 20 minutes east 116.30 feet to a spike; south 18 degrees 26 minutes east 168.30 feet to a spike; south 7 degrees 28 minutes east 95 feet to a spike at the point and place of beginning.

CONTAINING 2.8 acres more or less.

EXCEPTING therefrom and thereout all that certain lot or piece of ground which Frank J. Elston and Jo Ann Elston, his wife by Deed dated March 27, 1963 recorded in Deed Book B 35 Page 210 conveyed unto Frederic A. Lang and William J. Scarlett, as follows, to wit:

ALL THAT CERTAIN lot, piece or parcel of land and known as a portion of land of Frank J. Elston, situate in London Britain Township, Chester County, Pennsylvania, more particularly bounded and described according to a survey by Stanley N. White, Surveyor, dated December 31, 1962 as follows:

BEGINNING at a pipe in line of land of Frank J. Elston said pipe being located south 82 degrees 32 minutes west 93 feet from the center of North Creek Road; thence the following two courses and distances along Land of Frank J. Elston and along land about to be conveyed: (1)

south 82 degrees 32 minutes west 107 feet to a pipe; (2) thence north 38 degrees 18 minutes west 109 feet to a pipe; thence by a new line dividing land of Frank J. Elston from land about to be conveyed south 67 degrees 34 minutes 56 seconds east 175.85 feet to the place of beginning.

CONTAINING 5,007 square feet of land more or less.

PARCEL #73-3-5.

PROPERTY address: 226 North Creek Road, Landenberg, PA 19350.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **JOAN PATRICIA SHANNON**

SALE ADDRESS: 226 North Creek Road, Landenberg, PA 19350

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

SALE NO. 12-4-212

**Writ of Execution No. 11-09479
DEBT \$304,972.37**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, Chester County, State of PA, bounded and described according to a Plan or survey of Bradford Glen, Final Title Plan, Phase III, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated 7/23/1979 last revised 11/23/1982 and recorded in the Recorder of Deeds, Chester County in Plan No. 3194 on 12/5/1979 as follows, to wit:

BEGINNING at a point on the northwesterly side of Henry Drive a corner of Lot No. 316; thence extending from said beginning point along the northwesterly side of Henry Drive south 55 degrees, 56 minutes 30 seconds west, 55 feet to a point, a corner of Lot No. 314; thence extending along the same north 34 degrees 03 minutes 30 seconds west, 110 feet to a point in line of dedicated open space; thence extending along the same north 55 degrees 56 minutes 30 seconds east, 55 feet to a point, a corner of Lot No. 316; thence extending along the same south 34 degrees 03 minutes 30 seconds east, 110 feet to a point on the northwesterly side of Henry Drive, aforesaid; said point being the first mentioned point and place of beginning.

TAX ID – 50-05A-255.

FOR information purposes only – property a/k/a 1412 Henry Dr., Downingtown, PA

19335-3568.

TITLE to said premises is vested in James T. Hogsett and Dianne M. Hogsett, husband and wife, as tenants by entireties from William R. Cloud, Jr., and Carol A. Cloud, husband and wife.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) aka Ameriquet Mortgage Securities Inc. Asset Backe...

VS

DEFENDANT: **DIANE & JAMES HOGSETT**

SALE ADDRESS: 1412 Henry Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

SALE NO. 12-4-213

Writ of Execution No. 10-12484

DEBT \$104,021.25

ALL THAT CERTAIN unit, designated as Unit E-1, being a unit in Woodmont north, a Condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, 1980, 68, P.S.A., Sec. 3101, et. seq., as designated in the Declaration of Condominium Ownership of Woodmont North, a Condominium, including the plats and plans attached as an exhibit thereto, bearing date the 22nd day of August, 1984, and recorded in the Office for the recording of Deeds, for the County of Chester, on the 22nd day of August, 1984, in Deed Book 649 Page 467.

TOGETHER with a .22190% undivided interest of, in and to the common elements of such condominium as set forth in the aforesaid Declaration of Condominium Ownership.

BEING UPI #40-2-608.

UNDER and subject to agreements of record.

ALSO under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in the aforesaid Declaration of Condominium Ownership (with the aforesaid Declaration Plans attached thereto) and any amendments to the foregoing instrument as may be duly made from time to time.

BEING the same premises which John G. Steele and Mary Lou Steele, husband and wife, by Deed dated September 30, 2002 and recorded October 3, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5406 Page 2232, as Instrument Number 10134537,

granted and conveyed unto Holly Beam Rodriguez, in fee.

PLAINTIFF: Household Finance Consumer Discount Co.

VS

DEFENDANT: **HOLLY B. RODRIGUEZ**

SALE ADDRESS: 200 Campbell Circle Unit 1, Downingtown, PA 19335

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

SALE NO. 12-4-214

Writ of Execution No. 10-06102

DEBT \$312,586.04

ALL THAT CERTAIN lot or piece of ground, situated in the Township of West Goshen, County of Chester, Pennsylvania, and described according to a Plan of Property of Baxter Homes, Inc. as known as Westtown Acres, said plan made by G. D. Houtman and Son, Civil Engineers and Land Surveyors, dated 4/20/1964 and revised 5/1/1964 as recorded 5/5/1964 in Plan Book 19 Page 6 as follows, to wit:

BEGINNING at a point of tangent on the northwesterly side of Westtown Road (said side of Westtown Road being at the distance of 25 feet northwest of the title line thereof) said point of tangent being at the distance of 42.18 feet measured on the arc of a circle curving to the right, having a radius of 25 feet from a point of curve on the southwesterly side of Edward Lane (50 feet wide) thence extending from said point of beginning south 73 degrees 30 minutes west, along the said side of Westtown Road, 153.13 feet to a point in line of land now or late of Woodrow Wilson; thence extending along the last mentioned land, north 23 degrees 10 minutes west, 90.45 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2 north 66 degrees 50 minutes east, 180 feet to a point in the southwesterly side of Edward Lane, aforesaid; thence extending south 23 degrees 10 minutes east along the said side of Edward Lane, 83.40 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 42.18 feet to the first mentioned point of tangent and place of beginning.

BEING Lot 1 as shown on the above mentioned Plan.

PARCEL No. 52-5M-1.

BEING the same premises which Kris R. Vollrath and Charlotte L. Vollrath by Deed dated October 30, 1997 and recorded in the Office of the Recorder of Deeds of Chester County on

November 5, 1997 in Deed Book Volume 4254, Page 1857, granted and conveyed unto Kimberly A. Robinson and Jeffrey J. Stranding, as joint tenants by right of survivorship.

PLAINTIFF: Citibank NA

VS

DEFENDANT: **JEFFREY J.**

STRANDING

SALE ADDRESS: 814 Edward Lane,
West Chester, PA 19382

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

SALE NO. 12-4-215

Writ of Execution No. 10-10150

DEBT \$183,839.11

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made by T. G. Colesworthy, County Surveyor, under date of January 12, 1953, as follows:

BEGINNING at an iron pin set 30 feet north of the centerline of a public road, being the continuation of Price Street, in the Borough of West Chester at a corner of land belonging to Blaise Joseph Giancola and being 650 feet west of the west line of land conveyed to Charles C. Armet; measured along the north line of Price Street extended thence leaving Price Street and extending along land of Blaise Joseph Giancola, thence north 25 degrees 27 minutes 30 seconds west, 150 feet to the south line of a proposed 16 feet wide alley, thence extending along the south line of the proposed 16 feet wide alley, south 66 degrees 00 minutes 30 seconds west, 191.16 feet to an iron pin a corner of other of land belonging to Marshall F. Brinton; thence extending along said other land 149.95 feet to an iron pin set in the north line of the above mentioned extension of Price Street; thence extending along the north line of Price Street by a line parallel to and 30 feet north of the center line thereof, north 66 degrees 00 minutes 30 seconds east, 195 feet to the first mentioned point and place of beginning.

CONTAINING 28,952 square feet of land be the same more or less.

BEING Chester County Tax Parcel 51-5R-45

TAX Parcel #: 51-5R-45.

BEING known as: 731 Price Street,
West Chester, PA 19382.

PLAINTIFF: Beal Bank SSB

VS

DEFENDANT: **DANA BRINTON**

SALE ADDRESS: 731 Price Street,
West Chester, PA 19382

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

SALE NO. 12-4-216

Writ of Execution No. 10-06632

DEBT \$657,882.32

PREMISES "A"

BEGINNING at a point in the middle of First Avenue (33 feet wide) said point being 76.00 feet from the northeast corner of land belonging to Samuel Doutrich and measured in an easterly direction along the middle of First Avenue; thence along the middle of First Avenue, north 79 degrees 30 minutes east, 83.80 feet to a point; and a corner of land known as No. 414 First Avenue and occupied by the Parkesburg Public Library; thence along said land, south 10 degrees 30 minutes east, 43.43 feet to a drill hole in an old concrete curb and passing over an iron pin set on the south side of the concrete sidewalk and a distance of 28.52 feet from the middle of First Avenue; thence still along the land of No. 414 First Avenue there the land of others, south 30 degrees 30 minutes east, 154.65 feet to a cross cut in the concrete and also the north side of Walnut Street (formerly south alley) 16 feet wide; thence along the north side of Walnut Street, south 79 degrees, 30 minutes west, 135.90 feet to a railroad spike and a corner of land now or late of Harris A. Butler; thence along said land north 10 degrees 30 minutes west, 188.75 feet to the place of beginning, and passing over an iron pin set on the south side of the sidewalk and being a distance of 28.70 feet from the middle of First Avenue.

EXCEPTING and reserving, thereout and therefrom, premises conveyed by N. M. Warner and Edna P. Warner, his wife, to William E. Wilson, Jr. and Margaret P. Wilson, his wife, by Deed dated 2/17/83 and recorded at West Chester, Pennsylvania, in Deed Book A-61 Page 383, as follows, to wit: all that certain tract of land situated in the Borough of Parkesburg, described as follows: beginning at a point in the north street line of Walnut Street, a cross cut in the concrete and a corner of land belonging to Frank and Dorothy Smith; thence along the north street line of Walnut Street, south 79 degrees 30 minutes west, 53.39 feet to a point, a new corner of the land remaining to N. M. Warner, the grantor herein, thence along the land remaining to N. M. Warner, north 10 degrees 30 minutes west, 145.32 feet to a point, another new corner of Warner's land; thence north 79 degrees

30 minutes east, 0.50 feet to a point, a drill hole in the concrete curb, and a corner of land belonging to William B. Wilson, Jr., the grantee herein; thence along Wilson's land and crossing a 13 foot wide alley and along the land of the aforementioned Frank and Dorothy Smith, south 30 degrees 30 minutes east, 154.65 feet to the first mentioned point, the place of beginning.

PREMISES "B"

TRACT NO. 1. BEGINNING at a point in the middle of First Avenue (formerly Roumford Street) one hundred ninety-six feet eastward from the east line of Culvert Street; thence along the middle of said Avenue north seventy-nine and one-half degrees east seventy feet; thence along land formerly of Harris A. Butler south ten and one-half degrees east one hundred eighty-eight and seventy-five one-hundredths feet to the north line of south alley; thence along the north line of said alley south seventy-nine and one-half degrees west, seventy feet to a point thence by lands now of Charles Graybeal, formerly of Samuel Dourtriek, north ten and one-half degrees west, one hundred eighty-eight and seventy-five one-hundredths feet to the place of beginning.

TRACT NO. 2. BEGINNING at a point on the north line of south alley on line of land of Harris A. Butler, Jr., said point being the southeast corner of the tract hereby conveyed and of the tract of which is a part; thence along the north line of South Alley, being along the south line of tract of which the tract hereby conveyed is a part, south seventy-nine degrees thirty minutes west, forty feet to a point thence along the remaining part of the tract comprising as a part the tract hereby conveyed, north ten degrees thirty minutes west, fifty feet to a point, and north seventy-nine degrees thirty minutes east, forty feet to a point in the aforesaid line of land of Harris A. Butler, Jr.; thence along the last mentioned land south ten degrees thirty minutes east, fifty feet to the point and place of beginning.

PLAINTIFF: Sovereign Bank
VS

DEFENDANT: MILES K. REINHART

SALE ADDRESS: 432 Highpoint Rd.,
Cochranville, PA 19330

PLAINTIFF ATTORNEY: FORREST T. PASSERIN, 610-526-6358

SALE NO. 12-4-217
Writ of Execution No. 11-10953
DEBT \$1,057,986.36

ALL THAT CERTAIN lot or piece of

ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Uwchlan, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision and General Development Plan of Pickering Creek Industrial Park, made by Henry S. Conroy, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated April 1, 1971 and last revised January 12, 1977 as follows, to wit:

BEGINNING at a point in the title line in the bed of Phillips Road (50 feet wide), said point being measured the six (6) following courses and distances from a point marking the intersection of the title line in the bed of Phillips Road with the title line in the bed of Welsh Pool Road (50 feet wide) (as shown on said Plan): (1) extending from said point of intersection north 28 degrees 27 minutes 31 seconds east 79.85 feet to a point of curve; (2) on the arc of a circle curving to the right, having a radius of 150 feet, the arc distance of 108.91 feet to a point of tangency; (3) north 70 degrees 03 minutes 37 seconds east 438.08 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 716.14 feet, the arc distance of 276.51 feet to a point of tangency; (5) south 87 degrees 19 minutes 01 seconds east 458.58 feet to a point of curve; and (6) on the arc of a circle curving to the right having a radius of 150 feet, the arc distance of 111.54 feet to the point and place of beginning; thence extending from said beginning point, north 52 degrees 45 minutes 10 seconds east 85.24 feet to a point; thence extending north 09 degrees 02 minutes 21 seconds east 337.39 feet to a point in line of land now or late of the Pennsylvania Turnpike Commission; thence extending along the same, the two (2) following courses and distances: (1) south 82 degrees 57 minutes 20 seconds east 133.14 feet to a point; and (2) north 70 degrees 02 minutes 35 seconds east, crossing the Texan Eastern Pipeline right-of-way 123.03 feet to a point; thence extending south 51 degrees 55 minutes 50 seconds east 207.12 feet to a point; thence extending south 52 degrees 45 minutes 10 seconds west recrossing said pipeline right-of-way 365 feet to a point; thence extending south 82 degrees 45 minutes 10 seconds west 100 feet to a point; thence extending south 52 degrees 45 minutes 10 seconds west 148.04 feet to a point in the title line in the bed of Phillips Road; thence extending along the same, the two (2) following courses and distances: (1) north 37 degrees 14 minutes 50 seconds west 29.22 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 150 feet and an arc distance of 20.85 feet to the first mentioned point and place

of beginning.

BEING Lot No. 31-A as shown on said Plan.

BEING known as 208 Phillips Road, Exton, Pennsylvania 19341.

BLR #33-5-20.2.

BEING of the same premises which Clinton Court Associates, LP, a Pennsylvania Limited Partnership by Deed dated April 11, 2006 and recorded April 14, 2006, in Chester County, Pennsylvania in Book 6815 Page 818, conveyed unto SPELJ, LLC, a Pennsylvania Limited Liability Company, its successors and assigns, in fee.

IMPROVEMENTS: commercial building.

PLAINTIFF: First Niagara Bank, NA
VS

DEFENDANT: **SPELJ, LLC**

SALE ADDRESS: 208 Phillips Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **ROBERT A. BADMAN, 215-736-2521**

SALE NO. 12-4-218

Writ of Execution No. 09-07343

DEBT \$381,613.58

ALL THAT CERTAIN lot or piece of land situate in the Borough of Oxford, County of Chester and State of Pennsylvania, bounded and described as follows: being #153 Pine street, with building erected thereon:

BEGINNING at a stake in the middle of Pine Street, at a corner of a Lot of land of Margaret Watt, now Robet Todd and wife and running thence along the middle of said street, north 32 1/4 degrees west 69.87 feet to a stake, a corner of land, north 37 3/4 degrees east 249.48 feet to a stake in the middle of a public alley; thence along the middle of said alley south 16 1/4 degrees east 72.22 feet to a stake; another corner of the land now of the said Robert Todd and wife; and thence by said land south 57 3/4 degrees west 231.00 feet to the place of beginning.

CONTAINING 1,836 square feet of land be the same more or less.

TAX Parcel Number: 06-04-0105UPI 6-4-105.

IMPROVEMENTS: residential dwelling.

TITLE to said premises is vested in Guy H. Hastings, his heirs and assigns, by Deed from Sharon L. Andrews, Executrix of the Estate of Elizabeth A. Hastings dated 1/30/2006 and recorded 2/28/2006 in Record Book 6776, Page

96.

PLAINTIFF: US Bank National Association
VS

DEFENDANT: **GUY H. HASTINGS**

SALE ADDRESS: 55 Pine Street, Oxford, PA 19363

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

SALE NO. 12-4-220

Writ of Execution No. 11-11706

DEBT \$339,021.62

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked open space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly side of the aforementioned cul de sac; thence extending southwestwardly, southwardly and southeastwardly along the northwesterly, westerly and southwesterly sides of said cul de sac along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING known as 3 Victorian Lane, Landenberg, PA 19350

BEING Parcel #72-03-0088

IMPROVEMENTS: residential dwelling

BEING the same premises which Pablo M. Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester

County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas (Trustee) AKA RALI, 2007-QS6, 4/27/2007, 40521

VS

DEFENDANT: **PABLO M.**

DEMUCHA

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, 610-328-2887**

SALE NO. 12-4-221

Writ of Execution No. 11-08190

DEBT \$78,729.04

ALL THOSE CERTAIN two lots or tracts of land, described herein as one tract, situate in Valley Township, Chester County, Pennsylvania, designated as Lots 10 and 11 on a Plan of Lots known as "Coatesville Heights" said Plan being of record in the Recorder's Office of Chester County in Plan Book No. 3 Page 87, bounded and described as follows:

BEGINNING at a point in Rock Run Road at the northeast corner of Lot No. 9 thence along said road, south 68 degrees, 55 minutes east, 76.14 feet to the northeast corner of Lot No. 10; thence still along said road south 57 degrees, 44 minutes east, 100.03 feet to a corner of Lot No. 80 on said Plan of Lots; thence along Lot No. 80, south 31 degrees west, 320.16 feet to the southeast corner of Lot No. 11; thence still along Lot No. 80, north 85 degrees west, also passing partly along the northerly side of Lot No. 79, 194.71 feet to the southeast corner of Lot No. 9; thence along Lot No. 9, north 31 degrees east, 394.33 feet to the place of beginning.

CONTAINING 73069 square feet of land, be the same, more or less.

BEING known as 723 Wagontown Road.

BEING UPI #38-02H-0010.

TITLE to said premises is vested in William Craig Atmore Jr. by deed from Michelle D. Oriold and William Craig Atmore, Jr., dated September 26, 2000 and recorded October 2, 2000 in Deed Book 4826, Page 2231.

PREMISES being known as: 723 Wagontown Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 38-02H-0010.

PLAINTIFF: The Bank of New York Mellon (as Trustee)

VS

DEFENDANT: **WILLIAM CRAIG ATMORE, JR.**

SALE ADDRESS: 723 Wagontown Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRIAN LAMANNA, 215-790-1010**

SALE NO. 12-4-222

Writ of Execution No. 09-14016

DEBT \$688,561.93

ALL THAT CERTAIN lot or tract of land, situate on the easterly side of the public road known as Pawling Road (Route 15108) and lying between said Pawling Road and Jug Hollow Road in Schuylkill Township, Chester County, Pennsylvania, bounded and described according to a survey made May 10, 1951 by Earl R. Ewing, Registered Surveyor, as follows, to wit:

BEGINNING at an iron spike in the aforesaid public road (known as Pawling Road, Route 15108), a corner of lands of Horace Hartshaw, thence along said Pawling Road, at or near the center line thereof north 15 degrees 45 minutes east 300.00 feet to a spike, a corner of remaining lands of Raymond C. Kern, thence along the same the two following courses and distances, (crossing an iron pipe at the side of said road) south 73 degrees 15 minutes east 400 feet to an iron pipe and thence south 18 degrees 45 minutes east 381.50 feet (crossing an iron pipe at the side of Jug Hollow Road) to a spike in or near the center of Jug Hollow Road a corner of lands of David Rulon and a corner of others lands of the said Raymond C. Kern, thence along the said Jug Hollow Road at or near the center line thereof, south 80 degrees 32 minutes west 200 feet to a spike in line of lands of Horace Hartshaw aforesaid, thence along said latter lands the two following courses and distances, north 21 degrees 49 minutes west 25.54 feet to a stone marker with a drill hole in the center thereof and thence north 62 degrees 39 minutes west 433.84 feet (crossing an iron pipe at the side of the first mentioned road) to the first mentioned spike at or near the center line of Pawling Road, the place of beginning.

CONTAINING 4.1386 acres of land, more or less.

EXCEPTING THEREOUT AND THEREFROM

ALL THAT CERTAIN lot or piece of ground, situate in Schuylkill Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan for Emily W. Hopkins drawn by William L. Conver, Professional Land Surveyor dated May 10, 1988

and revised May 20, 1988, said Plan recorded in Chester County as Plan No. 8418 as follows, to wit:

BEGINNING at a spike on the title line in the bed of County Club Road (L.R. 15108) (ER1005) (33 feet wide), said point being a corner of lands now or late of Edgar T. and Alice E. McBride, thence extending from said point of beginning along said lands, south 72 degrees 47 minutes 51 seconds east and crossing the south-easterly side of Country Club Road 222.85 feet to a point, a corner of Lot No. 2 on said Plan, thence extending along same the two following courses and distances (1) south 16 degrees 57 minutes 41 seconds west and crossing a water line 326.45 feet to a point a corner and (2) north 62 degrees 14 minutes 06 seconds west and recording the south-easterly side of Country Club Road 229.10 feet to a point on the title line in the bed of Country Club Road, thence extending along same path north 17 degrees 24 minutes 04 seconds east 284.17 feet to the first mentioned point and place of beginning.

CONTAINING 1.5709 acres of land more or less.

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

BEING known as 325 Jug Hollow Road.

TITLE to said premises is vested in Alicia Kane a/k/a Alicia Silver-Kane and Troy F. Kane by Deed from Troy F. Kane and Alicia Kane, husband and wife, dated November 20, 2008 and recorded November 25, 2008 in Deed Book 7551, Page 1516 Instrument #10887739.

PREMISES being known as: 325 Jug Hollow Road, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 27-8-32.

PLAINTIFF: BAC Home Loans Servicing LP (F/K/A)

VS

DEFENDANT: **TROY F. KANE**

SALE ADDRESS: 325 Jug Hollow Rd., Phoenixville, PA 19460

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

SALE NO. 12-4-223

Writ of Execution No. 10-02169

DEBT \$309,999.14

ALL THAT CERTAIN parcel of land situate in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, being known and designated as Lot #156, according to a Plan of "Quarry Ridge," dated 11/3/1997 and recorded in Chester County Plan File #15071,

as follows, to wit:

BEGINNING at a point on the westerly side of Old Wilmington Road (S.R. 4001), said point being a center of lands N/F Bradley & Terry Feisler (Record Book 3946 Page 525); thence from said beginning point along Old Wilmington Road south 14° 48 minutes 52 seconds east, crossing a 20' wide sanitary sewer easement, 100.00 feet to a point, a corner of lands N/F David and Joann Mullaney (Record Book M-51 Page 306); thence along the same south 75°, 11 minutes, 08 seconds west, 270.00 feet to a point, a corner of Lot #54; thence along the same north 14° 48 minutes 52 seconds west, recrossing said sanitary sewer easement, 100.00 feet to a point, a corner of the aforesaid lands of Bradley Feisler; thence along the same north 75°, 11 minutes 08 seconds east, 270.00 feet to the first mentioned point and place of beginning.

TAX ID: 37-04-0139

TITLE to said premises is vested in Juanita L. James and Owen James, husband and wife, by Deed from Juanita L. James, dated September 26, 2005 and recorded October 11, 2005 in Deed Book 6647, Page 1691 Instrument # 10584520.

PREMISES being known as: 937 Old Wilmington Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 37-4-139.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **JUANITA & OWEN JAMES**

SALE ADDRESS: 937 Old Wilmington Rd., Coatesville, PA 19320

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

SALE NO. 12-4-224

Writ of Execution No. 11-02207

DEBT \$539,999.49

ALL THAT CERTAIN message, No. 511 North High Street, and Lot of Land situate on the east side of High Street between Marshall Street and Virginia Avenue in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the north by message and lot late of Mary D. Biddle, now Edith M. Johnson; on the west by said High Street; on the south by message and Lot late of Emma D. Webb and Louisa Darlington, now of Edward Epbridge and wife; and on the east by a 20 feet wide alley,

being 59 feet in front of said High Street and extending back of that width between parallel straight lines 173 feet more or less to the alley aforementioned.

PARCEL No.: 1-4-112.

BEING known as: 511 North High Street, West Chester, PA 19380.

BEING the same premises which estate of Hugh C. Abernethy, deceased, John O. Abernethy, Executor, by Deed dated January 28, 2004 and recorded February 5, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6059, Page 1850, granted and conveyed unto Diana Jaramillo.

PLAINTIFF: Aurora Loan Services LLC

VS

DEFENDANT: **DIANA JARAMILLO**

SALE ADDRESS: 511 N. High St., West Chester, PA 19380

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

SALE NO. 12-4-225

Writ of Execution No. 11-11024

DEBT \$169,373.02

ALL THAT CERTAIN lot of ground situate in the Borough of Oxford, County of Chester, State of Pennsylvania, known as and numbered 402 Park Street, bounded and described in accordance with survey made by George E. Regester, Jr. and Sons, Inc., Registered Surveyors, on May 11, 1964, last revised May 15, 1973, taken from Plan T-60, as follows:

BEGINNING at an iron pin set on the southerly side of Park Street, said iron pin marking the northeasterly corner of this about to be described tract and a corner of land of Ralph Woolens; thence leaving said iron pin of beginning and by said land of Ralph Woolens, south 27 degrees 3 minutes 50 seconds west 81.52 feet to a point marking the southeasterly corner of this and the northeasterly corner of land of Parcel "A" on said plan owned by Edgar Aldred; thence by said land of Parcel "A" north 79 degrees 8 minutes 00 seconds west 61.86 feet to a point marking the southwesterly corner of this and the southeasterly corner of land of Parcel "C" on said plan owned by Edgar Aldred; thence partly by said land of Parcel "C", north 11 degrees 30 minutes 00 seconds east 37.99 feet to a point marking a southerly corner of a frame house situate partly on the herein described tract and partly on said land of Parcel "C"; thence north 11 degrees 4 minutes 50 seconds

east passing through said frame house, 64.21 feet to a point marking the northwesterly corner of this and set in the southerly side of Park Street; thence by said southerly side of south 63 degrees 13 minutes 00 seconds east 87.30 feet to an iron pin being the first mentioned point and place of beginning.

TOGETHER with the use of a 10 foot wide right of way leading from the easterly line of North 4th Street, along the southwest line of Tract No. 1, and along the northwest line of lands now or late of Edgar Aldred to be used for access to parking area located on the above described Tract No. 2.

TAX ID/Parcel No. 6-5-41.

TITLE to said premises is vested in Adam L. Sharp and Kristen Stinnette Sharp by Deed from Chad W. Howell and Jodi L. Wallace, N/K/A Jodi L. Howell, dated September 28, 2007 and recorded October 23, 2007 in Deed Book 7292, Page 13.

PREMISES being known as: 402 Park Street, Oxford, Pennsylvania 19363.

TAX I.D. #: 06-05-0041.

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: **ADAM & KRISTEN SHARP**

SALE ADDRESS: 402 Park Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **KEVIN T. McQUAIL, 215-790-5748**

SALE NO. 12-4-226

Writ of Execution No. 09-11338

DEBT \$907,610.98

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Wallace, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan of Subdivision for "Chalfant-St. Giles", made by Reagis, Wayne, PA, dated 1/7/1994, last revised 1/24/1996 and recorded 9/15/1996 as Plan #13270 as follows, to wit:

BEGINNING at a point on the south side of Waterview Drive a corner of Lot 31; thence along said Waterview Drive, on the arc of a circle curving to the right radius 775 the arc distance of 260.05 feet to a point a corner of Lot 29; thence along Lot 29, south 03 degrees 30 minutes 00 seconds west 284.83 feet to a point in line of other lands of William Chalfant; thence along the same, south 88 degrees 15 minutes 00 seconds west 230 feet to a point a corner of Lot 31, north 01 degree 45 minutes 00 seconds west 321.39 feet to the

point and place of beginning.

BEING Lot No. 30.

PARCEL ID No. 31-4-148.25.

SUBJECT to the restriction that the lot shall be restricted against further subdivision for additional dwellings or residential structures.

UNDER and subject to the Sewer Agreement dated 2/24/04 and recorded 2/25/04 in Record Book 6074 Page 1373.

TITLE to said premises is vested in Craig Martin and Astrid Martin by Deed from Jane C. Watkins, Executrix of the Estate of William Chalfant, dated April 16, 2004 and recorded April 23, 2004 in Deed Book 6130, Page 992 Document #10403497.

PREMISES being known as: 50 Waterview Drive, Glenmoore, Pennsylvania 19343.

TAX I.D. #: 31-4-148.25.

PLAINTIFF: The Bank of New York Mellon (FKA) FKA The Bank of New York (Trustee) DBA CWMBBS Inc

VS

DEFENDANT: **CRAIG & ASTRID MARTIN**

SALE ADDRESS: 50 Waterview Dr., Glenmoore, PA 19343

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

SALE NO. 12-4-227

Writ of Execution No. 11-07670

DEBT \$628,554.95

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Plan of Brittingham, made by Hillcrest Associates, Inc., dated 3/25/2003, last revised 7/14/2003 and recorded on 9/17/2003, as Plan 416748, as follows, to wit:

BEGINNING at a point on the southern side of Richards Way, the northeast corner of Lot #9 and the northwest corner of the about to be described Lot; thence along said Richards Way, north 79 degrees 34 minutes 02 seconds east, 105.00 feet to a point, a corner of Lot #7; thence along Lot #7, south 10 degrees 25 minutes 58 seconds east 167.29 feet to a point in line of Open Space; thence along the same, south 82 degrees 47 minutes 57 seconds west, 105.17 feet to a point, a corner of Lot #9; thence along Lot #9, north 10 degrees 25 minutes 58 seconds west, 161.36 feet to the first mentioned point and place of beginning.

PLAINTIFF: GSR Mortgage Loan

Trust 2007-ARI

VS

DEFENDANT: **DANNY J. WONG**

SALE ADDRESS: 205 Richards Way, Avondale, PA 19311

PLAINTIFF ATTORNEY: **LESLIE JOELLEN RASE, 610-484-7166**

SALE NO. 12-4-228

Writ of Execution No. 11-09607

DEBT \$166,150.97

ALL THAT CERTAIN lot of land situate in Borough of Parkesburg, Chester County, Pennsylvania:

BEING known as 555 Rosemont Avenue, Parkesburg, PA 19365

PARCEL Number: 08-03-0086.

IMPROVEMENTS: residential property.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH & SHARON WILLIAMS**

SALE ADDRESS: 555 Rosemont Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-482-6900**

SALE NO. 12-4-229

Writ of Execution No. 11-04782

DEBT \$339,827.46

ALL THAT CERTAIN lot of land situate in Township of East Marlborough, Chester County, Pennsylvania:

BEING known as 126 Spring House Way, Kennett Square, PA 19348

PARCEL Number: 61-02-0138

IMPROVEMENTS: residential property

PLAINTIFF: Onewest Bank, FSB
VS

DEFENDANT: **ANTHONY CHI**

SALE ADDRESS: 126 Spring House Way, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ALAN M. MINATO, 856-482-6900**

SALE NO. 12-4-231

Writ of Execution No. 11-06964

DEBT \$229,578.62

ALL THAT CERTAIN lot of land situate in Township of Penn, Chester County,

Pennsylvania:

BEING known as 174 Paschall Mill Road, West Grove, PA 19390

PARCEL Number: 58-04-0039.060

UPI: 58-4-39.6

IMPROVEMENTS: residential property

PLAINTIFF: SRMOF 2009-1 Trust
VS

DEFENDANT: **BRYAN & PATRICIA SCOTT**

SALE ADDRESS: 174 Paschall Mill Road, West Grove, PA 19390

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

SALE NO. 12-4-232

Writ of Execution No. 10-08112

DEBT \$257,752.73

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nantmeal, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for Richard Bentley, prepared by Conner and Smith Engineers, Inc., Spring City, Pennsylvania, dated 6/25/1991 and last revised 8/29/1991 and recorded in Chester County as Plan No. 11347, as follows, to wit:

BEGINNING at a point in the title line of the bed of Fairview Road (S.R. 4031) a corner of Lot No. 1 as shown on said Plan; thence from said beginning point along Lot No. 1 the three following courses and distances (1) north 13 degrees 59 minutes 55 seconds east, 273.15 feet (2) north 66 degrees 49 minutes east, 273.48 feet (3) north 6 degrees 18 minutes west, 452.20 feet to a point in the line of lands of Robert L. Greer; thence along lands of Robert L. Greer north 80 degrees 27 minutes 15 seconds east, 266.81 feet to a point in line of lands of Robert Kolton; thence along lands of Robert Kolton the two following courses and distances (1) south 5 degrees 43 minutes 30 seconds east, 100 feet (2) south 22 degrees 25 minutes 40 seconds east, crossing a field road 449.45 feet to a point in line of lands of Fred Varnes; thence along lands of Fred Varnes and also lands of Joseph Nedzia and C. James Shaw to the two following courses and distances (1) south 66 degrees 49 minutes west, crossing a stream 647.64 feet (2) south 3 degrees 36 minutes 20 seconds west, 122.34 feet to a point in the title line of the bed of Fairview Road north 76 degrees 49 minutes 30 seconds west re-crossing said stream 112.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said

Plan.

TOGETHER with the use of a 20 feet wide driveway easement in common with Lot No. 1 as more fully shown on said Plan. Subject to proportionate part of the expense of maintenance of said common driveway easement.

BEING the same premises which Leonard F. Evans and Christine E. Evans, husband and wife, by Indenture dated January 15, 1999 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4499 Page 1751 &c., granted and conveyed unto Gale R. Gordon and Bonnie M. Silfer, also known as Bonnie M. Pogue, in fee.

BEING Tax Parcel No. 24-6-14.1B.

BEING known as: 2129 Fairview Road, Glenmoore, PA 19343.

PROPERTY ID No.: 24-6-14.1B.

TITLE to said premises is vested in Brian K. Hunt and Terri Hunt by Deed from Gale R. Gordon and Bonnie Silfer A/K/A Bonnie M. Pogue dated 08/10/2004 recorded 08/13/2004 in Deed Book 6251 Page 172.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **BRIAN K. & TERRI HUNT**

SALE ADDRESS: 2129 Fairview Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

SALE NO. 12-4-233

Writ of Execution No. 11-10600

DEBT \$147,391.36

ALL THAT CERTAIN lot of land situate in Borough of Phoenixville, Chester County, Pennsylvania:

BEING known as 67 Second Avenue, Phoenixville, PA 19460.

PARCEL Number: 15-10-0169.

IMPROVEMENTS: Residential property.

PLAINTIFF: PNC Bank

VS

DEFENDANT: **LEONARD J. MARSHALL, JR.**

SALE ADDRESS: 67 Second Ave., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **PAIGE MARIE PRONOVOST, 856-669-5400**

SALE NO. 12-4-234

Writ of Execution No. 11-11029

DEBT \$195,059.00

ALL THAT CERTAIN lots or tracts of land, together with the improvements thereon, situate in the Township of Valley, County of Chester and State of Pennsylvania, known and designated as Lots 50, 51, 52, 53 and 54 (erroneously stated in former Deeds as Lots 4, 5, 6, 7 and 8) Section C, on a Plan of Lots known as "Pleasant View", West Coatesville, recorded in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, in Plan Book 1, page 45, more particularly bounded and described as follows: beginning at a point, said point being the southeast corner of Lot #49 (erroneously stated in former Deeds as Lot #3) Section C, said point also being 225 feet south from the southwest corner of Kirby Street and Grove Avenue; thence extending from said beginning point southwardly along Grove Avenue 150 feet to a point said point being the northeast corner of Lot #55 (erroneously stated in former Deeds as Lot #9); thence extending along the northerly side of Lot #55 westwardly 141 feet to a point on the easterly side of a 15 feet wide alley; thence extending along said alley northwardly 150 feet to a point a corner of Lot #49; thence extending along the southerly side of Lot #49; eastwardly 141 feet to the first mentioned point and place of beginning. Bounded on the north by Lot #49 (erroneously stated in former deeds as Lot #3); on the east by the west side of Grove Avenue; on the south by Lot #55 (erroneously stated informer deeds as Lot #9); on the west by the east side of a 15 feet alley.

UPI No. 38-5F-223 and 38-5F-224.

TAX Parcel Nos: 38-5F-223 and 38-54-224.

BEING known as: 68 Grove Avenue, Coatesville, PA 19320.

PLAINTIFF: Bank of America NA (S/B/M) AKA BAC Home Loans Servicing, LP FKA Countrywide Home Loans

VS

DEFENDANT: **NATHAN & CATHERINE PALM**

SALE ADDRESS: 68 Grove Avenue, Coatesville, PA 19320

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

SALE NO. 12-4-235

Writ of Execution No. 10-03875

DEBT \$242,760.18

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

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

UPI No. 52-5C-45.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$242,760.18.

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **WILLIAM H. ATZROTT**

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

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

SALE NO. 12-4-236

Writ of Execution No. 11-11917

DEBT \$192,569.18

NO. I

ALL THAT CERTAIN lot of land situate in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a survey by George E. Regester, Jr., R.S., as follows:

BEGINNING at a point in the center line of South Union Street as the same is now laid out and opened forty five (45) feet wide, said point being south 5 degrees 33 minutes east one hundred three (103) feet from a point set in the intersection of the center lines of South Union Street with that of South Street (laid out and opened forty (40) feet wide), said beginning point being also a corner of land of J. Vernon Woodward et ux: thence along the center line of said South Union Street the next two course and distances to wit: south 5 degrees 33 minutes east one hundred and fifteen hundredths (100.15) feet to an old iron pin; thence south 10 degrees 12 minutes east fifty four hundredths (.54) feet to a point; thence leaving said street and along Lot #1 of Stenning Hills Estate, the property of Reeses south 89 degrees 14 minutes west (passing over an angle iron post set twenty one and ninety five hundredths (21.95) feet from the last described point) one hundred sixty two and thirty nine hundredths (162.39) feet to an iron pin, a corner of land now or late of Howard Williams; thence along land of said Williams north 2 degrees 39 minutes west eighty three and eight hundredths (83.08) feet to an iron, a corner of land of J. Vernon Woodward et ux aforesaid; thence along line of Woodward north 82 degrees 56 minutes east one hundred fifty seven and sixty three hundredths

(157.63) feet to the point and place of beginning. CONTAINING 14,672.5 square feet of land, more or less.

UNDER and subject to the restriction that no building on the premises herein conveyed shall be used or maintained as a drug store until after the building on the lot adjacent to the within premises to the south shall cease to be used for this purpose.

BEING the same premises which Adolpho A. Pesce and Rose C. Pesce, his wife, by their Deed dated May 12, 1964 and recorded in the Office for the Recording of Deeds in and for Chester County Pennsylvania in Deed Book T-35, Page 613, granted and conveyed unto Kirk C. Slicer and Gloria C. Slicer, his wife, grantees herein.

NO. II

ALL THAT CERTAIN message and tract of land situate at the southwest corner of west, south and South Union Street, Kennett Square, Chester County, Pennsylvania bounded and described according to a survey by George E. Regester, Jr. & Son, dated April 8, 1958, as follows:

BEGINNING at a point set in the center line of West South Street (as the same is now laid out and opened 40 feet wide, said point being a corner of land of Howard Williams and being 429 feet east of the center line of Center Street (54 feet wide) measured along the center line of West South Street; thence along the center line of West South Street, north 87 degrees 21 minutes east 151.95 feet to a point at the intersection of the center line of South Union Street (as the same is now laid out and opened 45 feet wide); thence along the center line of said South Union Street south 5 degrees 33 minutes east 103 feet to a point; thence leaving street and along other land of Mabel Leonard, of which this was a part, and about to be conveyed to Anthony Barone, south 82 degrees 56 minutes west 157.63 feet to an iron pin set in line of land of the aforesaid Howard Williams; thence along land of said Williams, north 2 degrees 39 minutes west 115.00 feet to the first mentioned point and place of beginning.

CONTAINING 16,853 square feet of land, be the same more or less.

BEING the same premises which Robert W. Scarlett, Jr. and Eugenia D. Scarlett, his wife and Clifford B. Scarlett and Margaret M. Scarlett, his wife, by their Deed dated March 28, 1974 and recorded in the Office for the Recording of Deeds in Chester County, Pennsylvania in Deed Book A-43, Page 179, granted and conveyed unto Kirk C. Slicer and Gloria C. Slicer, his wife,

grantees herein.

TAX Parcel #S 03-05-0157; 03-05-0157-010

BEING known as: 600-614 South Union Street, Kennett Square, PA 19348.

PLAINTIFF: Singer Financial Corp.
VS

DEFENDANT: **MONIQUE C. & GLORIA C. SLICER**

SALE ADDRESS: 600-614 South Union Street, Kennett Square, PA 19348

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

SALE NO. 12-4-237

Writ of Execution No. 11-11927

DEBT \$202,357.02

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated May 9, 1960, as follows, to wit:

BEGINNING at a point on the southwesterly side of Franklin Street (50 feet wide) which point is at the distance of 152.16 feet measured south 32 degrees 15 minutes east, along the same, from its intersection with the southeasterly side of Linden Street (50 feet wide); thence extending from said beginning point along the southwesterly side of Franklin Street, south 32 degrees 15 minutes east, 22.82 feet to a point; thence extending south 67 degrees 23 minutes west, passing through the party wall between these premises adjoining to the southeast, passing through the bed of a certain driveway apron between these premises and the premises adjoining to the southeast, and crossing the bed of a certain 15 feet wide driveway which extends northwestwardly into Linden Street, 148.35 feet to a point; thence extending north 32 degrees 1 minute west 22.81 feet to a point; thence extending north 67 degrees 23 minutes east, recrossing the bed of the abovementioned driveway, 148.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 2, as shown on said Plan, also known as No. 712 South Franklin Street.

TOGETHER with the free and common use, right, liberty and privilege of the abovementioned driveway and driveway apron, as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the own-

ers, tenants and occupiers of the other lots of ground bounding thereon and having the use thereof.

SUBJECT, however to the proportionate part of the expense of keeping the said driveway and driveway apron in good order condition and repair at all times hereafter, forever.

BEING Tax ID No. 1-10-144.2B.

TAX Parcel #: 1-10-144.2B.

BEING known as: 712 South Franklin Street, West Chester, PA 19382.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JILMA HAYNES**

SALE ADDRESS: 712 S. Franklin St., West Chester, PA 19382

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

SALE NO. 12-4-238

Writ of Execution No. 11-09279

DEBT \$197,356.15

PARCEL 1:

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

BEING UPI No. 15-21-500.1.

PARCEL 2:

ALL THAT CERTAIN lot situate on Maple Avenue, in the Borough of Phoenixville, County of Chester and State of Pennsylvania, being No. 15-12-499 on the Tax Map on the Office of the Board of Assessment of Chester County, Pennsylvania.

BEING UPI No. 15-12-499.

PLAINTIFF: Wells Fargo Bank NA
AKA Wells Fargo Bank Southwest NA FKA Wachovia Mortgage, FSB FKA World Savings Bank

VS

DEFENDANT: **AUDREY L. TUCKER**

SALE ADDRESS: 854 Maple Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY:
DANIELLE BOYLE-EBERSOLE, 215-572-5095

SALE NO. 12-4-239

Writ of Execution No. 10-04510

DEBT \$250,084.85

ALL THAT CERTAIN lot or piece of

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

BEGINNING at a point on the northeasterly side of Mayfield Drive (50 feet wide) said point also marking a corner of Lot No. 93 on said Plan; thence from said beginning point extending along the northeasterly side of Mayfield Drive the two following courses and distances: (1) north 21 degrees 37 minutes 00 seconds west 9.73 to a point; and (2) on the arc of a circle curving to the left having a radius of 500 feet the arc distance of 37.81 feet to a point, a corner of Lot No. 91; thence leaving said side of Mayfield Drive and extending along said Lot No. 91 north 68 degrees 23 minutes 00 seconds east 116.43 feet to a point in line of lands now or late of Lot No. 63; thence extending along said Lot No. 63 and Lot No. 62 south 21 degrees 37 minutes 00 seconds east 47.50 feet to a point, a corner of aforesaid Lot No. 93; thence extending along said Lot No. 93 south 68 degrees 23 minutes 00 seconds west 115.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 92 on said Plan.

BEING UPI No. 16-4-372.

TAX PARCEL #: 16-4-372

BEING known as: 108 Mayfield Drive, Coatesville, PA 19320.

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **KRISTI L. ATHEY**

SALE ADDRESS: 108 Mayfield Dr., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

SALE NO. 12-4-240

Writ of Execution No. 11-06348

DEBT \$99,113.42

ALL THAT CERTAIN lot of land situate in Borough of Parkesburg, Chester County, Pennsylvania:

BEING known as 140 N. Church Rd., Parkesburg, PA 19365.

PARCEL Number: 8453.1 & 8432 (8453.1/8432).

IMPROVEMENTS: Residential property.

PLAINTIFF: Deutsche Bank National
Trust Company
VS
DEFENDANT: **JONATHAN WEAV-
ER**

SALE ADDRESS: 140 N. Church Rd.,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **AMY
GLASS, 856-669-5400**

SALE NO. 12-4-241
Writ of Execution No. 11-04333
DEBT \$91,661.42

ALL THAT CERTAIN lot or tract of
land with the buildings and improvements thereon
erected, situate in the Township of East Pikeland,
County of Chester and Commonwealth of
Pennsylvania, being Lot #53 as shown on Plan of
Property of Clide L. Kahler as laid out and sur-
veyed by Earl R. Ewing, Registered Surveyor,
bounded and described as follows, to wit:

BEGINNING at a point in the north-
easterly side of Brook Drive, said point of begin-
ning being south fifty one degrees, thirty minutes
east, the distance of four hundred feet from the
center line of Pikeland Avenue said point of begin-
ning being a corner of Lot #54; thence from said
point of beginning leaving Brook Drive, and
extending along Lot #54, north 38 degrees, thirty
minutes east, two hundred feet to a point, a corner
of Lot #52; thence along said latter lot south thirty
eight degrees, thirty nine minutes west, two hun-
dred feet to a point in the northeasterly side of
Brook Drive, aforesaid; thence along the north-
easterly side of Brook Drive, north fifty one
degrees, thirty minutes west, one hundred feet to
the first mentioned point and place of beginning.

CONTAINING twenty thousand
square feet of land be the same more or less.

U.P.I. #26-1J-14.

TITLE to said premises is vested in J.
Kevin Woodman, by Deed from EMC Mortgage
Corporation, dated April 2, 2002 and recorded July
1, 2002 in Deed Book 5317, Page 1572.

PREMISES being known as: 418
Brook Drive, Spring City, Pennsylvania 19475.

TAX I.D. #: 26-1J-14.

PLAINTIFF: Everhome Mortgage
Company

VS

DEFENDANT: **J. KEVIN WOOD-
MAN, JR.**

SALE ADDRESS: 418 Brook Dr.,
Spring City, PA 19475

PLAINTIFF ATTORNEY: **MAR-**

GARET GAIRO, 215-790-1010

SALE NO. 12-4-243
Writ of Execution No. 10-01445
DEBT \$326,750.89

ALL THAT CERTAIN lot or piece of
ground situate in the Township of East
Nottingham, County of Chester and
Commonwealth of Pennsylvania, bounded and
described according to a Final Plan of Tweed
Crossing – Phase II made by Government
Specialists, Inc. 59 South Thirty Street, PO Box
336 Oxford, PA 19363-0336 (610) 932-5563 and
Lake Roeder Hillard and Beers – 213 Limestone
Road, Oxford, PA 19363 (610) 932-3220 dated 8-
19-1997 last revised 10-7-1998 and recorded as
Plan #14676, as follows, to wit:

BEGINNING at a point on the wester-
ly side of Ivy Drive, a corner of Lot 14, thence
extending along same, north 76 degrees 20 min-
utes 52 seconds west 283.59 feet to a point in the
line of Parcel A, thence extending along same,
north 4 degrees 39 minutes 35 seconds east 154.89
feet to a point in the line of Lot 12, thence extend-
ing along same, south 76 degrees 20 minutes 52
seconds east 285.93 feet to a point on Ivy Drive,
aforementioned, thence extending along same,
south 05 degrees 30 minutes 59 seconds west
154.54 feet to the point of beginning.

BEING Lot 13 on said Plan.

CONTAINING 1.000 acres.

BEING Chester County Tax Parcel part
of 69-6-9.1.

TITLE to said premises is vested in
Michelle E. Nask and Glenn E. Nask, husband and
wife, by Deed from Waterway Properties, LTC.
(free owner) and B.K. Campbell Enterprises, Inc.
(equitable owner), dated November 30, 1999 and
recorded December 7, 1999 in Deed Book 4679,
Page 1757 Instrument # 0097867.

PREMISES being known as: 425 Ivy
Drive, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-6-9.1 & 69-6-272.

PLAINTIFF: The Bank of New York
Mellon

VS

DEFENDANT: **MICHELLE E. &
GLENN E. NASK**

SALE ADDRESS: 425 Ivy Drive,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **MARISA
COHEN, 215-790-1010**

SALE NO. 12-4-244
Writ of Execution No. 10-06586
DEBT \$257,418.33

ALL THAT CERTAIN message and lot of land, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Survey made by George E. Regester, September 15, 1948, as follows, viz:

BEGINNING at a point in the middle of a public road leading from Birch Street, Kennett Square, to Rosedale, said point being in a line of land of R & J DePaoli, and being south seventy-seven (77) degrees, no (00) minutes east ninety-four (94) feet from the center line of a public road known as the Waywood Road, leading north to Pennsylvania State Highway Route # 131; thence along the middle of the mentioned road by land of said DePaul, south seventy-seven (77) degrees no (00) minutes east one hundred thirty-three and one tenth (133.1) feet to a point; thence along land of Victor China of which this was a part, passing over an iron pin on the south side of road, south thirteen (13) degrees no (00) minutes west one hundred sixty and seven tenths (160.7) feet to an iron pin; thence by the same land, north seventy-seven (77) degrees no (00) minutes west one hundred twelve and thirty-three one-hundredths (112.33) feet to an iron pin; thence still by the same land (and by a line passing seventeen and seventy-four one-hundredths (17.74) feet west of the southwest corner of message erected on the herein described premises measured in line of the south face of south wall of said message, and also passing twenty and thirty-eight one-hundredths (20.38) feet west of the north-west corner of message erected on the herein described premises, measured in line of the north face of north wall of said message) north five (5) degrees thirty-eight (38) minutes east one hundred sixty-two and four one-hundredths (162.04) feet (passing over an iron pin on the south side of road) to the first mentioned point and place of beginning.

CONTAINING nineteen thousand seven hundred and twenty (19,720) square feet of land, more or less.

BEING Parcel No. 62-4-219.

TITLE is vested in Charles Kirk Slicer a/k/a Kirk C. Slicer, and Gloria C. Slicer, husband and wife and Monique C. Slicer, by Deed from Charles Kirk Slicer a/k/a Kirk C. Slicer and Gloria Slicer, husband and wife, dated 11/___/1997 and recorded 11/7/1997 in Record Book 4256, Page 1430.

IMPROVEMENTS: single family two story.

PLAINTIFF: Squeese Holdings One
LLC

VS
DEFENDANT: **GLORIA C. &
MONIQUE C. SLICER**

SALE ADDRESS: 600 Rosedale Road,
Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **CRAIG
HARRISON FOX, 610-275-7990**

SALE NO. 12-4-246
Writ of Execution No. 11-09590
DEBT \$147,272.14

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected beginning a point, said point being along the northern right-of-way of Church Street and 207 Church Street at depicted on the Faye Curry Subdivision Plan, prepared, of MESKO Engineering Associates of Exton, PA, plans dated January 17, 2000. Township of Valley, County of Chester.

THENCE south 71 degrees 18 minutes 00 seconds west a distance of 77.82 feet; thence 46 degrees 09 minutes 59 seconds west a distance of 72.04 feet; thence north 18 degrees 42 minutes 00 seconds east a distance of 145.90 feet; north 85 degrees 32 minutes 15 seconds east a distance of 84.61 feet; thence south 89 degrees 52 minutes 00 seconds east a distance of 20.63 feet; thence north 71 degrees 18 minutes 00 seconds east a distance of 41.50 feet; thence south 18 degrees 42 minutes 00 seconds west a distance of 87.83 feet, which is the point of beginning.

CONTAINING an area of 15025.22 square feet, 0.345 acres.

BEING the same premises which Michelle D. Curry, adult individual, by Deed, dated 9/19/2001 and recorded 9/20/2001 in the County of Chester in Record Book 5068 Page 2234 conveyed unto Michelle D. Curry, adult individual, in fee.

TAX Parcel #38-2Q-143.

PLAINTIFF: Citadel Federal Credit
Union

VS
DEFENDANT: **MICHELLE D.
CURRY**

SALE ADDRESS: 209-211 Church
Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER
PIPPETT, 610-458-7500**

SALE NO. 12-4-247
Writ of Execution No. 11-11914
DEBT \$279,482.03

ALL THAT CERTAIN lot of land situate in West Whiteland Township, Chester County, Pennsylvania:

BEING known as 1346 Glen Echo Road, West Chester, PA 19380.

PARCEL Number: 41-08D-0006.

IMPROVEMENTS: Residential property.

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **PAMELA J. & TIMOTHY A. LASCO**

SALE ADDRESS: 1346 Glen Echo Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **KASSIA FIALKOFF, 856-669-5400**

SALE NO. 12-4-248
Writ of Execution No. 11-07815
DEBT \$179,325.94

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a 31 Lot Subdivision Meadowbrook made by N.M. Lake & Associates, Inc., Engineers & Surveyors, Oxford, PA, dated 9/21/1988 last revised 2/7/1989 and recorded in Plan File No. 9545 as follows, to wit:

BEGINNING at a point on the westerly side of Limestone Lane, now known as Christina Lane, said point also being a corner of Lot No. 24; thence extending from said beginning point and along the westerly side of Limestone Lane, now known as Christina Lane south 77 degrees 32 minutes 59 seconds west, 160 feet to a point a corner of Lot No. 22; thence extending along the same north 12 degrees 27 minutes 1 second west, 275 feet to a point in line of Lot No. 30; thence extends along same and also along Lot No. 29 north 77 degrees 32 minutes 59 seconds east, 160 feet to a point a corner of Lot No. 24; thence extending along same south 12 degrees 27 minutes 1 second west, 275 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 as shown on said Plan.

TITLE to said premises is vested in Lois Lafferty by Deed from Lois B. Hammond, now known as Lois B. Lafferty dated December

20, 2007 and recorded December 31, 2007 in Deed Book 7337, Page 1588.

PREMISES being known as: 3 Christina Lane, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-6-244.

PLAINTIFF: Virtual Bank VS

DEFENDANT: **LOIS B. LAFFERTY**
 SALE ADDRESS: 3 Christina Lane, Oxford, PA 19363

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

SALE NO. 12-4-249
Writ of Execution No. 11-04673
DEBT \$161,929.36

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester, and State of Pennsylvania, on which is located a single frame dwelling house, designated as No. 1214 East Lincoln Highway, bounded and described as follows:

BEGINNING at a point on the south curb line of East Lincoln Highway, formerly Main Street, at the northeast corner of Lot No. 22 on a Plan of Building Lots calls Drusspellier-said Lot formerly owned by Benjamin Aronsohn and distant 189 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring along the south curb line of East Lincoln Highway eastwardly 53.8 feet to the northwest corner of land now or late of Arthur R., Yearsley; thence along the same southwardly 180 feet, more or less, to the north line of Harmony Street; thence by the same westwardly 53.8 feet to another corner of land now or late of Benjamin Aronsohn; thence by the same northwardly 180 feet, more or less, to the place of beginning.

PARCEL #16-7-45.

CITY OF COATESVILLE.

BEING the same premises which Joseph A. Forte by Deed dated 8/14/1996 and recorded 9/6/1996 in and for Chester County in Deed Book 4080 Page 0857 granted and conveyed to Gary J. Crumedy.

PLAINTIFF: Provident Funding Associates LP VS

DEFENDANT: **GARY J. CRUMEDY**
 SALE ADDRESS: 1214 East Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 12-4-250
Writ of Execution No. 09-00763
DEBT \$158,139.18

ALL THAT CERTAIN parcel of land with buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan of the Diguiseppe Property by Barry Isett & Associates, P.C., Consulting Engineers and Surveyors, Norristown, Pennsylvania, dated 7/25/1990, last revised 12/4/1990 and recorded 1/2/1991 as Plan #10917, as follows, to wit:

BEGINNING at a point on the south-westerly side of Taylor Street, said point being a corner of Lot #3 (as shown on said Plan); thence from said point of beginning, leaving said street extending along Lot #3, north 87 degrees 14 minutes 00 seconds west, 98.70 feet to a point in line of lands now or late of the Pollock Corporation, being a corner of Lot #3; thence extending along said lands, north 02 degrees 46 minutes 00 seconds east, 22.00 feet to a point, being a corner of Lot #1; thence leaving lands of the Pollock Corporation extending along Lot #1, south 87 degrees 14 minutes 00 seconds east, 93.55 feet to a point on the aforesaid side of Taylor Street, being a corner of Lot #1; thence extending along said Taylor Street, south 10 degrees 24 minutes 00 seconds east, 22.59 feet to the first mentioned point and place of beginning.

BEING Lot #2 on the above mentioned Plan.

BEING County Tax Parcel Number 15-4-24.2.

TITLE to said premises is vested in Amilton Rodrigues, sole owner by Deed from Joselito Martins, by his agent Luiza A. Da Silva dated January 21, 2005 and recorded March 8, 2005 in Deed Book 6428, Page 806, Instrument #10511676.

ON May 9, 2008, Amilton Rodrigues departed this life. On May 20, 2008, Letters of Administration were granted upon Elizany Costa Rodrigues as a result of the demise of Amilton Rodrigues. Leaving title vested to Elizany Costa Rodrigues, Administratrix of the Estate of Amilton Rodrigues, deceased mortgagor and real owner, by operation of law.

PREMISES being known as: 596 Taylor Street, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-4-24.2.

PLAINTIFF: Bank of New York

VS

DEFENDANT: **ELIZANY COSTA,**

ADMIN OF EST. RODRIQUES

SALE ADDRESS: 596 Taylor Street,
Phoenixville, PA 19460

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

SALE NO. 12-4-251
Writ of Execution No. 10-09114
DEBT \$219,555.22

ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania bounded and described according to a survey by Kenneth G. Crossan, Professional Land Surveyor dated May 26, 1986, as follows:

BEGINNING at a point in Red Pump Road a corner of this and the southeast corner of Lot No. 2 in said Red Pump Road; thence running along the center of Red Pump Road south 28 degrees, 54 minutes, 6 seconds east 70 feet and south 34 degrees, 15 minutes, 15 seconds east 120.48 feet to the northeast corner of Lot No. 3; thence along the same south 53 degrees, 25 minutes, 41 seconds west 478.83 feet to a point in other lands of Rose Chase Eshleman; thence along the same north 42 degrees, 54 minutes, 15 seconds east 190.92 feet to a corner of Lot No. 1; thence along the same north 53 degrees, 25 minutes, 41 seconds east 514.10 feet to the point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING 2.154 acres of land more or less.

BEING UPI No. 68-5-3.4.

BEING the same premises which Leon Rappaport and Cheryl Rappaport, husband and wife, by Indenture bearing date 9/29/1999 and recorded 2/18/2000 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4714 Page 1475 etc., granted and conveyed unto Leon Rappaport, in fee.

BEING known as: 168 Red Pump Road, Nottingham, PA 19362.

PROPERTY ID No.: 68-05-0003.040.

UPI No.: 68-5-3.4.

TITLE to said premises is vested in Robert E. Hunter and Dina M. Hunter, as tenants by the entirety by Deed from Leon Rappaport and Cheryl Rappaport, husband and wife, dated 03/29/2005 recorded 04/07/2005 in Deed Book 6455 Page 1724.

PLAINTIFF: PNC Mortgage

VS

DEFENDANT: **ROBERT E. & DINA**

M. HUNTER

SALE ADDRESS: 168 Red Pump Road, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **ALAN M. MINATO, 856-482-6900**

SALE NO. 12-4-252**Writ of Execution No. 11-09153****DEBT \$395,431.81**

ALL THAT CERTAIN parcel of land situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for John Antonini, et ux, by John D. Stapleton III, Registered Surveyor, dated October 23, 1981, as follows, to wit:

BEGINNING at a point on the title line within Pennsylvania Highway Route 10, a corner of land now or late of Ben Stoltzfus; thence leaving the road along said Ben Stoltzfus's land for the following three courses and distances: (1) crossing and recrossing the north side of an existing gravel lane leading from Pennsylvania Highway Route 10 to a dwelling located on Parcel No. 3, south 79 degrees 25 minutes 40 seconds east 334.92 feet to an existing iron pin, (2) along the north side of an existing lane extending from the aforementioned gravel lane to a shed located on said Parcel No. 3, north 61 degrees 15 minutes 51 seconds east 100.57 feet to a point, and (3) leaving the said lane, north 03 degrees 34 minutes 01 seconds west 220.00 feet to a point in line of land now or late of George Devoe; thence along said Devoe's land north 72 degrees 51 minutes 32 seconds east 363.54 feet to an existing corner post in line of land now or late of John J. Smoker; thence along said Smoker's land south 05 degrees 45 minutes 00 seconds west 313.99 feet to a point, a corner of Parcel No. 3, remaining land of the grantors herein, John Antonini, et ux; thence along said Antonini's remaining land for the following three courses and distances; (1) south 88 degrees 02 minutes 00 seconds west passing diagonally through an existing lane for a distance of 250.37 feet to a point on the north side of said lane, (2) recrossing said lane, south 61 degrees 15 minutes 51 seconds west 156.08 feet to a point on the south side of said lane, and (3) recrossing said lane and diagonally crossing and reentering the first mentioned gravel lane, north 79 degrees 25 minutes 40 seconds west 336.40 feet to a point on the aforementioned title line within Pennsylvania Highway Route 10; thence along said title line north 05 degrees 13 minutes 23 seconds west 20.79 feet to the point and place of beginning.

CONTAINING 2.173 acres of land be

the same more or less.

SUBJECT to the use of an existing gravel lane extending from Pennsylvania Highway Route 10 in an easterly direction to a dwelling with an attached garage located on Parcel No. 3 by the owners, heirs, and assigns of said Parcel No. 3.

ALSO SUBJECT to the use of an existing lane extending from the above mentioned gravel lane in an eastwardly direction to a shed located on said Parcel No. 3 by the owners, heirs, and assigns of Parcel No. 3.

TOGETHER with the use of two portions of the abovementioned gravel lane located within Parcel no. 3 by the owners, heirs, and assigns of Parcel No. 2 for access between Pennsylvania Highway Route 10 and said Parcel No. 2

BEING Parcel No. 2 as shown on the above described subdivision plan..

BEING a part of the premises which Fidel Carrasquillo and Joyce B. Carrasquillo, his wife, by their Deed dated April 26, 1974 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book E-43 at page 281, et seq., granted and conveyed unto Felix J. Antonini and Gerri A. Antonini, husband and wife, Grantors herein, in fee.

TAX EXEMPT TRANSACTION – Parent to Child.

UNDER AND SUBJECT to the condition that should the Grantees, at any time during the life of either of the Grantors, sell, transfer, or otherwise dispose of, or attempt to sell, transfer, or otherwise dispose of the within premises to any other person, the within premises shall automatically revert to the Grantors jointly, or to the survivor of the two said Grantors, without the necessity of any act whatsoever on his, her or their part, or, in the alternative, the Grantees shall pay to the Grantors jointly, or to the survivor of the two said Grantors, the sum of \$35,000.00, in full and complete satisfaction and extinguishment of the aforementioned automatic reversion.

Title to said premises is vested in Toni Antonini and John Felix Antonini, husband and wife, by Deed from Felix John Antonini and Gerri A. Antonini, husband and wife, dated March 29, 1989 and recorded April 3, 1990 in Deed Book 1944, Page 115.

And the said Toni Antonini is also known as Antoinette Antonini.

Premises Being Known as: 2724 Compass Road, Honey Brook, Pennsylvania 19344.

TAX I.D. #: 22-10-0019.030

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

VS
DEFENDANT: **TONI & JOHN
FLEIX ANTONINI**

SALE ADDRESS: 2724 Compass
Road, Honey Brook, PA 19344

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

SALE NO. 12-4-255
Writ of Execution No. 11-03737
DEBT \$271,459.76

ALL THAT CERTAIN message and lot of land, situate on the northerly side of Griffen Street in the 3rd Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, and being part of a plan of town lots, known as the Miller and Griffen Addition to the Borough of Phoenixville, bounded and described as follows:

BEGINNING at a point on the northerly side of Griffen Street and at the corner of Lot subsequently improved, conveyed by the Phoenix Building Associate of Julius Ardes, be Deed dated 10/7/1938 and recorded in Deed Book B-20, Volume 474, Page 17; thence along the westerly side of said lot and parallel with the westerly side of Hay Lane, northwardly a distance of 150 feet to the southerly side of Hay Lane or Hawley Street, in that portion thereof running in an easterly and westerly direction, after the turn thereof from said street where it runs in a northerly and southerly direction; thence along said Hay Lane or Hawley Street, a distance of 40 feet to a corner of other lands of Phoenix Building Associates; thence in a southerly direction along said land, a distance of 150 feet to the northerly side of Griffen Street, laid out 50 feet wide; thence along the northerly side of Griffen Street in an easterly direction, a distance of 40 feet to the place of beginning.

CONTAINING 6,000 square feet of land, be the same more or less.

BEING UPI #15-13-767.

TITLE to said premises is vested in William Wynkoop by Deed from Robert S. Barnes, dated December 19, 2003 and recorded January 20, 2004 in Deed Book 6043, Page 2340, Instrment No.: 10369384.

PREMISES being known as: 283 Griffen Street, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-13-767.

PLAINTIFF: Citimortgage Inc
(S/B/M) AKA Citifinancial Mortgage Company Inc

VS
DEFENDANT: **WILLIAM C.
WYNKOOP**

SALE ADDRESS: 283 Griffen Street,
Phoenixville, PA 19460

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

SALE NO. 12-4-256
Writ of Execution No. 10-04694
DEBT \$545,401.70

BY virtue of a Writ of Execution No.
10-04694

OWNER(S) of property situate partly in Edgmont Township, Delaware County and partly in Willistown Township, Chester County, 100% of property assessed in Willistown Township, Chester County, Pennsylvania, being 1265 Brighton Way, Newtown Square, PA 19073-1061.

UPI No. 54-8-71.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$545,401.70.

PLAINTIFF: Sovereign Bank

VS
DEFENDANT: **JEFFREY J.
WALDER**

SALE ADDRESS: 1265 Brighton Way,
Newtown Square, PA 19073

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

SALE NO. 12-4-257
Writ of Execution No. 11-09151
SALE \$331,336.84

ALL THAT CERTAIN piece of parcel of land, together with the buildings and improvements erected and the appurtenances hereto.

SITUATE in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: Lot 40 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 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 of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association 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 nd (2) the Second 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 4762, page 2027 (referencing Subdivision Plans 14921, 15091 and 153910 .

TITLE to said premises is vested in Danielle A. Morgan and Richard T. Morgan, husband and wife, by deed from Mark Scerbo and Christine L. Scerbo, husband and wife, dated November 5, 2007 and recorded November 13, 2007 in Deed Book 7304, Page 2354, Instrument No.: 10802044.

PREMISES BEING KNOWN as: 305 Yorklyn Road, Oxford, Pennsylvania 19363.

TX I.D. #69-6-468.12

PLAINTIFF: Fannie Mae

VS

DEFENDANT: **DANIELLE A. & RICHARD T. MORGAN**

SALE ADDRESS: 305 Yorklyn Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MARISA COHEN, 215-750-1010**

SALE NO. 12-4-259

Writ of Execution No. 09-01901

DEBT \$206,512.28

TRACT NO. 1:

ALL THAT CERTAIN tract of land situate in the Township of East Marlborough, County of Chester, and State of Pennsylvania, bounded and described in accordance with survey made by George E. Regester, Jr., Registered Surveyor, dated August 8, 1952, as follows:

BEGINNING at an iron pin set in the middle of a public road known as Folly Hill or ad and in the north line of a 40 feet wide street, said pin being north 02 degrees 27 minutes east 508.37 feet from an iron pin in the middle of said road at a corner of land of J. Alfred Pierce, deceased, measured along the middle of said road; thence along the middle of said Folly Hill Road by land of Georgetta Vandever north 02 degrees 27 minutes east 90 feet to an iron pin set at a corner of land of J. Hubert Pierce; thence along land of J. Hubert Pierce, north 87 degrees 37 minutes west 250 feet

to an iron pin; thence still along land of J. Hubert Pierce, south 02 degrees 27 minutes west 90 feet to an iron pin set in the north line of aforesaid 40 feet wide street; thence along the north line of said street south 87 degrees 33 minutes east 250 feet to the first mentioned point and place of beginning.

TRACT NO. 2:

ALL THAT CERTAIN lot of ground situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, R.J., Registered Surveyor, dated September 29, 1954, as follows:

BEGINNING at an iron pin set in the middle of a public road known as Folly Hill Road, at the southeast corner of land conveyed to J. Clifton Green by J. Hubert Pierce, and said pin being north 02 degrees 27 minutes east 508.37 feet to an iron pin in middle of said road at a corner of land of J. Albert Pierce, measured along the middle of said road; thence along land conveyed to J. Clifton Green by said J. Hubert Pierce, north 87 degrees 33 minutes west 250 feet to an iron pin set in a line of land conveyed to R. Jacques T. DuPont by J. Hubert Pierce; thence along the last mentioned land south 02 degrees 27 minutes west 40 feet to an iron pin set at the northwest corner of land conveyed to James Deckman by J. Hubert Pierce; thence along the last mentioned land south 87 degrees 33 minutes east 250 feet to an iron pin set in the middle of the first mentioned public road; thence along the middle of said Folly Hill Road by land of Curtis Vandever, north 02 degrees 27 minutes east 40 feet to the first mentioned point and place of beginning.

PLAINTIFF: HSBC Bank USA NA
VS

DEFENDANT: **VEDA & VALERIE WATSON**

SALE ADDRESS: 711 Folly Hill Road, Kennett Square, PA 19348

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

SALE NO. 12-4-260

Writ of Execution No. 10-00070

DEBT \$390,391.59

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

SITUATE in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision for F. ad C. Realty Investment Corp. made by Henry S. Conrey, Inc., a Division

of Chester Valley Engineers, Paoli, Pennsylvania, dated March 19, 1974, as follows:

BEGINNING at a point on the northwesterly side of Seven Stars Road, said point being located the four following courses and distances from a point of intersection at the title line of Seven Stars Road with the title line of Ridge Road (Route No. 23); (1) extending along the title line of Seven Stars Road, north 25 degrees 51 minutes east 417.15 feet to a point; (2) leaving the title line and extending through the bed of Seven Stars Road, north 28 degrees 44 minutes 40 seconds west, 25.62 feet to a point on the northwesterly side of Seven Stars Road; (2) along the northwesterly side of Seven Stars Road, north 25 degrees 51 minutes east, 578.53 feet to a point of curve; (4) extending northeastwardly on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 77.76 feet to the point of beginning; thence extending from said point along Lot No. 8, the 3 following courses and distances; (1) north 34 degrees 41 minutes 33 seconds west, 103 feet to a point; (2) north 64 degrees 9 minutes west, crossing over a stream of water 477.36 feet to a point; and (3) north 16 degrees 15 minutes 23 seconds west, 384.99 feet to a point; a corner of Lot No. 7; thence extending along the same, north 40 degrees 30 minutes east (incorrectly described in prior deed as west), 225 feet to a point, a corner of land now or late of Irvin G. Kolb; thence extending along the same south 54 degrees 1 minute 10 seconds east 383.60 feet to a point, a corner of Lot No. 5; thence extending along the same, the three following courses and distances; (1) south 22 degrees 46 minutes 55 seconds west, 326.50 feet to a point; a corner; (2) south 64 degrees 9 minutes east recrossing over the aforesaid stream of water 223 feet to a point; a corner and (3) south 34 degrees 41 minutes 33 seconds east, 108 feet to a point on the northwesterly side of Seven Stars Road; thence extending along the same southwestwardly on the arc of a circle curving to the left having a radius of 200 feet, the arc distance of 25.06 feet (the chord of said arc being south 51 degrees 43 minutes 2 seconds west, 25.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TAX Parcel #: 21-5-102.1C.

BEING known as: 91 West Seven Stars Road, Spring City, PA 19475.

PLAINTIFF: The Bank of New York Mellon (D/B/A)

VS

DEFENDANT: **ERIC D. STRAND**
and **JENNIFER L. SMITH**

SALE ADDRESS: 91 W. Seven Stars

Rd., Spring City, PA 19475

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

SALE NO. 12-4-261

Writ of Execution No. 10-09245

DEBT \$82,609.92

BY virtue of a Writ of Execution No. 10-09245.

OWNER(S) of property situate in the Borough of Kennett Square, Chester County, Pennsylvania, being 625 South Broad Street, Kennett Square, PA 19348-3345.

UPI No. 3-5-104.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$82,609.92.

PLAINTIFF: Metlife Homes Loans

VS

DEFENDANT: **LISA A. BELL**

SALE ADDRESS: 625 South Broad, Kennett Square, PA 19348

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

SALE NO. 12-4-262

Writ of Execution No. 09-06295

DEBT \$1,624,633.44

ALL THAT CERTAIN tract of land, situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan prepared by Chester Valley Engineers, Inc., dated 11/21/2003 and last revised 1/26/2006, as follows, to wit:

BEGINNING at a point in the bed of Hollow Road (S.R. 1024), a corner of lands now or formerly of Simon D. and Cynthia Manonian on said Plan; thence extending from said beginning point and through the bed of Hollow Road north 85 degrees 17 minutes 42 seconds east 763.09 feet to a point, a corner of lands now or formerly of John R. and Carole Bartholds on said Plan; thence extending along same south 35 degrees 45 minutes 22 seconds east 1,425.24 feet to a point, a corner, thence extending south 38 degrees, 10 minutes 37 seconds east 40.38 feet to a point, a corner of lands now or formerly of Theodore and Gail E. Underiner on said Plan; thence extending along same south 52 degrees 55 minutes 28 seconds west 337.70 feet to a point a corner of lands now or formerly of J. Christopher Burch on said Plan; thence extending along same the five following courses and distances, viz: 1) south 71 degrees 20 minutes

17 seconds west 563.07 feet to a point, thence 2) south 77 degrees 46 minutes 08 seconds west 213.39 feet to a point, thence 3) north 44 degrees 56 minutes 20 seconds west 474.57 feet to a point, thence 4) north 44 degrees 30 minutes 37 seconds west 213.67 feet to a point, thence 5) north 45 degrees 52 minutes 07 seconds west 247.70 feet to a point, a corner of lands now or formerly of Richard S. and Mary K. Auchincloss on said Plan; thence extending along same the three following courses and distances, viz: 1) north 48 degrees 21 minutes 18 seconds east 189.93 feet to a point, thence 2) north 72 degrees 21 minutes 18 seconds east 96.96 feet to a point, thence 3) north 35 degrees 31 minutes 25 seconds west 322.28 feet to a point, a corner of lands now or formerly of Manonian aforesaid; thence extending along same the two following courses and distances, viz: 1) north 49 degrees 30 minutes 35 seconds east 285.95 feet to a point, thence 2) north 35 degrees 41 minutes 39 seconds west 357.54 feet to a point in the bed of Hollow Road (S.R. 1024), the first mentioned point and place of beginning.

TAX ID/Parcel No. 35-03-0076/UPI 35-3-76.

BEING the same premises which General Residential Holdings, Inc., a Pennsylvania Corporation, by Deed dated 4-12-2006 and conveyed 4-19-2006 in Chester County in Record Book 6818 Page 1883 conveyed unto George P. Bullard and Susan M. Bullard, husband and wife, in fee.

PLAINTIFF: M E R S INC (A/K/A)
VS

DEFENDANT: **GEORGE & SUSAN**

BULLARD

SALE ADDRESS: 3164 Hollow Rd.,
Malvern, PA 19355

PLAINTIFF ATTORNEY: **HOWARD C. PRESSMAN, 610-532-4222**

SALE NO. 12-4-263

Writ of Execution No. 11-14086
DEBT \$5,795.85

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October

23, 1973 in Misc. Deed Book 215 Page 258; a Declaration Plan dated November 10, 1972 and last revised October 19, 1973, and recorded on October 23, 1973 in Plan Book 53 Page 14, and Code of Regulations dated October 18, 1973, and recorded on October 23, 1973 in Misc. Deed Book 215 Page 284, being and designated on said Declaration Plan as Unit No. 1973 in Misc. Deed Book 215 Page 284, being and designated on said Declaration Plan as Unit No. 1212 as more fully described on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as the same are set forth in said Declaration.

BEING known as 1212 Valley Drive.

UPI #53-6-346.

TAX ID No. 53-06-0346.

BEING the same premises which Debra Ann DiMario, by Deed dated May 28, 2004 and recorded June 10, 2004 in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 8184 Page 2024, granted and conveyed unto Christopher F. Auger, in fee.

PLAINTIFF: Goshen Valley I
Condominium Association

VS

DEFENDANT: **CHRISTOPHER F. AUGER**

SALE ADDRESS: 1212 Valley Drive,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **GLENN M. ROSS, 215-643-7200**

SALE NO. 12-4-264

Writ of Execution No. 09-14428
DEBT \$191,173.42

BY virtue of a Writ of Execution No. 09-14428.

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 465 Rosehill Road, West Grove, PA 19390-9732.

UPI No. 59-8-147.

IMPROVEMENTS thereon: residential dwelling.

JUDGMENT amount: \$191,173.42.

PLAINTIFF: The Bank of New York Mellon (F/K/A)

VS

DEFENDANT: **JOHN T. BOBER-ICK**

SALE ADDRESS: 465 Rosehill Rd.,
West Grove, PA 19390

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

**SALE NO. 12-4-265
Writ of Execution No. 11-01515
DEBT \$232,626.86**

SUBJECT to the proportionate part of the maintenance and upkeep of the aforesaid access and utility easements.

TITLE to said premises is vested in Kathleen O'Brien and Marc Drapikowski, by Deed from Martin R. Blatt and M. Lila Blatt, h/w, dated 07/19/2002, recorded 08/06/2002 in Book 5349, Page 2394.

UPI # 47-5-80.3.

BEING known as the premises of 187 Mink Hollow Road, Coatesville, PA 19320-4420.

RESIDENTIAL property.

SEIZED in execution as the property of Kathleen M. O'Brien-Drapikowski and Marc F. Drapikowski on No.: 2011-01515-RC.

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

DEFENDANT: **KATHLEEN M.
O'BRIEN-DRAPIKOWSKI**

SALE ADDRESS: 187 Mink Hollow Road, Coatesville, PA 19320

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

**SALE NO. 12-4-266
Writ of Execution No. 11-11687
DEBT \$286,398.39**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, described in accordance with a Map of "Lakeview" made for Wellington Park Corporation by Yerkee Engineering Company, Bryn Mawr, PA dated 10/27/1961, and last revised 5/20/1965 and recorded in Plan Book 21 and 4, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Andover Drive (50 feet wide), at the north-westerly corner of Lot 41 on said map; thence extending along the said easterly side of Andover Drive, the two following courses and distances (1) north 28 degrees 22 minutes 90 seconds west 44.97 feet to a point of tangent; (2) on the arc of a circle curving to the right having a radius of 775 feet, the arc distance of 65.50 feet to a point, a corner of Lot 43; thence along Lot 43, north 71 degrees 36 minutes 30 seconds east 150.32 feet to

a point in line of land now or late of E.H. Kalemjian; thence along Lot 41, south 71 degrees 06 minutes east, passing through a farm building shown on said map, 112.08 feet to a point, a corner of Lot 41; thence along Lot 41, south 71 degrees 36 minutes 30 seconds west, 158.56 feet to a point on the easterly side of Andover Drive, being the first mentioned point and place of beginning.

BEING Lot 42 on said map.

BEING commonly known as: 14 Andover Drive, Exton, PA 19341.

BEING parcel #33-04H-0103.

BEING UPI #33-4H-103.

IMPROVEMENTS: residential dwelling.

BEING the same premises which Kevin J. Walsh and Krista Eckardt, now known as Krista Eckardt Walsh, granted and conveyed unto Kevin J. Walsh and Krista Eckardt Walsh, formerly known as Krista Eckardt, by Deed dated October 15, 2009 and recorded December 7, 2009 in Chester County Record Book 7824, Page 206 for the consideration of \$1.00.

PLAINTIFF: Provident Funding Associates LP

VS

DEFENDANT: **KEVIN & KRISTA
WALSH**

SALE ADDRESS: 14 Andover Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **JACQUE-
LINE F. McNALLY, 610-328-2887**

**SALE NO. 12-4-267
Writ of Execution No. 11-11579
DEBT \$25,100.47**

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as Nos. 27 and 29 Bay Street, Brandywine Heights, South Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a new description made by J.W. Harry, C.E. March 6, 1952, as follows:

BEGINNING at a point in the westerly building line of Bay Street (40 feet wide) at the northeast corner of a lot with a dwelling house erected thereon designated as No. 31 Bay Street, distant 50 feet measured northwardly along said westerly building line of Bay Street from its point of intersection with the northerly building line of Wood street (40 feet wide), thence along the northerly line of said lot with a dwelling house erected thereon designated as No. 31 Bay Street, south 73 degrees 26 minutes west 99.90 feet to a point in the easterly line of a lot with a dwelling

house erected thereon designated as No. 62 Wood Street, thence along the easterly line of the same north 16 degrees 34 minutes west 50 feet to a point at the southwesterly corner of a lot with a dwelling house erected thereon designated as no. 25 Bay Street, thence along the southerly line of the same, north 73 degrees 26 minutes east 99.90 feet (erroneously set forth in prior deed as 90.90 feet) to a point in the westerly building line of Bay Street aforesaid, thence along the westerly building line of Bay Street, south 16 degrees 34 minutes east, 50 feet to the place of beginning.

CONTAINING 4,995 square feet of land, be the same more or less.

TAX Parcel No. 9-10-128.

TITLE to said premises is vested in Darrell K. Wilkerson, Jr. by Deed from Andrew M. Cuomo, Secretary of Urban Development, of Washington, C.D. and by their attorney in fact, Patricia Bornscheuer, dated January 7, 2000 and recorded January 11, 2000 in Deed Book 4698, Page 1006.

PREMISES being known as: 27-29 Bay Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 9-10-128.

PLAINTIFF: Wells Fargo Bank NA (S/I/I/T) AKA Wachovia Bank, National Association

VS

DEFENDANT: **DARRELL K. WILKERSON, JR.**

SALE ADDRESS: 27-29 Bay St., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRIAN LAMANNA, 215-790-1010**

SALE NO. 12-4-268

Writ of Execution No. 10-11928

DEBT \$155,377.31

ALL THAT LOT, PARCEL OR PROPERTY, situated, lying, or being in Chester County, Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground, situate in the City of Coatesville, County of Chester, and State of Pennsylvania, bounded and described according to a title plan of Poplar Heights Subdivision for Habitat Humanity of Chester County, made by a Chesterland Associates, Inc., West Chester, PA., dated August 4, 1989, last revised May 4, 1998, and recorded in Chester County as Plan No. 14450, as follows, to wit:

BEGINNING at a point on the southerly side of Popular Street said point also being a

corner of Lot 31;

THENCE extending from said beginning point and along the southerly side of Poplar Street north 80 degrees 11 minutes 00 seconds east, 24.50 feet to a point of corner of Lot 33;

THENCE extending along the same south 09 degrees 49 minutes 00 seconds east, crossing a 6 feet wide easement 73.92 feet to a point on the northerly side of Johnson Alley;

THENCE extending along the same south 80 degrees 11 minutes 00 seconds west 24.50 feet to a point a corner of Lot 31;

THENCE extending along the same north 09 degrees 49 minutes 00 seconds west, recrossing the aforesaid 6 feet wide easement 73.92 feet to the first mentioned point and place of beginning.

BEING Lot 32 as shown on side Plan.

TAX Parcel #: 16-2-379.

BEING known as: 910 Poplar Street, Coatesville, PA 19320.

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **TONYA YVETTE JAMES**

SALE ADDRESS: 910 Poplar St., Coatesville, PA 19320

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

SALE NO. 12-4-270

Writ of Execution No. 10-10205

DEBT \$1,492.81

DOCKET NO. 10-10205

ALL THAT CERTAIN lot or tract of land upon which is erected, a brick row house and situate in Valley Township, Chester County, Pennsylvania.

TAX Parcel No. 38-6A-13.

PROPERTY address: 60 Gap Road, Coatesville, Pennsylvania 19320.

PLAINTIFF: Valley Township

VS

DEFENDANT: **LAWRENCE & BARBARA RAY**

SALE ADDRESS: 60 Gap Road, Coatesville, PA 19320

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

SALE NO. 12-4-272
Writ of Execution No. 10-07363
DEBT \$1,190.90

DOCKET NO. 10-07636

ALL THAT CERTAIN lot or piece of ground situated in Valley Township, Chester County, Pennsylvania.

TAX Parcel No. 38-5B-16.

PROPERTY address: 1170 Acorn Street, Coatesville, Pennsylvania 19320.

PLAINTIFF: Valley Township

VS

DEFENDANT: **BARBARA A. GILBERT**

SALE ADDRESS: 1170 Acorn Street, Coatesville, PA 19320

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

SALE NO. 12-4-273
Writ of Execution No. 10-14022
DEBT \$1,272.48

DOCKET NO. 10-14022

ALL THAT CERTAIN lot or land, with the hereditaments and appurtenances, thereon situate in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX Parcel No. 38-6A-18.

PROPERTY address: 50 Gap Road, Coatesville, Pennsylvania 19320.

PLAINTIFF: Valley Township

VS

DEFENDANT: **JOSE M. GARCIA**

SALE ADDRESS: 50 Gap Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MEGAN N. OROSZLAN, 866-211-9466**

SALE NO. 12-4-274
Writ of Execution No. 10-00542
DEBT \$164,440.23

ALL THAT CERTAIN lot of land, with the building erected thereon situate in the City of Coatesville, County of Chester and State of Pennsylvania, known as Lot No. 49 in H. Graham Rambo's Walnut and Oak Streets Addition to Coatesville, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west curb line of Fourth Avenue distant one hundred fifty and seventy-three one-hundredths feet south of the south curb line of Walnut Street; thence measuring along the said west curb line of Fourth

Avenue southwardly fifty feet and extending back westwardly between parallel lines of that width at right angles to Fourth avenue one hundred thirty-nine feet to the east line of Franklin Street.

CONTAINING 6,950 square feet of land more or less.

BOUNDED on the north by Lot No. 48; now or late of Graham Rambo; and on the south by Lot No. 50 now or late of the said H. Graham Rambo.

TAX Parcel #: 16-5-347.

BEING known as: 124 South 4th Avenue, Coatesville, PA 19320.

PLAINTIFF: The Bank of New York Mellon (F/K/A)

VS

DEFENDANT: **DEdra Patter-SON**

SALE ADDRESS: 124 S. 4th Ave., Coatesville, PA 19320

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

SALE NO. 12-4-275
Writ of Execution No. 08-05872
SALE \$101,073.90

ALL THE RIGHT, Title, Interest and Claims of Ronald Daniels and Latanya J. Daniels, in and to the following described property:

ALL THAT CERTAIN parcel situate in the Township of Sadsbury, being more fully described at DBV 8002, Page 275.

HET a dwelling k/a 25 Settlers Path, Parkesburg, PA 19365.

Uniform Parcel Identifier Tax Parcel No. 37-04A-0004.

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **RONALD & LATANYA J. DANIELS**

SALE ADDRESS: 25 Settlers Path, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MICHAEL C. MAZACK, 412-566-1212**

SALE NO. 12-4-276
Writ of Execution No. 10-05326
DEBT \$185,686.97

ALL THAT CERTAIN lot or piece of ground upon which is erected the south block of two stone dwelling houses on the front thereof, designated as No. 49 South Fifth Avenue and also the south garage of a block of two stone garages on

the rear thereof, situated in the second ward of the City of Coatesville, Chester County, Pennsylvania, more particularly bounded and described according to a survey thereof, made by J.W. Harry, C.E., dated 9/1/1930, as follows, to wit:

BEGINNING at a point on the east curb line of South Fifth Avenue, distant 214.55 feet southwardly, measuring along the said east curb line of South Fifth Avenue and the south curb line of Harmony Street, a corner of land now or late of Louis D. Cohen; thence along same and passing through the center of the middle dividing partition in said block of 2 stone dwelling houses and also through the center of the middle dividing partition in said block of 2 stone garages, north 85 degrees 02 minutes east, 150 feet to a point in the west line of Penrose Lane, another corner of land now or late of Louis D. Cohen; thence along the west line of Penrose Lane, south 04 degrees 58 minutes east, 22 feet to a point, a corner of land now or late of Louis D. Cohen; thence along same, south 85 degrees 02 minutes west, 150 feet to a point in the east curb line of south Fifth Avenue, another corner of land now or late of Louis D. Cohen; thence along the east curb line of south Fifth Avenue; north 04 degrees 58 minutes west, 22 feet to the place of beginning.

TAX PARCEL #: 16-6-440

BEING KNOWN AS: 49 South 5th Avenue, Coatesville, PA 19320

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **ANDREW A. MEHAN**

SALE ADDRESS: 49 S. 5th Ave., Coatesville, PA 19320

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

SALE NO. 12-4-277

Writ of Execution No. 11-07628

DEBT: \$64,229.25

ALL THAT CERTAIN lot or piece of land with the brick dwelling thereon erected SITUATE on the south side of Chestnut Street in the Borough of Spring City, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at a stone set for a corner in the middle of aforesaid Chestnut Street in line of lands formerly of Willis Hunter, now or late of Charles Shalkop, Sr.; thence along the middle of Chestnut Street north 94 degrees east 40 feet to a stone in line of lands now or late of Sarah Kolb; thence along the same south 16 ¾ ° east 200 feet

to a stone in line of land now or late of Charles Peters; thence along the same south 74 degrees west 40 feet to a stone in line of lands formerly of Willis Hunter; now or late of Charles Shalkop, Sr.; thence along the same north 16 and ¾ degrees west 200 feet to the place of beginning.

CONTAINING 6,000 square feet of land, be the same more or less

EXCEPTING AND RESERVING out of the above-described premises a tract conveyed by John H. Marshall, et ux., to Emma Beckhart, by Deed dated March 11, 1925.

ALSO, EXCEPTING thereout a strip of land conveyed by John H. Marshall and Edith Marshall, his wife, by Deed dated May 20, 1926, and recorded in the Office for the Recording of Deeds of Chester County, Pennsylvania in Deed Book E-17 Volume 402, page 203.

Title to said premises is vested in George G. Bennett, Jr. and Laura F. Bennett, married, in trust and as trustee for George G. Bennett, Jr. and Laura F. Bennett by deed from George G. Bennett and Laura F. Bennett, married dated October 21, 1997 and recorded April 29, 1998 in Deed Book 4340, Page 0518.

On July 3, 2010, George G. Bennett, Jr. departed this life, leaving title vested in Wayne Bennett, Only Known Surviving Heir of George G. Bennett, Jr. Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of George G. Bennett, Jr. Deceased Mortgagor and Real Owner by operator of law.

Premises Being Known as: 154 Chestnut Street, Spring City, Pennsylvania 19475.

TAX I.D. : 14-04-0498

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

VS

DEFENDANT: **UNKNOWN SURVIVING HEIRS**

SALE ADDRESS: 154 Chestnut St., Spring City, PA 19475

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

SALE NO. 12-4-278

Writ of Execution No. 10-11953

SALE \$285,493.77

By virtue of a Writ of Execution No. 10-11953

Owner(s) of property situate in the Township of Caln, Chester County, Pennsylvania, being 9 Beaver Run Road, Downingtown, PA 19335-2277

UPI No. 39-2-86-.31
Improvements thereon: Residential dwelling

Judgment Amount: \$285,493.77

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **NICOLE MARIE & JASON JAMES ALEXANDER**

SALE ADDRESS: 9 Beaver Run Road,

Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JOHN M.**

KOLESNIK, 215-519-5040

SALE NO. 12-4-279

Writ of Execution No. 09-11560

DEBT: \$605,444.77

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, and described according to a Map of Property of Hannig Brothers, said plan made by Yerkes Engineering Company, Registered Professional Engineers, dated 5/27/1960 and last revised 12/20/1961, as follows, to wit:

BEGINNING at a point by the intersection of the title line in the bed of Ladderback Lane (50 feet wide), and the title line in the bed of Clovelly Lane (50 feet wide); thence extending from said point of beginning, north 53 degrees 31 minutes, east measured along the title line through the bed of Ladderback Lane, 210 feet to a point; thence extending south 36 degrees 29 minutes east crossing the southeasterly side of Ladderback Lane, 208.54 feet to a point; thence extending south 53 degrees 31 minutes west, crossing the northeasterly side of Cloverlly Lane; 210 feet to a point on the title line in the bed of Clovelly Lane; thence extending north 36 degrees 29 minutes west measured along the title line through the bed of Clovelly Lane, 208.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 on the above mentioned plan.

UNDER AND SUBJECT to Agreements and Rights of record.

Title to said premises is vested by Deed given to Alan J. Dalby, widower, to Francis G. Mitchell and Nina Mitchell, his wife, as tenants by the entireties, dated 6/22/1984 and recorded 7/5/1984 in Book S63, Page 0078.

UPI #55-5B-56

Being known as the premises of 715

Clovelly Lane, Devon, PA 19333-1808

Residential property

Seized in execution as the property of Francis G. Mitchell and Nina Mitchell on No.: 09-11560

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **FRANCIS G. & NINA MITCHELL**

SALE ADDRESS: 715 Clovelly Lane, Devon, PA 19333

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-519-5040**

SALE NO. 12-4-280

Writ of Execution No. 11-05778

SALE \$253,420.13

By virtue of a Writ of Execution No. 11-05778

Owner(s) of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 105 Wynnewood Drive, Coatesville, PA 19320-1463

UPI No. 29-7-145.28

Improvements thereon: Residential

Dwelling

Judgment Amount: \$253,420.13

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **GREGORY H. DEVER**

SALE ADDRESS: 105 Wynnewood Dr., Coatesville, PA 19320

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

SALE NO. 12-4-281

Writ of Execution No. 10-14152

SALE \$434,573.31

By virtue of a Writ of Execution No. 2010-14152

Owner(s) of property situate in the Township of East Nantmeal, Chester County, Pennsylvania, being 21 Sycamore Lane, Glenmoore, PA 19343-1814

UPI No. 24-7-7.13

Improvements thereon: Residential

Dwelling

Judgment Amount: \$434,573.31

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **EDDY & HELEN G. DILLEN**

SALE ADDRESS: 21 Sycamore Lane,
Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-519-5040**

SALE NO. 12-4-282

Writ of Execution No. 09-06666

DEBT: \$362,719.28

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Birmingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of "Heritage Farms" made by G.E. Regester, Jr. Sons. Surveyors, dated April 22, 1965 and last revised October 14, 1965 recorded June 1, 1966 in Plan Book, page 42, as follows, to wit:

BEGINNING at a point on the south-westerly side of General Weedon Drive (west leg) which point is measured the four following course and distances from the intersection of the same (extended) with center line of Brintons Bridge Road (Legislative Route #15199); (1) extending from said point of intersection north 16 degrees 20 minutes west 270 feet to a point of curve; (2) on a line curving to the left having a radius of 125 feet, the arc distance of 149.44 feet to a point of tangent; (3) north 84 degrees 50 minutes west 219.10 feet to a point of curve; and (4) on a line curving to the right having a radius of 175.82 feet the arc distance of 194.86 feet to the point and place of beginning; thence extending from said beginning point along line of Lot No. 4 on said plan, south 68 degrees 40 minutes west 300.26 feet to a point in line of lands now or late of Henry Armstrong as shown on said plan; thence extending along same north 22 degrees 50 minutes 14 seconds west 447.53 feet to a point, a corner of lands now or late of Edward Beatty as shown on said plan; thence extending along the same north 65 degrees 12 minutes 45 seconds east 60 feet to a point; thence extending along line of Lot No.6, on said plan, south 68 degrees 21 minutes 35 seconds east 448.92 feet to a point on the northwesterly side of General Weedon Drive (west leg); thence extending along the northwesterly, westerly and southwesterly side of General Weedon Drive (west leg) on a line curving to the left having a radius of 175.82 feet, the arc distance of 17.45 feet to the first mentioned point and place of beginning.

HAVING erected thereon a dwelling known as 639 General Weedon Drive, West Chester, PA 19382.

PAARCEL NO. 650400410500

BEING the same premises which Bruce Howard White and Wanda Tona White, his wife, by deed dated 04/30/1998 and recorded on 05/13/1998 in Chester County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 4348, page 561, granted and conveyed unto Michael Wolff and Cassandra Wolff, husband and wife.

PLAINTIFF: Deutscher Bank

VS

DEFENDANT: **MICHAEL WOLFF**

SALE ADDRESS: 639 General
Weedon Dr., West Chester, PA 19382

PLAINTIFF ATTORNEY: **LOUIS P.
VITTI, 412-281-1725**

SALE NO. 12-4-283

Writ of Execution No. 11-10088

SALE \$97,043.20

By virtue of a Writ of Execution No.
11-10088

Owner(s) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 12 Morgan Street,
Phoenixville, PA 19460-3516

UPI No. 15-9-740

Improvements thereon: Residential
dwelling

Judgment Amount: \$97,043.20

PLAINTIFF: Nationstar Mortgage
LLC

VS

DEFENDANT: **THOMAS J. &
MELISSA a/k/a MELISSA J. SCHUMANN**

SALE ADDRESS: 12 Morgan Street,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-519-5040**

SALE NO. 12-4-284

Writ of Execution No. 09-13678

DEBT: \$242,610.36

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Avondale, County of Chester, State of Pennsylvania, bounded and described according to a Plan of 'Avon Mohn' made by Mann-Talley, In. Surveyors, of Wilmington, Delaware, dated September 20, 1977 and last revised January 16, 1978 and recorded at West Chester as Plan #1798 as follows, to wit:

BEGINNING at a point on the wester-

ly side of North Williamson Road (50 feet wide) the northeasterly corner of Lot #25, as shown on said plan, said point being measured the two following courses and distances from a point of tangent on the northerly side of Miller Drive (50 feet wide): (1) along the arc of a circle curving to the left having a radius of 13.00 feet the arc distance of 20.42 feet to a point of tangent on the westerly side of said North Williamson Drive and (2) north 27 degrees 27 minutes 33 seconds west, 82.80 feet; thence from said point of beginning North Williamson Road extending along said Lot #25 south 62 degrees 32 minutes 27 seconds west 94.83 feet to a point a corner common to this about to be described lot and Lots #24 and #25; thence extending along said Lot #25 north 42 degrees 35 minutes 43 seconds west, crossing the southerly side of a 15 feet wide right of way easement, 77.71 feet to a point on the center line of the same and the southwesterly corner of Lot 27, as shown on said plan; thence extending along said Lot #27 on the center line of said 15 feet wide easement north 54 degrees 52 minutes 13 seconds east 111.65 feet to a point on the westerly side of North Williamson Road; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 500.00 feet the arc distance of 66.94 feet to a point of tangent in the same and (2) south 27 degrees 27 minutes 33 seconds east 23.20 feet to the first mentioned point and place of beginning.

BEING Lot #26 as shown on said Plan.

Title to said premises vested by Warranty Deed given to Michael F. Kinney and Kelly Ann Mackey, n/k/a Kelly Ann Kinney, to Howard L. Jones, Jr. and Sharon A. Jones, tenants by the entirety, dated 9/13/1999 and recorded 10/20/1999 in Book 4653, Page 2208, and by Instrument #0084658.

UPI #4-3-11.7

Being known as the premises of 3 North Williamson Road, Avondale, PA 19311-9332

Residential property

Seized in execution as the property of Howard L. Jones, Jr. and Sharon A. Jones on No.:09-13678

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **HOWARD L. (JR) & SHARON A. JONES**

SALE ADDRESS: 3 N. Williamson Road, Avondale, PA 19311

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

SALE NO. 12-4-285

Writ of Execution No. 11-00443

SALE \$185,376.15

By virtue of a Writ of Execution No. 11-00443

Owner(s) of property situate in the Township of Caln, Chester County, Pennsylvania, being 28 Joseph Court, Downingtown, PA 19335-2264

UPI No. 39-2-86.60

Improvements thereon: Residential dwelling

Judgment Amount: \$185,376.15

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LEWIS P. & VONVILLE HANNAH, III**

SALE ADDRESS: 28 Joseph Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-519-5040**

SALE NO. 12-4-286

Writ of Execution No. 11-09809

DEBT: \$272,207.96

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in West Goshen Township, Chester County, Pennsylvania, bounded and described according to a Plan of Oak Hill, recorded as in Plan Book 3, Page 50, as follows, to wit:

BEGINNING at a point in the center of Pennsylvania Avenue, laid out and opened 40 feet wide at a distance of 312.4 feet south 68 degrees 28 minutes west from a spike on the west side of macadam, in a public road leading from West Chester to the Grove, a corner of Lot #3; thence extending along the center line of Pennsylvania Avenue, south 68 degrees 28 minutes west, 100 feet to a corner of Lot #5, thence leaving said avenue passing over an iron pin set in the north side thereof and extending by Lot #5, north 02 degrees 32 minutes west, 253.31 feet to an iron pin in line of land now or late of Harry Fryer; thence extending along same, north 70 degrees 08 minutes east, 104 feet to an iron pin, a corner of Lot #3, aforesaid; thence extending by said lot and passing over an iron pin in the north side of Pennsylvania Avenue, aforesaid, south 21 degrees 32 minutes east, 250.4 feet to the point and place of beginning.

BEING Lot 4 as shown on said Plan.

CONTAINING 25,186 square feet of

land, be the same more or less.

TAX ID/PARCEL No. 52-2L-18, known as 107 Pennsylvania Avenue, West Chester, Pennsylvania.

BEING the same premises which James M. Greer, by Deed dated 10/12/2007 and recorded 10/12/2007 in Chester County in Record Book 7284 page 1949 conveyed unto Centaur Construction, Inc., a Delaware Corporation, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CENTAUR CONSTRUCTION COMPANY**

SALE ADDRESS: 107 Pennsylvania Avenue, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN, 610-889-0700**

SALE NO. 12-4-287

Writ of Execution No. 09-06807

DEBT: \$11,075.00

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat or Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA for Orleans Corporation, dated March 22, 1999, last revised August 12, 1999, as follows, to wit;

BEGINNING at a point in the southwest corner of Lot 18, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive; thence (A) along the center line of Mountain View Drive north 30 degrees 16 minutes 12 seconds east, 210 feet an arc distance of 84.64 feet to a point; thence (B) on a curve to the right with a radius of 210 feet an arc distance of 181.32 feet to a point of tangent; thence (C) north 79 degrees 44 minutes 29 seconds east the distance of 113.72 feet to a point; thence (D) on a curve to the left with a radius of 200 feet an arc distance of 73.88 feet to a point of tangent; thence (E) north 58 degrees 34 minutes 39 seconds east the distance of 296.18 feet to a point; thence (F) to a curve to the right with a radius of 250 feet an arc distance of 141.77 feet to a point of tangent; thence (G) south 88 degrees 55 minutes 53 seconds east the distance of 254.28 feet to a point; thence (H) leaving the center line of Mountain View Drive north 1 degree 4 minutes 7 seconds east the dis-

tance of 40.10 feet to the southwest corner of Lot 18, the point of beginning; THENCE from said point of beginning, the four following courses and distances: (1) north 11 degrees 43 minutes 7 seconds west the distance of 80.00 feet to a point; thence (2) north 78 degrees 16 minutes 53 seconds east the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lot 18 and Lot 19, south 11 degrees 43 minutes 7 seconds east the distance of 80.00 feet to a point; thence (4) south 78 degrees 16 minutes 53 seconds west the distance of 24.00 feet to the point of beginning.

BEING Lot 18 on said Plan.

BEING UPI #41-5-156.18.

BEING the same premises which David C. Jay and Debra L. Jay, husband and wife, by Deed dated March 1, 2002 and recorded April 3, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5245, Page 345, granted and conveyed unto Marlene B. Cohen, a single person.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

BLR 41-5-156.18.

PLAINTIFF: VV Community Assoc.

VS

DEFENDANT: **MARLENE B. COHEN**

SALE ADDRESS: 131 Mountain View Dr., West Chester, PA 19380

PLAINTIFF ATTORNEY: **KELLY AMBER CARR, 610-565-4660**

SALE NO. 12-4-288

Writ of Execution No. 11-05814

DEBT: \$12,109.11

ALL THAT CERTAIN. Unit designated as Unit No. 303 Building 3 being a unit in Worington Commons Condominium, a condominium in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania which Unit is designated on the Declaration of Worington Commons Condominium dated February 7, 1986 recorded April 3, 1986 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 247 page 420 and as Amendments to Declaration of Worington Commons Condominium recorded in Record Books 291 page 267; 932 page 51; 630 page 272 and 717 pages 190 & 130 and as on By-Laws of Worington Commons Condominium Association dated February 7, 1986 recorded April 3, 1986 in Record Book 247 page 492.

BEING Unit No. 303 Building 3 Worington Commons Condominium. BEING known as No. 303 Worington Drive.

BEING PARCEL NO. 54-8-824.

BEING the same premises which Anthony B. Luca and Nadezhda Luca by Indenture bearing date the 19th day of February A.D. 1999 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on 19th day of February, 1999 in Book 4511 page 1135 granted and conveyed unto Stephen E. Moore, in fee.

PLAINTIFF: Worington Commons Condominium Association

VS

DEFENDANT: **STEPHEN E. MOORE**

SALE ADDRESS: 303 Worington Dr., West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN, 610-889-0700**

SALE NO. 12-4-289

Writ of Execution No. 10-12418

SALE \$222,756.82

By virtue of a Writ of Execution No. 2010-12418

Owner(s) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 2452 Horseshoe Trail, Chester Springs, PA 19425-3111

UPI No. 25-7-69.2

Improvements thereon: Residential dwelling

Judgment Amount: \$222,756.82

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **DARIA L. KILLINGER**

SALE ADDRESS: 2452 Horseshoe Trail, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ROBERT W. CUSICK, 215-563-7000**

SALE NO. 12-4-291

Writ of Execution No. 10-06069

SALE \$384,634.89

By virtue of a Writ of Execution No. 10-06069

Owner(s) of property situate in the Borough of Malvern, Chester County, Pennsylvania, being 195 Paoli Pike, Malvern, PA 19355-3090

UPI No. 2-8-9

Improvements thereon: Residential dwelling

Judgment Amount: \$384,634.89

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **MARJORIE & JOHN PANNELL**

SALE ADDRESS: 195 Paoli Pike, Malvern, PA 19355

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

SALE NO. 12-4-292

Writ of Execution No. 10-11403

DEBT: \$368,958.20

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Phoenixville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Sub-division Plan of Winding River, made by Bursih Associates, Inc., Consulting Engineers, Pottstown, PA, date 5/21/1986 and last revised 8/4/1986 and recorded 8/7/1986, in Plan File #6496-6504, as follows, to wit:

BEGINNING at a point on the westerly side of Winding River Lane said point being a corner of Lot #87 as shown on said plan; thence extending from said point of beginning, extending along Lot #87, south 73 degrees 00 minutes 00 seconds west 192.992 feet to a point in line of land of Lot #77 as shown on said Plan; thence extending along the same and along Lot #78, on said plan, the 2 following courses and distances: (1) north 06 degrees 18 minutes 35 seconds west, 5.033 feet to a point; and (2) north 22 degrees 47 minutes 19 seconds west 97.552 feet to a point, a corner of Lot #85, as shown on said Plan; thence extending along the same, north 73 degrees 00 minutes 00 seconds east 201.898 feet to a point on the westerly side of Winding River Lane; thence extending along the same, south 17 degrees 00 minutes 00 seconds east 102.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot #86 as shown on said Plan, Title to said premises is vested in Francis Kaman and Robina Montague, by Deed from William A. Volpe and Kathleen M. Volpe, dated 05/30/2008, recorded 06/03/2008 in Book 7447, Page 1877.

UPI # 15-3A-79

Being known as the premises of 1004
Winding River Lane, Phoenixville, PA 19460-
3182

Residential property

Seized in execution as the property of
Francis Kamon and Robina Montague on No.:
2010-11403

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **FRANCIS KAMON
& ROBINA MONTAGUE**

SALE ADDRESS: 1004 Winding
River Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ANDREW
C. BRAMBLETT, 484-454-5875**

SALE NO. 12-4-295

Writ of Execution No. 10-04769

SALE \$577,575.73

By virtue of a Writ of Execution No.
10-04769

Owner(s) of property situate in the
Township of Kennett, Chester County,
Pennsylvania, being 101 Stonepine Drive, Kennett
Square, PA 19348-2555

UPI No. 62-4-194.17

Improvements thereon: Residential
dwelling

Judgment Amount: \$577,575.73

PLAINTIFF: US bank National
Association

VS

DEFENDANT: **MICHAEL WILSON
(AKA)**

SALE ADDRESS: 101 Stonepine Dr.,
Kennett Square, PA 19348

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

SALE NO. 12-4-298

Writ of Execution No. 10-01183

SALE \$147,675.49

By virtue of a Writ of Execution No.
10-01183

Owner(s) of property situate in the City
of Coatesville, Chester County, Pennsylvania,
being 139 Chester Avenue, Coatesville, PA 19320-
3671

UPI No. 16-6-1094

Improvements thereon: Residential
dwelling

Judgment Amount: \$147,675.49

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **RONALD P.
TEDESCO**

SALE ADDRESS: 139 Chester
Avenue, Coatesville, PA 19320

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

SALE NO. 12-4-299

Writ of Execution No. 10-01409

SALE \$192,037.22

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

Owner(s) of property situate in the
Township of West Bradford, Chester County,
Pennsylvania, being 1117 Vermont Lane,
Downingtown, PA 19335

UPI No. 50-6A-10

Improvements thereon: Residential
dwelling

Judgment Amount: \$192,037.22

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **DINA NOVINO &
STEVE HATHAWAY**

SALE ADDRESS: 1117 Vermont Lane,
Downingtown, PA 19335

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

SALE NO. 12-4-300

Writ of Execution No. 09-11886

SALE \$314,856.68

By virtue of a Writ of Execution No.
09-11886

Owner(s) of property situate in the
Township of West Brandywine, Chester County,
Pennsylvania, being 1643 Horseshoe Pike,
Glenmoore, PA 19343-1035

UPI No. 29-4-141

Improvements thereon: Residential
dwelling

Judgment Amount: \$314,856.68

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ANTHONY &
KAREN ALESSANDRA**

SALE ADDRESS: 1643 Horseshoe
Pike, Glenmoore, PA 19343

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

SALE NO. 12-4-301**Writ of Execution No. 10-09556****SALE \$145,441.36**

By virtue of a Writ of Execution No.
10-09556

Owner(s) of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 81 Green Street, Coatesville,
PA 19320-2857

UPI #38-5G-64

Improvements thereon: Residential
dwelling

UPI #38-5G-65

Improvements thereon: Vacant Lot

Judgment Amount: \$145,441.36

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **WILLIAM P. SAM-
MARTINO**

SALE ADDRESS: 81 Green Street,
Coatesville, PA 19320

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

SALE NO. 12-4-302**Writ of Execution No. 09-04549****SALE \$506,149.84**

By virtue of a Writ of Execution No.
09-04549

Owner(s) of property situate in the
Township of East Fallowfield, Chester County,
Pennsylvania, 305 Cyprus Lane – Manchester
Farms, East Fallowfield, PA 19320-4552 aka
Coatesville, PA 19320-4552

UPI No. 47-6-86

Improvements thereon: Residential
dwelling

Judgment Amount: \$506,149.84

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JUSTIN HYEONG-
SU KIM**

SALE ADDRESS: 305 Cyprus Lane –
Manchester Farms, East Fallowfield aka
Coatesville, PA 19320

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

SALE NO. 12-4-303**Writ of Execution No. 10-00546****SALE \$165,601.76**

By virtue of a Writ of Execution No.
10-00546

Owner(s) of property situate in the 4th
Ward of the Borough of Phoenixville, Chester
County, Pennsylvania, 322 Dayton Street,
Phoenixville, PA 19460-3118

UPI No. 15-5-170

Improvements thereon: Residential
dwelling

Judgment Amount: \$165,601.76

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **AMARA THORN-
TON-BROWN**

SALE ADDRESS: 322 Dayton Street,
Phoenixville, PA 19460

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

SALE NO. 12-4-304**Writ of Execution No. 09-10204****SALE \$138,376.70**

By virtue of a Writ of Execution No.
09-10204

Owner(s) of property situate in the
Borough of West Grove, Chester County,
Pennsylvania, being 119 Woodland Avenue, West
Grove, PA 19390-1117

UPI No. 5-4-92

Improvements thereon: Residential
dwelling

Judgment Amount: \$138,376.70

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **ROBERT LODGE**
SALE ADDRESS: 119 Woodland
Avenue, West Grove, PA 19390

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

SALE NO. 12-4-305**Writ of Execution No. 10-00351****SALE \$231,113.37**

By virtue of a Writ of Execution No.
10-00351

Owner(s) of property situate in the
Township of West Vincent, Chester County,
Pennsylvania, being 2094 Flowing Springs Road,

Chester Springs, PA 19425-2632.
 UPI No. 25-4-147 & 25-4-152
 Improvements thereon: Residential

dwelling

Judgment Amount: \$231,113.37
 PLAINTIFF: Citimortgage Inc.
 VS

DEFENDANT: **GARY & JENNIFER SEGNER**

SALE ADDRESS: 2094 Flowing Springs Rd., Chester Springs PA 19425

PLAINTIFF ATTORNEY: **ANDREW LEONARD SPIVAK, 215-563-7000**

SALE NO. 12-4-306

Writ of Execution No. 10-06920

SALE \$289,594.91

By virtue of a Writ of Execution No. 10-06920

Owner(s) of property situate in the Township of Charlestown, Chester County, Pennsylvania, being 32 Marian Road, Phoenixville, PA 19450-2911.

UPI No. 35-2E-17.1

Improvements thereon: Residential

dwelling

Judgment Amount: \$289,594.91
 PLAINTIFF: Citimortgage Inc.
 VS

DEFENDANT: **FRANCIS PULEO**

SALE ADDRESS: 32 Marian Road, Phoenixville, PA 19460

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

SALE NO. 12-4-307

Writ of Execution No. 09-11945

SALE \$373,423.15

By virtue of a Writ of Execution No. 09-11945

Owner(s) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 202 North Adams Street, West Chester, PA 19380-2702.

UPI No. 1-5-299

Improvements thereon: Residential

dwelling

Judgment Amount: \$373,423.15

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **JEFFREY DUBECK**

SALE ADDRESS: 202 North Adams Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ANDREW C. BRAMBLETT, 484-454-5875**

SALE NO. 12-4-309

Writ of Execution No. 10-04059

SALE \$29,137.29

By virtue of a Writ of Execution No. 10-04059

Owner(s) of property situate in the Township of Caln, Chester County, Pennsylvania, being 31 Foundry Street, Coatesville, PA 19320-2250

UPI No. 39-3L-3.1

Improvements thereon: Residential

dwelling

Judgment Amount: \$29,137.29

PLAINTIFF: BAC Home Loans
 Servicing LP

DEFENDANT: **APRIL MARTIN**

VS

SALE ADDRESS: 31 Foundry Street, Coatesville, PA 19320

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

SALE NO. 12-4-310

Writ of Execution No. 10-12077

SALE \$174,804.76

ALL THAT CERTAIN tract of unimproved ground situate of the northeasterly side of Pleasant Drive (T-301) in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors Inc., Oxford, PA and being Lot #2 as shown on Plan Number 9931 dated May 17, 1999, last revised June 16, 1999, and described as follows:

BEGINNING at a point in the title line of said Pleasant Drive marking the southerly corner of this and a westerly corner of lands of Duane P. and Dorinda M. Economas; thence leaving said point of beginning and by said title line of Pleasant Drive.

(1) North 59 degrees, 24 minutes, 03 seconds west, 239.04 feet to a point marking the westerly corner of this and the southerly corner of Lot #1 as shown on the aforementioned plan; thence leaving said title line of Pleasant Drive and by Lot #1,

(2) North 30 degrees, 35 minutes, 57 seconds east, crossing over an iron pin set 25.00 feet from the beginning of this course, for a total distance of 205.23 feet to an iron pin set forth the northerly corner of this, the easterly corner of Lot #1, and a corner of Lot #3 as shown on the aforementioned

plan; thence by Lot #3,

(3) South 60 degrees, 47 minutes, 05 seconds east, 239.11 feet to an iron pin set for the easterly corner of this, the southerly corner of Lot #3, and in line of the aforementioned lands of Duane P. and Dorinda M. Economas; thence by said lands of Economas,

(4) South 30 degrees, 35 minutes, 57 seconds west, crossing over an iron pin found 25.00 feet from the end of this course, for a total distance of 211.00 feet to the point and place of beginning.

CONTAINING 1.142 acres.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Kita Jr., by Specialty Warranty Deed from Bambi L. Kita, dated 10/01/2004 and recorded 10/18/04 in Book 6310, Page 1417. Previously vested in Robert F. Kita, Jr. and Bambi L. Kita by deed from Prank D. Pyle and Carol A. Pyle dated 12/14/1999 and recorded 12/23/1999 in Book 4689 at Page 1023.

UPI #68-5-1B

Being known as the premises of 120 Pleasant Drive, Nottingham, PA 19362-9144

Residential property

Seized in execution as the property of Robert F. Kita, Jr. on No.: 10-12077.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ROBERT KITA**

SALE ADDRESS: 120 Pleasant Drive, Nottingham, PA 19362

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

SALE NO. 12-4-311

Writ of Execution No. 11-12139

SALE \$116,895.30

ALL THAT CERTAIN lot of land situate in City of Coatesville, Chester County, Pennsylvania:

BEING KNOWN AS 436 Maple Avenue, Coatesville, PA 19320

PARCEL NUMBER: 16-06-0648

IMPROVEMENTS: Residential Property

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **RICHARD COLON**

SALE ADDRESS: 436 Maple Ave., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-482-6900**

SALE NO. 12-4-312

Writ of Execution No. 10-03341

SALE \$144,139.25

By virtue of a Writ of Execution No. 10-03341

Owner(s) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 14 North New Street, West Chester, PA 19380-2905

UPI No. 01-08-0416

Improvements thereon: Residential dwelling

Judgment Amount: \$144,139.25

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KAREN CARTER**

SALE ADDRESS: 14 N. New Street, West Chester, PA19380

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

SALE NO. 12-4-313

Writ of Execution No. 10-13490

SALE \$121,195.63

By virtue of a Writ of Execution No. 10-13490

Owner(s) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 401 West Anderson Avenue, a/k/a 401 Anderson Avenue, Phoenixville, PA 19460-4304

UPI No. 15-13-842

Improvements thereon: Residential dwelling

Judgment Amount: \$121,195.63

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **LUANN PARKER**

SALE ADDRESS: 401 Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **FRANCIS S. HALLINAN, 215-563-7000**

SALE NO. 12-4-314

Writ of Execution No. 09-14761

SALE \$344,963.26

By virtue of a Writ of Execution No. 09-14761

Owner(s) of property situate in the Township of East Whiteland, Chester County, Pennsylvania, being 6 Kerry Lane #9, Malvern, PA 19355-2160

UPI No. 42-4-278.3
Improvements thereon: Residential

Dwelling

Judgment Amount: \$344,963.26
PLAINTIFF: Suntrust Mortgage Inc.
VS
DEFENDANT: **SUSAN J. MOYER**
SALE ADDRESS: 6 Kerry Lane #9,
Malvern, PA 19355

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

SALE NO. 12-4-315
Writ of Execution No. 10-06153
SALE \$178,901.96

By virtue of a Writ of Execution No.
10-06153

Owner(s) of property situate in the
Township of East Caln, Chester County,
Pennsylvania, being 317 Jennifer Drive,
Coatesville, PA 19320-2253

UPI No. 39-3H-27
Improvements thereon: Residential

Dwelling

Judgment Amount: \$178,901.96
PLAINTIFF: Deutsche Bank National

Trust Company
VS
DEFENDANT: **NICOLE & ADAM
BATTLES**

SALE ADDRESS: 317 Jennifer Drive,
Coatesville, PA 19320

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

SALE NO. 12-4-316
Writ of Execution No. 11-07413
SALE \$153,787.02

By virtue of a Writ of Execution No.
11-07413

Owner(s) of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 122 Mineral Springs Road,
Coatesville, PA 19320-1902

UPI No. 38-2-136, 38-2-137
Improvements thereon: Residential

Dwelling

Judgment Amount: \$153,787.02
PLAINTIFF: PHH Mortgage

Corporation
VS
DEFENDANT: **MYRNA DAVIS**
SALE ADDRESS: 122 Mineral
Springs Rd., Coatesville, PA 19320

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

SALE NO. 12-4-317
Writ of Execution No. 10-11027
SALE \$162,273.55

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of West
Fallowfield, County of Chester and
Commonwealth of Pennsylvania bounded and
described according to a Plan of Property made for
H.M. Hovsepien, made by Morris W. Holman, Jr.,
Civil Engineer dated March 17, 1976 and last
revised August 17, 1976 as follows, to wit:

BEGINNING at a point in the title line
in the bed of Lantz Road said point being meas-
ured south 24 degrees 15 minutes 11 seconds east
1,110.00 feet from a point at the intersection of the
title lines of said Lantz Road with Glen Run Road,
thence along said Lantz Road south 24 degrees 15
minutes 11 seconds east 120.00 feet to a point a
corner of Lot #16; thence along the same south 65
degrees 44 minutes 49 seconds west 355.89 feet to
a point of tangent in the title line in the bed of
Pennsylvania Route #41; thence along the same on
the arc of a circle curving to the left having a
radius of 5,560.73 feet the arc distance of 124.60
feet to a point a corner of Lot #14; thence along the
same north 65 degrees 44 minutes 49 seconds east
369.46 feet to the point and place of beginning.

CONTAINING 42,307 square feet of
land, be the same more or less.

BEING Lot #15

BEING known as 540 Lantz Road,
Atglen, PA 19310

BEING THE SAME PREMISES
which H.M. Hovespien and Armena Hovsepien,
his wife, by Deed dated May 24, 1977 and record-
ed May 26, 1977 in the Office of the Recorder of
Deeds in an for Chester County in Deed Book A
51, Page 180, granted and conveyed unto Francis
L. Evans and Linda M. Evans, his wife. Linda M.
Evans became the sole owner by virtue of the
death of Francis L. Evans on October 1, 1986

PARCEL No. 44-2-21.4

IMPROVEMENTS: Residential prop-
erty..

PLAINTIFF: Wells Fargo Bank NA
(AKA) Wachovia Mortgage (A Div. of) AKA
Wells Fargo Bank NA FKA Wachovia Mortgage
FSB FKA World Savings Bank FSB

VS
DEFENDANT: **LINDA EVANS a/k/a
LINDA M. EVANS**

SALE ADDRESS: 540 Lantz Rd.,

Atglen, PA 19310

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

SALE NO. 12-4-318

Writ of Execution No. 11-08725

SALE 212,801.14

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Kennett Square, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plot Plan of Kennett South Phase II, made by J.R. Williams Company, Engineers and Builders, West Chester, Pennsylvania dated 9-3-1981 and last revised 9-17-1981 and recorded as Chester County Plan #3845, as follows, to wit:-

BEGINNING at a point on the westerly right of way line of South Washington Street (54 feet right of way) at the southeasterly corner of Lot #43 as shown on Plan; thence extending from said beginning point, continuing along the westerly side of said South Washington Street, south 02 degrees 37 minutes 00 seconds east, 63.00 feet to a point at the northeasterly corner of Lot #40 as shown on said Plan; thence extending along said Lot #40, south 87 degrees 23 minutes 00 seconds west 140.00 feet to a point in line of Lot #48, as shown on said Plan; thence extending along the same north 02 degrees 37 minutes 00 seconds west 63.00 feet to a point at the southwesterly corner of said Lot #43; thence extending along the same north 87 degrees 23 minutes 00 seconds east 140.00 feet to the first mentioned point and place of beginning.

BEING known as 700 South Washington Street, Kennett Square, PA 19348

BEING THE SAME PREMISES which Christopher J. Mulligan and Sandra S. Mulligan by Deed dated 10/31/1995 and recorded 11/06/1995 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 3958, Page 0919, granted and conveyed unto Juan Duran and Rosa M. Duran.

PARCEL NO.:3-4-208.32

IMPROVEMENT: Residential property.

PLAINTIFF: US Bank Trust National Association (Trustee) AKA LSF7 NPL III Trust
VS

DEFENDANT: **JUAN & ROSA M.
DURAN**

SALE ADDRESS: 700 South Washington St., Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **GREGO-**

RY JAVARDIAN, 215-942-9690

SALE NO. 12-4-319

Writ of Execution No. 11-00277

SALE: \$250,619.58

ALL THAT CERTAIN messuage and parcel of land Situate in the Township of West Bradford, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road leading from State Road, Route No. 322, to Cope's Bridge, a corner of property belonging to Ernest W. Martin; thence passing over an iron pin set on the west side of the road and extending by said Martin's property south 60 degrees and 11 minutes west 541.35 feet to an iron pin in line of property belonging to Donald H. Mitchell; thence extending by said property north 21 degrees and 39 minutes west 123.45 feet to an iron pin; thence extending by the Jacob G. Hollinger Estate north 61 degrees and 2 minutes east 533.5 feet, passing over an iron pin set on the west side of the aforesaid road, to a point in the middle of same; thence extending by the middle thereof south 25 degrees and 0 minutes east 114.7 feet to the first mentioned point and place of beginning.

CONTAINING 1,458 acres of land be the same more or less.

BEING UPI #50-6-42.1

TITLE TO SAID PREMISES is vested to Robert Benson, Jr. and Elizabeth Benson by deed from Lewis C. Myers, dated April 15, 2004 and recorded April 29, 2004 in Deed Book 6135, Page 2082.

Premises Being Known as: 1104 Downingtown Pike, West Chester, Pennsylvania 19380.

TAX I.D. #: 50-6-42.1

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **ROBERT C. BEN-
SON**

SALE ADDRESS: 1104 Downingtown Pk., West Chester, PA 19380

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

SALE NO. 12-4-322
Writ of Execution No. 11-10679
SALE: \$1,282,175.17

LOT 9

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of London Britain, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by John W. Richards made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Baltimore Pike, Kennett Square, Pa. dated 9/7/1983 and last revised 9/15/1983 as follows, to wit:

BEGINNING at a point set on the northerly side of a 50 feet wide right of way, known as Elbow Lane, said point marking a southwesterly corner of this about to be described tract and a corner of Lot #8; thence leaving said point of beginning and along Lot #8, north 21 degrees 00 minutes 00 seconds west 293.44 feet to a point marking a northwesterly corner of this, a northeasterly corner of Lot #8 and being set in line of lands of Howard Ferguson; thence along land of Howard Ferguson north 87 degrees 00 minutes 00 seconds east 286.89 feet to a point marking a northeasterly corner of this a northwesterly corner of Lot 10 on said plan; thence along Lot #10 south 11 degrees 00 minutes 00 seconds east 197.54 feet to a point set on the northerly side of Elbow Lane, aforementioned; thence along the northerly side of Elbow Lane, the following 4 courses and distances: (1) by curve line curving to the left having a radius of 50.00 feet and an arc length of 52.36 feet to a point; (2) by a curve line curving to the right having a radius of 50.00 feet and an arc length of 52.36 feet to a point; (3) south 79 degrees 00 minutes 00 seconds west 129.17 feet to a point; (4) by a curve line curving to the left having a radius of 100.00 feet and an arc length of 17.45 feet to a point being the first mentioned point and place of beginning.

CONTAINING 1,659 acres of land, be the same more or less.

BEING LOT NO. 9 as shown on said plan.

BEING UPI NO. 73-5-45-20

LOT 11

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of London Britain, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by John W. Richards made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Baltimore Pike, Kennett Square, Pa. dated 9/7/1983 and last revised 9/15/1983 as

follows, to wit:

BEGINNING at a point set on the easterly side of a cul-de-sac marking the terminus of Elbow lane, said point marking a corner of this about to be described tract and a corner of Lot #10 on said plan; thence leaving by said Lot #10 north 79 degrees 00 minutes 00 seconds east 277.25 feet to a point marking a northeasterly corner of this, a southeasterly corner of Lot #10 and being set in line of lands of Parcel "A" on said plan; then along Parcel "A" south 11 degrees 00 minutes 00 seconds east 250.00 feet to a point marking a southeasterly corner of this and a northeasterly corner of Lot #13 south 79 degrees 00 minutes 00 seconds west 427.25 feet to a point marking a southwesterly corner of this and a southeasterly corner of Lot #12; thence along Lot #12 north 11 degrees 00 minutes 00 seconds west 200.00 feet to a point set in the side of s cul-de-sac by a curve line curving marking a terminus of Elbow lane, aforementioned; thence along said cul-de-sac marking the terminus of Elbow Lane; aforementioned; thence along said cul-de-sac by a curve line curving to the left having a radius of 50.00 feet and an arc length of 78.54 feet to a point, being the first mentioned point and place of beginning.

CONTAINING 2.407 acres of land, be the same more or less.

BEING LOT #11 as shown on said plan.

BEING UPI NO. 73-5-45-22

LOT 12

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of London Britain, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by John W. Richards made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Baltimore Pike, Kennett Square, Pa. dated 9/7/1983 and last revised 9/15/1983 as follows, to wit:

BEGINNING as a point set in the easterly side of a 50 feet wide right of way, known as Elbow Lane said point marking a southwesterly corner of this about to be described tract and a northwesterly corner of Lot #13 on said plan; thence leaving said point of beginning and along said right of way, the following 3 courses and distances, to wit: (1) north 17 degrees 38 minutes 00 seconds west 145.20 feet to a point; (2) by a curve line, curving to the right having a radius of 50.00 feet and an arc length of 84.33 feet to a point; (3) north 79 degrees 00 minutes 00 seconds east 215.77 feet to a point marking a northeasterly corner of this and a corner of Lot #11 on said plan; thence by Lot #11, south 11 degrees 00 minutes 00

seconds east 200.00 feet to a point marking a southeasterly corner of this and being set in line of Lot #13; thence along Lot #13, south 79 degrees 00 minutes 00 seconds west 248.57 feet to a point being the first mentioned point and place of beginning.

CONTAINING 1.797 acres of land, be the same more or less.

BEING LOT #12 as shown on said plan.

BEING UPI NO. 73-5-45-23

BEING inter-alla the same premises which John W. Richards and Helen B. Richards, his wife, by Indenture bearing date 4/10/1984 and recorded 4/16/1984 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book F-63 page 332 etc., granted and conveyed unto William T. Glenn and Kathryn Glenn, his wife, in fee.

PLAINTIFF: DNB First NA

VS

DEFENDANT: **RGD LAND**

DEVELOPMENT LLD

SALE ADDRESS: Lot 11, Elbow Lane, Landenberg, PA 19350; Lot 9, Elbow Lane, Landenberg, PA 19350; Lot 12, Elbow Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **ANDREW C. ECKERT, 610-436-4400**

SALE NO. 12-4-323

Writ of Execution No. 10-08110

SALE \$276,531.27

By virtue of Writ of Execution No. 10-08110

Owner(s) of property situate in the Township of East Bradford, Chester County, Pennsylvania, being 875 Frank Road, West Chester, PA 19380-1914

UPI No. 51-4-49.5

Improvements thereon:: Residential

Dwelling

Judgment Amount: \$276,531.27

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **JENNIFER L. FINKEY**

SALE ADDRESS: 875 Frank Road, West Chester, PA 19380

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

SALE NO. 12-4-324

Writ of Execution No. 11-09002

SALE \$172,832.59

By virtue of Writ of Execution No. 11-09002

Owner(s) of property situate in the Township of Valley, Chester County, Pennsylvania, being 12 Jefferson Avenue, Coatesville, PA 19320-2691

UPI No. 38-2P-35

Improvements thereon:: Residential

Dwelling

Judgment Amount: \$172,832.59

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **WILLIAM C. FRAN-**

CIS

SALE ADDRESS: 12 Jefferson Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT W. CUSICK, 215-563-7000**

SALE NO. 12-4-325

Writ of Execution No. 11-08689

SALE \$310,444.33

By virtue of Writ of Execution No. 11-08689

Owner(s) of property situate in the Township of East Coventry, Chester County, Pennsylvania, being 170 Sylvan Drive, Pottstown, PA 19465-8325

UPI No. 18-6-22.28

Improvements thereon:: Residential

Dwelling

Judgment Amount: \$310,444.33

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID CHESTER**

SALE ADDRESS: 70 Sylvan Drive, Pottstown, PA 19465

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

SALE NO. 12-4-327

Writ of Execution No. 11-08883

SALE \$59,206.61

By virtue of Writ of Execution No. 11-8883

Owner(s) of property situate in the Borough of Oxford, Chester County, Pennsylvania, being 400 South 5th Street, Oxford, PA 19363-1712

UPI No. 6-9-137

Improvements thereon:: Residential

Dwelling

Judgment Amount: \$59,206.61

PLAINTIFF: Wells Fargo Bank NA

S/B/M aka Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **WELLS & ESTHER**

STIDOMS

SALE ADDRESS: 400 South 5th

Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ALLISON**

WELLS, 215-563-7000

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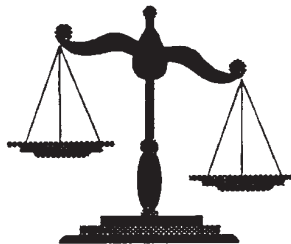
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DATE	CLE SESSIONS	TIME	CREDIT HOURS
March 16th	<i>Chester County Bar Association's: Spring Bench Bar Conference</i>	ALL DAY	Up to 6 credits
March 19th	PBI: Residential Agreement of Sale (g)	12:30 PM- 3:45 PM	3 SUB
March 20th	PBI: Corporate Compliance & Ethics (v)	9 AM- 1:30 PM	3 SUB & 1 ETH
March 20th	PBI: Social Security Disability—The Basics (g)	9 AM- 1:15 PM	4 SUB
March 22nd	PBI: Trials—Tips, Tactics & Practical Tales (g)	8:30 AM- 3:30 PM	6 SUB
March 23rd	PBI: Vehicle Stops & Searches in PA (g)	9 AM- 12:15 PM	3 SUB
March 27th	PBI: Communication Skills for Lawyers/ Media (v)	9 AM- 4:30 PM	5 SUB & 1 ETH
March 28th	PBI: 25th Annual Civil Litigation Update (g)	9 AM- 4:30 PM	5 SUB & 1 ETH
April 3rd	PBI: Claims Made & Prof. Liability Insur. Coverage (v)	9 AM – 12:30 PM	2 SUB & 1 ETH
April 4th	PBI: Guardianship 101 (g)	8:30 AM – 12:50 PM	3 SUB & 1ETH
April 5th	PBI: What Every Estate Planning Attorney Needs to Know About Florida Law (g)	12:30 PM – 4:45 PM	4 SUB
April 9th	Bridge the Gap	12 PM – 4 PM	4 ETH
April 10th	PBI: Writing Better Complaints, Contracts, Discovery Requests, Laws & Regulations (2 Steven Stark) (g)	9 AM – 4:15 PM	6 SUB
April 11th	PBI: How to be a Lawyer 102 (v)	9 AM – 10 AM	1 ETH
April 11th	PBI: Judgment Collection Strategies (g)	1 PM – 4:15 PM	3 SUB
April 13th	PBI: Winning Numbers: Acctg & Finance for Lawyers (g)	8:30 AM – 3:30 PM	5 SUB & 1 ETH
April 17th	PBI: Restrictive Covenants, Trade Secrets & Computer Forensics. What Every Lawyer Should Know (v)	9 AM – 1:30 PM	4 SUB
April 17th	PBI: Sheriff Sales in Pennsylvania (g)	9 AM – 1:15 PM	3 SUB & 1 ETH
April 18th	PBI: Ideal Gas Law... (v)	9 AM – 4:30 PM	6 SUB
April 18th	PBI: Five County Criminal Practice (g)	12:15 PM – 4:15 PM	4 SUB
April 19th	PBI: Family Law Institute 2012 (g)	8:30 AM – 4:30 PM	6 SUB
April 20th	PBI: Land Use Institute (g)	8:30 AM – 4:30 PM	5 SUB & 1 ETH
April 23rd	PBI: Anatomy, Injuries & Surgeries (g)	8:25 AM – 3:45 PM	6 SUB

To view the calendar online go to: http://www.chescobar.org/cle/cle_opportunities_at_ccba.html

(v) = video
(g) = live groupcast
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