



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 60

WEST CHESTER, PENNSYLVANIA, MARCH 8, 2012

No. 10

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Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION

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

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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

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In re: Henry Lewis Childers

Orphans' court – Plenary guardian – Power of attorney

1. A plenary guardian may be appointed by the Court where clear and convincing evidence demonstrates that the proposed guardian is the best person to assert the rights and best interests of the incapacitated person, to participate in the development of a plan of supportive services to meet his needs, to encourage the incapacitated person to participate to the maximum extent of his abilities in all decisions which affect him, to act on his own behalf whenever he is able to do so and to develop or regain, to the maximum extent possible, his capacity to manage his personal affairs.
2. A plenary guardian is the best person to properly identify, marshal, preserve, and, as needed, expend the assets of an incapacitated person for his benefit.
3. When a principal has executed a durable power of attorney and named a personal representative, that choice is given paramount importance when appointing a guardian.
4. The court is required to give effect to the principal's selection of a guardian, except for good cause or disqualification.
5. An agent acting under a power of attorney has a fiduciary duty to: (a) exercise the powers for the benefit of the principal; (b) keep separate the assets of the principal from those of an agent; (c) exercise reasonable caution and prudence; and (d) keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.
6. Daughter filed a Petition seeking to have her father declared an incapacitated person and to appoint herself as Plenary Guardian of the Person and Estate of her father, which Petition was granted by the Court. Sister and mother filed exceptions to the Court's Order appointing the Plenary Guardian and the Court Held that the exceptions were denied and dismissed.

P.McK.

C.C.P. Chester County, Orphans' Court Division, No. 1511-1152; In re Henry Lewis Childers

Elizabeth R. Howard for Plenary Guardian

Jennifer S. Doran and Salvatore F. Bello, Jr. for Exceptants

Platt, J., January 20, 2012:-

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: HENRY LEWIS CHILDERS
1511-1152**

Elizabeth R. Howard, Esquire, Attorney for Nancy Sue Liss, Plenary Guardian
Jennifer S. Doran, Esquire, Salvatore F. Bello, Jr., Esquire Attorneys for
Exceptants Barbara Childers and Teresa Appleton

ORDER

AND NOW, this 20th day of January 2012, upon consideration of the Exceptions to the October 20, 2011 Order appointing Nancy Sue Liss as Plenary Guardian of the Person and Estate of Henry Lewis Childers, the response thereto and after oral argument, it is hereby ordered that the Exceptions are Denied and Dismissed.¹

BY THE COURT:

/s/ Katherine Platt, J

¹On October 20, 2011, I held a hearing on the petition of Nancy Sue Liss to adjudicate her father, Henry Lewis Childers, to be an incapacitated person. Ms. Liss testified at the hearing, as did her sisters Laurie Milliron and Kathleen Henderson. Barbara Childers, wife of Mr. Childers, and Teresa Appleton, another daughter of Mr. Childers, failed to attend the October 20, 2011 hearing. At the conclusion of the hearing, I found that Mr. Childers was an incapacitated person, and I appointed Ms. Liss as Plenary Guardian of the Person and Estate of Mr. Childers. I also vacated the Power of Attorney signed by Mr. Childers naming Barbara Childers as his Agent.

Mrs. Childers and Ms. Appleton did not attend the hearing. They contend that they were unable to find proper directions to the Chester County Justice Center. They claim that because they were absent from the hearing, the court only heard one side, and they were denied due process.

1. Appointment of Guardian

The hearing was scheduled for 3:00 p.m. After the scheduled start time, Jennifer Doran, attorney for Ms. Appleton, informed the court that her client and Mrs. Childers were on their way “momentarily”. (N.T. 10/20/11, at 11). I recessed the hearing to wait for Ms. Appleton and Mrs. Childers. After a break, I resumed the hearing, noting that I had another hearing scheduled at 3:30. Ms. Appleton was represented at all times by Ms.

[59 Ches. Co. Rep. In re: Henry Lewis Childers

Duran.

The parties stipulate that Mr. Childers is incapacitated within the meaning of the guardianship Statute (20 Pa. C.S.A. §5501). At the hearing, Nancy Sue Liss testified regarding the progression of Mr. Childers' Alzheimer's disease. Ms. Liss visits her father at the Golden Living Center in Phoenixville, Pennsylvania at least once a week, sometimes two or three times per week (N.T. at 8). Her other sisters live out of state. Ms. Appleton and Mrs. Childers live in Pensauken, New Jersey (*Id.* at 9, 41).

Ms. Liss testified that her mother (Mrs. Childers) is not mentally competent, does not remember conversations, has frequent falls and has difficulty walking without the aid of a walker (*Id.* at 31-33). She believes that her mother is unable to perform the duties of an agent pursuant to the POA because "her dementia and her abilities to make decisions has wavered." (*Id.* at 34-35). She also stated that prior to her parents' residence being sold, Ms. Appleton moved in to help clean up the house and ready it for sale. Ms. Appleton's daughters also moved into the house, and one of them took Mrs. Childers' credit card and withdrew funds from Mr. and Mrs. Childers' joint bank account (*Id.* at 26-27).

Laurie Milliron, sister of Ms. Liss and Ms. Appleton, testified that she believes Ms. Liss is the best person to be Mr. Childers' guardian because she is stable. Ms. Milliron described Ms. Appleton and Mrs. Childers as "unstable". She testified that she witnessed her mother "go downhill mentally... She's not making sound decisions for herself. When I talk to her she is confused. She doesn't remember past conversations." (*Id.* at 64, 67). Ms. Milliron described Ms. Appleton as "a bully". (*Id.* at 66).

Kathleen Henderson, another sister of Ms. Liss and Ms. Appleton, testified that Ms. Liss has always been financially stable and responsible, and is the best person to act as guardian of her father's Person and Estate. "Nancy is always there for my dad. She's been at the nursing home at least every week. She was doing his laundry for the longest time. She takes him to his doctor's appointments. She goes and stays in the hospital with him. And my father really cares about Nancy and he knows that she'll do good by him." (*Id.* at 77-78).

Although the hearing lasted until almost 5:00 p.m., Ms. Appleton and Mrs. Childers failed to appear. As I stated: "[O]ne could have driven back and forth to Pennsauken twice now in the time period that has elapsed, and if, in fact, they have been misdirected and had gotten lost, I'm sorry for that, but when you have a court hearing, part of your obligation is to make sure that, one, you leave enough time and, two, that you've Googled your directions appropriately." (*Id.* at 87). I noted that Ms. Liss is the best person to serve as guardian because she lives in Pennsylvania, she is financially responsible, and she is trusted by Mr. Childers and her sisters. Additionally, I noted that Ms. Appleton would not qualify to post bond as required by 20 Pa. C.S.A. §§5515, §5516, because she has been unemployed for five years. As stated, Ms. Appleton's lack of financial resources makes her a danger to the finances of someone who needs a guardian (*Id.* at 89).

I found clear and convincing evidence that Nancy Sue Liss is the best person to assert the rights and best interests of Mr. Childers, to participate in the development of a plan of supportive services to meet his needs, to encourage Mr. Childers to participate to the maximum extent of his abilities in all decisions which affect him, to act on his own behalf whenever he is able to do so and to develop or regain, to the maximum extent possible, his capacity to manage his personal affairs. 20 Pa. C.S.A. §5521. Additionally, I found that Ms. Liss is the best person to properly identify, marshal, preserve, and, as needed, expend the assets of Mr. Childers for his benefit. *In re Piskorz' Estate*, 15 Fid. Rep. 422 (1965)

(guardian has a duty to protect the estate, pay creditors and do all things to safeguard her property).

2. POA

Ms. Appleton notes that Mr. Childers designated Mrs. Childers as his agent when he executed a POA. When a principal has executed a durable power of attorney and named a personal representative, that choice is given paramount importance when appointing a guardian. The court is required to give effect to the principal's selection of a guardian, except for good cause or disqualification. *In re Duran*, 769 A.2d 497, 506 (Pa. Super.

2001). An agent acting under a power of attorney has a fiduciary duty to:

- (1) Exercise the powers for the benefit of the principal.
- (2) Keep separate the assets of the principal from those of an agent.
- (3) Exercise reasonable caution and prudence.
- (4) Keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

20 Pa. C.S.A. §5601.

Here, three of Mrs. Childers' daughters testified that she does not have the ability to perform fiduciary duties and keep accurate records of all actions on behalf of Mr. Childers. Thus, good cause to disqualify Mrs. Childers as agent was established. It was in Mr. Childers' best interest to vacate the power of attorney executed by him.

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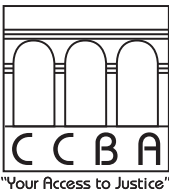
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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 12-01892**

NOTICE IS HEREBY GIVEN that the name change petition of Constant Penn Wilson, Father of minor child, Mallory Clair Wright was filed in the above-named court and will be heard on May 21, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 23, 2012

Name to be changed from: Mallory Clair Wright to: Mallory Clair Wilson

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 12-01155**

NOTICE IS HEREBY GIVEN that the name change petition of Amy Lauren Mandich was filed in the above-named court and will be heard on May 7, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 1, 2012

Name to be changed from: Amy Lauren Mandich to: Aimee Zia Ryan

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 12-02016**

NOTICE IS HEREBY GIVEN that the name change petition of Samantha Dawn McCabe Gandin was filed in the above-named court and will be heard on May 21, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 24, 2012

Name to be changed from: Samantha Dawn McCabe Gandin to: Samantha Dawn McCabe

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 21, 2012 for GlobeMarketer.com, Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: GlobeMarketer.com, Inc., hereby gives notice that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177 effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is for e-commerce.

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 Pronzato & Associates, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

RYAN, EMORY & RYAN LLP, Solicitors
Station Square 3
Suite 105
Paoli, PA 19301

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 GREENWICK SEPTIC SYSTEMS, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on July 7, 2011 for LC Preclinical Research Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: Provide sales, marketing, and veterinary consulting for preclinical research related activities.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about February 16, 2012:

Dwight C. Johnson, DO, PC,
402 Brookmeade Drive
West Chester, PA 19380

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988 as amended.

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

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

BROWN, James Walker, Jr., late of Kennett Borough. Betty L. Brown, 514 Center Street, Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd, 211 E. State Street, Kennett Square, PA 19348, atty.

BUTLER, Mary Elizabeth, late of Willistown. Bridget M. Kaniewski and John F. Butler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CAMPOS, Ernest E., Sr., a/k/a Ernie Campos, late of City of Coatesville. Karen M. Abdala, 3405 Edge Lane, Thorndale, PA 19375, Executrix. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

CAPRARA, Mildred, late of Tredyffrin Township. Joseph A. Caprara, 633 West Germantown Pike, Suite 103, Plymouth Meeting, PA 19462, Administrator. JOSEPH A. CAPRARA, Esquire, 633 West Germantown Pike, Suite 103, Plymouth Meeting, PA 19462, atty.

CLOUD, Joseph D., late of Kennett Square Borough. Louise C. Wallner, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

D'AGUI, Joseph F., Jr., late of Pennsbury Township. Pamela C. D'Agui, 34 Blue Stone Ct., Chadds Ford, PA 19317-9312, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey Ltd., 460 E. King Road, Malvern, PA 19355, atty.

GREGG, Margaret W., late of Penn Township. Sandra M. Ruffatt, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HENNESSY, Joseph B., late of South Coventry Township. Donna M. Hennessy and Jeffrey Hennessy, care of BARRY J. TOMLINSON, Esquire, 414 Main Street, P.O. Box 14, East Greenville, PA 18041, Executors. BARRY J. TOMLINSON, Esquire, Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041, atty.

HUEBNER, Edith F., late of West Chester Borough. Robert Huebner, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Administrator. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

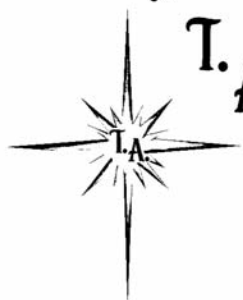
LAVIN, John B., Sr., late of West Chester Borough. Lillian Lavin, 1504 Ulster Way, West Chester, PA 19380, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

LIVERSIDGE, Jessica Ann, late of Chester County, PA and Cecil County, MD. Joseph C. Liversidge and Victoria A. Liversidge, care of EUGENE STEGER, Esquire, 411 Old Baltimore Pike, Chadds Ford, PA 19317, Executor. EUGENE STEGER, Esquire, Eugene Steger & Associates, P.C., 411 Old Baltimore Pike, Chadds Ford, PA 19317, atty.

MALCOLM, Thomas O., a/k/a Thomas Owen Malcolm, late of East Goshen Township. Harry D. Malcolm and Stuart A. Malcolm, care of DENISE M. ANTONELLI, Esquire, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. DENISE M. ANTONELLI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

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RUCINSKI, Lois F., late of West Chester. Robert Taylor, Jr., 625 Shropshire Drive, West Chester, PA 19382, Executor.

SANDMANN, Lorna C., late of West Goshen Township. Nicholas C. Norris, 825 Rosary Lane, West Chester, PA 19382, Executor. **WILLIAM P. LINCKE**, Esquire, Beatty Lincke, 334 W. Front Street, Media, PA 19063, atty.

SMITH, Mary Jean P., late of Wayne. Douglas C. Smith, 343 McMull Drive, Wayne, PA 19087-2025, Executor.

WHITE, Roseanne M., late of Uwchlan Township. Roseanne M. Milligan and James White, Sr., care of **ALBERT M. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executors. **ALBERT M. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

2nd Publication

APPLEGATE, Marcella M., late of Honey Brook. Karen McKelvey, 28 Beck Road, Coatesville, PA 19320, Executor.

BAEN, Russell Gene, a/k/a Russell G. Baen, late of Coatesville. Keith S. Baen, 5831 Wertztown Road, Narvon, PA 17555-9605, Executor. **GERALD K. MCOSCAR**, Esquire, 320 N. High Street, West Chester, PA 19380, atty.

ELLIOTT, Sherri Lee, late of West Brandywine Township. Mark Elliott, 3 Rockland Way, Glenmoore, PA 19343, Executor.

GAMBONE, Sandra L., a/k/a Sandra Lee Gambone, late of Tredyffrin Township. Sharon Anapolsky, care of **FRANCIS J. MIRABELLO**, Esquire, 1701 Market Street, Philadelphia, PA 19103-2921, Executrix. **FRANCIS J. MIRABELLO**, Esquire, Morgan Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 19103-2921, atty.

HALL, Dorothy R., late of West Whiteland Township. Mark P. Hall, care of **KARYN L. SEACE**, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executor. **KARYN L. SEACE**, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

HIGHFIELD, Florence A., late of Chester County. **SAMUEL A. GOODLEY, JR.**, Esquire, 7 Center Street, P.O. Box 474, Intercourse, PA 17534, Executor. **SAMUEL A. GOODLEY, JR.**, Esquire, Byler, Goodley & Winkle, P.C., 7 Center Street, P.O. Box 474, Intercourse, PA 17534, atty.

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HORAN, Michael E., late of East Bradford Township. Karen M. Horan, care of TIMOTHY F. SULLIVAN, Esquire, 216 South Orange Street, Media, PA 19063, Executrix. TIMOTHY F. SULLIVAN, Esquire, 216 South Orange Street, Media, PA 19063, atty.

KELLAR, Enos H., late of East Coventry Township. Richard Kellar, Jr., care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Administrator. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

KLINGER, George E., late of Borough of Phoenixville. Elizabeth Klinger, 1070 W. Bridge Street, Apartment A-17, Phoenixville, PA 19460, Administratrix. EARL RICHARD ETZWEILER, Esquire, 105 N. Front Street, Harrisburg, PA 17101, atty.

MASTRANGELO, Esther G., late of West Chester. Michael J. Mastrangelo and Linda M. Boucher, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

PRZYWITOWSKI, Genevieve R., a/k/a Jane Przywitowski, late of Downingtown. James S. Przywitowski, 107 Millbrook Drive, Chadds Ford, PA 19317-9272, Executor.

STELLMAN, Helen, late of Borough of West Chester. Andrew Elko, care of JOSEPH E. LASTOWKA, JR., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712, Executor. JOSEPH E. LASTOWKA, JR., Esquire, Abbott Lastowka & Overholt LLP, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712, atty.

WHITE, David A., a/k/a David Arnold White, late of London Britain Township. Linda K. White, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

3rd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ROESSLER, Claire M., late of Kennett Township. Robert L. Roessler, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

FICTITIOUS NAME

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

TS Books Plus, with its principal place of business at 218 Charles Street, Coatesville, PA 19320.

The application has been (or will be) filed on: February 20, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Eleanor Sherman, 218 Charles Street, Coatesville, PA 19320.

Resonate Music and Mindfulness, with its principal place of business at 321 South Valley Forge Road, Devon, PA 19333.

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

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kimberly Studebaker, 1033 Germantown Pike, Plymouth Meeting, PA 19462.

Fox Medical Oncology Center, with its principal place of business at Paoli Memorial Medical Building, Suite 210, Paoli, PA 19301.

The application has been (or will be) filed on: February 22, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: PMA Medical Specialists, LLC, 824 Main Street, Suite 100, Phoenixville, PA 19460. SUSAN ORR, Solicitor Tsoules, Sweeney, Martin & Orr 29 Dowlin Forge Road Exton, PA 19341

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988.

The name of the corporation is Veterans Quarters.

Articles of Incorporation were filed February 17, 2012

The purpose or purposes for which it was organized are as follows: For the purpose of the acquisition, development and management of housing for low-income United States Veterans and the fostering of low income housing.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988.

The name of the corporation is Grace Assembly Day Care.

Articles of Incorporation were filed February 17, 2012

The purpose or purposes for which it was organized are as follows: is to operate of day care and kindergarten.

JAMES C. KOVALESKI, Solicitor
O'Donnell, Weiss & Mattei, P.C.
347 Bridge Street
Suite 200
Phoenixville, PA 19460

CHARLES T. DeTULLIO

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

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

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1st Publication

**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
CIVIL ACTION/LAW – ACTION TO QUIET TITLE
NO. 2011-02677-RC**

RALPH J. VALENTEEN, SR. AND

TINA M. VALENTEEN, Plaintiffs

v.

PUBLIC FINANCIAL SERVICES, Defendant

TO: PUBLIC FINANCIAL SERVICES, Defendant

DATE: MARCH 8, 2012

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

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

LAUREN P. McKENNA, ESQUIRE
Attorney ID No. 59145
FOX ROTHSCHILD LLP
2000 Market Street, 20th Floor
Philadelphia, PA 19103
(215) 299-2000

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

BANK OF AMERICA, N.A.
Vs.

COURT OF COMMON PLEAS.
CIVIL DIVISION

UNKNOWN SUCCESSOR ADMINISTRATOR
OF THE ESTATE OF LAWRENCE R. TALIAFERRO,
DECEASED...ET AL

CHESTER COUNTY
NO. 11-11781

NOTICE

To UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED and Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under GEORGE M. TALIAFERRO, DECEASED HEIR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED:

You are hereby notified that on 10/27/2011, Plaintiff, BANK OF AMERICA, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 11-11781. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 520 BLACKHORSE HILL ROAD, COATESVILLE, PA 1930 whereupon your property would be sold by the Sheriff of CHESTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

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

(SEE ATTACHED ESPANOL AVISO)

AVISO IMPORTANTE

USTED ESTA EN REBELDIA PORQUE A FALLADO COMPARECER Y ASENTAR EN PERSONA O POR ABOGADO, CON LA CORTE, EN FORMA ESCRITA, LAS DEFENSAS O OBJECIONES A LAS DEMANDAS CONTRA USTED. SI USTED NO TOMA ACCIÓN DENTRO DE DIEZ DIAS DE LA FECHA DE ESTE AVISO, SE PUEDE REGISTRAR UNA SENTENCIA CONTRA USTED SIN UNA AUDIENCIA Y USTED PUEDER PERDER SU PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ESTE PAPEL A SU ABOGADO CUANTO ANTES. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELEFONO A LA OFICINA QUE ESTA SIGUIENTE. ESTA OFICINA PUEDE PROVEERLE INFORMACIÓN SOBRE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ESTA OFICINA PODRIA PROVEERLE INFORMACIÓN SOBRE AGENCIAS QUE OFRECEN SERVICIOS LEGALES GRATIS O BAJO COSTO PARA PERSONAS ELEGIBLE.

OFICINA DEL ADMINISTRATOR DE LA CORT

Corte Del Condado De Chester

High and Market Streets

West Chester, PA 19380

(215) 431-6170

PHELAN, HALLINAN & SCHMIEG LLP

By: _____

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

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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

3rd Publication**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

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

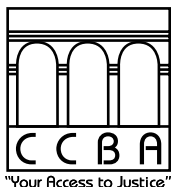
U.S. Trust, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348
L. Peter Temple, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

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

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

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

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



**Chester
County
Bar
Association**

March 2012 CLE Opportunities at the Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
March 2nd	PBI: David Binder on PA Evidence (g)	9 AM - 12:15 PM	3 SUB
March 6th	PBI: Work Product Immunity & the Attorney Client Privilege (v)	9 AM - 12:30 PM	3 SUB
March 7th	PBI: International Business & the Rise of Emerging Markets (g)	9 AM - 4:15 PM	5 SUB & 1 ETH
March 8th	PBI: Finding Hidden Assets in Divorce & Support... (g)	9 AM - 1:15 PM	3 SUB
March 12th	PBI: Defending White Collar Cases (g)	9 AM - 4:45 PM	6 SUB & 1 ETH
March 14th	"Effectively Utilizing Your Paralegal" <i>hosted by the CCBA & CCPA</i>	10 AM - 12 PM	2 SUB
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

To view the calendar online go to:

<http://www.chescobar.org/events/lunch-n-learn.html>

(v) = video

(g) = live groupcast

*** = all CCBA Members welcome to attend

SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, MARCH 15, 2012 AT 11AM PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

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

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

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

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

BEGINNING at a point on the easterly

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

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

BEING Lot No. 88 on said Plan.

BEING Parcel No. 16-04-0368.

UPI No. 16-4-368.

TAX Parcel No: 16-04-0368

BEING known as: 100 Marquis Drive,

Coatesville, PA 19320

PLAINTIFF: GMAC Mortgage LLC
VS

DEFENDANT: **RAICEON & APRIL HAWKINS**

SALE ADDRESS: 100 Marquis Drive,
Coatesville, PA 19320

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

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

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

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

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

BEING Lot #74 on said Plan.

PARCEL No.: 47-2-20.74

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

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

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

VS

DEFENDANT: **NANCY & OLIVER SIMS**

SALE ADDRESS: 301 Trestle Lane, Coatesville, PA 19320

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

SALE NO. 3-144

Writ of Execution No. 09-07337

DEBT \$276,903.04

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

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

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

CONTAINING 34,786 square feet.

PARCEL #38-05-0013

PROPERTY address: 1331 Valley Road, Coatesville, PA 19320

PLAINTIFF: Citimortgage, Inc.

VS

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

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

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

SALE NO. 12-3-145

Writ of Execution No. 10-03202

DEBT \$290,590.77

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

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

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

EXCEPTING THEREOUT AND THEREFROM

ALL THAT CERTAIN interior tract or piece of ground, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester and State of Pennsylvania, and described according to a Plan of Property owned

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

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

CONTAINING in area 21,085.95 square feet.

BEING Parcel No. 59-8-138

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

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

PLAINTIFF: Metlife Home Loans

VS

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

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

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

SALE NO. 12-3-147

Writ of Execution No. 10-14522

DEBT \$145,037.00

ALL THAT CERTAIN southeasterly half of a double, slate covered house, designated as

No. 342 South Main Street, together with the lot or piece of land belonging thereto, situated upon the westerly corner of South Main Street and Pikeland Avenue, in the Borough of Spring City, County of Chester and State of Pennsylvania, being bounded and described as follows:

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

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

BEING UPI #14-7-45.

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

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **CHRIS HIPWELL**

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

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

SALE NO. 12-3-148

Writ of Execution No. 10-11932

DEBT \$134,521.38

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

BEGINNING at a point on the east curb line of Pennsylvania Avenue at the northwest corner of Lot No. 49 now or formerly of Lera E.

Welles and distant one hundred sixty (160) feet northward from the north line of Walnut Street; thence along the said east curb line of Pennsylvania Avenue northwardly twenty (20) feet and extending eastwardly between parallel lines of that width at right angles with the said east curb line of Pennsylvania Avenue one hundred sixty (160) feet to the west line of Star Alley.

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

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

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

PARCEL #16-6-827.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **RENE WEBSTER**

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

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

SALE NO. 12-3-149

Writ of Execution No. 11-06187

DEBT \$162,644.04

PREMISES "A"

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

BEGINNING at a point in the middle of Valley Avenue, a corner of land now or late of John McGinnis; thence by the same north 12 west, 181 1/2 feet to the middle of a 30 feet public street

or alley; thence along the middle of the said alley, north 78 degrees east, 50 feet; thence by land of W. Kennedy Diem and Nelila Diern, his wife, south 12 degrees east, 181 1/2 feet to the middle of Valley Avenue; thence along the middle of said Valley Avenue, 50 feet to the place of beginning.

PREMISES "B"

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

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

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

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

PLAINTIFF: Citimortgage, Inc.

VS

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

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

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

SALE NO. 12-3-150

Writ of Execution No. 10-08167

DEBT \$430,372.55

PREMISES A

ALL THAT CERTAIN lot or piece of

ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Vincent, County of Chester and State of PA, bounded and described according to a Plan of "The Pines", made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated 10/26/1970 as follows, to wit:

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

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

BEING Lot No. 37 as shown on said Plan.

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

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

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

PLAINTIFF: Bank of America
VS

DEFENDANT: **STEPHEN & ROSE
MARIE McDONALD**

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

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

SALE NO. 12-3-151

Writ of Execution No. 09-13858

DEBT \$263,696.07

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

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

BEING Lot B on said Plan.

TAX Parcel #: 50-2-41-1

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

PLAINTIFF: Aurora Loan Services
VS

DEFENDANT: **RONALD &
ALDINE ELLIOTT**

SALE ADDRESS: 1213 Seeds Ln,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL**

RAMESH SHAH-JANI, 215-563-7000

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

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

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

BEING Lot No. 29 on said Plan

PARCEL No.: 50-5-12.29

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

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

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

VS

DEFENDANT: **ROBERT M. TRAB-**

BOLD

SALE ADDRESS: 1770 Teresa Court, Downingtown, PA 19335

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

SALE NO. 12-3-153
Writ of Execution No. 11-09807
DEBT \$416,090.13

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

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

CONTAINING 5.093 acres more or less.

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

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

minutes 30 seconds east, 41.84 feet to a point; and (2) south 09 degrees 33 minutes east, 41.84 feet to an iron pin set on line of land that Paul Brubacher is about to convey to Ray Myers, the said grantee herein; thence by the last mentioned land, north 82 degrees 31 minutes west, for a distance of 50.00 feet to the first mentioned stone heap and place of beginning.

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

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

BEING Tax Parcel #22-04-0040.020

BEING UPI #22-4-40.2

IMPROVEMENTS: Residential dwelling

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

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **ALLEN D. ENTREKIN**

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

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

SALE NO. 12-3-154

Writ of Execution No. 09-04375

DEBT \$146,462.30

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

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

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

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

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

TAX Parcel #: 58-3-30

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

PLAINTIFF: Countrywide Home Loans Servicing LP

VS

DEFENDANT: **NELSON J. RIOS**

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

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

SALE NO. 12-3-155

Writ of Execution No. 10-10910

DEBT \$284,194.42

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

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

minutes 47 seconds west 60.00 feet to a point; thence along Lot No. 175 of said Plan north 35 degrees 38 minutes 13 seconds west 112.00 feet to a point on the Southeasterly side of Larkspur Drive; thence along the same north 54 degrees 21 minutes 47 seconds east 60.00 feet to a point the place of beginning.

BEING Lot No. 174 of said Plan.

BEING known as 450 Larkspur Drive,
Kennett Square, PA

TAX Parcel Number: 61-05-0370

UPI #61-5-370

IMPROVEMENTS: Residential
dwelling

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

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

VS

DEFENDANT: LINDA MUTASCIO

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

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

SALE NO. 12-3-156

Writ of Execution No. 11-09373

DEBT \$1,044,456.92

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

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

07 degrees 10 minutes 24 seconds west, 762.36 feet to a point on the southerly right of way line of the Coatesville-Downingtown Bypass Route No. 30; thence along the southerly right-of-way line of the Coatesville-Downingtown Bypass Route No. 30, the following 2 courses and distances: (1) on the arc of a curve curving to the right having a radius of 1,861,86 feet, an arc distance of 382.78 feet and a chord bearing of north 80 degrees 10 minutes 26 seconds east and a chord distance of 382.81 feet to a point; (2) north 86 degrees 03 minutes 50 seconds east, 413.42 feet to a point; thence leaving the southeasterly right-of-way line of the Coatesville-Downingtown Bypass Route No. 30 and along lands now or late of Mark J. Sperber, the 7 following courses and distances: (1) south 11 degrees 53 minutes 59 seconds west, 51.86 feet to a point; (2) south 88 degrees 42 minutes 59 seconds west, 114.68 feet to a point; (3) south 35 degrees 31 minutes 58 seconds west, 200.79 feet to a point; (4) north 87 degrees 00 minutes 00 seconds east, 26.94 feet to a point; (5) south 01 degree 45 minutes 00 seconds east, 33.00 feet to a point; (6) south 64 degrees 30 minutes 00 seconds west, 23.10 feet to a point; (7) south 17 degrees 15 minutes 00 seconds west, 198.00 feet to a point on the northerly side of a 33.00 foot wide access easement; thence partially through the aforementioned 33.00 foot wide access easement and along lands now or late of William E. and Carolyn M. Chipan, the following 7 courses and distances: (1) south 26 degrees 30 minutes 00 seconds east, 28.05 feet to a point; (2) south 66 degrees 50 minutes 00 seconds west, 25.08 feet to a point; (3) south 29 degrees 20 minutes 00 seconds east, 22.80 feet to a point; (4) south 52 degrees 10 minutes 00 seconds west, 10.00 feet to a point; (5) south 29 degrees 19 minutes 11 seconds east, 217.90 feet to a point; (6) south 46 degrees 06 minutes 00 seconds east, 8.00 feet to a point; and (7) south 31 degrees 00 minutes 00 seconds east, 258.90 feet to the first-mentioned point and place of beginning.

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

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

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

PLAINTIFF: Fulton Bank NA FKA

Fulton Bank

VS

DEFENDANT: **EDD ESTATES, LLC**

SALE ADDRESS: 3171 Lincoln

Highway, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **SCOTT F.**

LANDIS, 717-299-5201

SALE NO. 12-3-157

Writ of Execution No. 11-03396

DEBT \$158,259.80

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

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

UPI No. 15-11-41

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$158,259.80

PLAINTIFF: PHH Mortgage

Corporation

VS

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

SALE ADDRESS: 900 Woodlawn
Avenue, Phoenixville, PA 19460

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

SALE NO. 12-3-158

Writ of Execution No. 11-07602

DEBT \$398,178.77

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

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

UPI No. 29-7-157.3

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$398,178.77

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **STEVEN & DONNA
MURATORE**

SALE ADDRESS: 25 Jamie Lane,
Coatesville, PA 19320

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

SALE NO. 12-3-159

Writ of Execution No. 09-10084

DEBT \$253,049.05

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

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

UPI No. 3-4-56

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$253,049.05

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **CHAD & GWENN
TELLMAN**

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

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

SALE NO. 12-3-160

Writ of Execution No. 10-11607

DEBT \$393,460.02

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

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

CONTAINING one acre of land more

or less.

UNDER and subject to certain conditions and restrictions as now of record.

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

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

BEING Parcel Number 66-2-12

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

PLAINTIFF: Household Finance Consumer Discount

VS

DEFENDANT: **CHRISTOPHER & BRIANA COPPOLA**

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

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

SALE NO. 12-3-161

Writ of Execution No. 09-00992

DEBT \$102,478.98

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

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

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

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

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

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

PLAINTIFF: Wachovia Bank NA

VS

DEFENDANT: **STANLEY J. CONOVER**

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

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

SALE NO. 12-3-162

Writ of Execution No. 10-11548

DEBT \$194,951.39

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

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

UPI No. 39-5A-56

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$194,951.39

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL C. BAER**

SALE ADDRESS: 441 Bianca Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON**

WELLS, 215-563-7000

SALE NO. 12-3-163
Writ of Execution No. 11-10653
DEBT \$136,444.19

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

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

BEING known as 3519 Cemetery Road, Parkesburg, PA 19310

PARCEL #36-05-0042.050

UPI #36-5-42.5

IMPROVEMENTS: Residential dwelling

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

PLAINTIFF: The Pennsylvania State Employees Credit Union

VS

DEFENDANT: **JOSEPH & KAREN FULLER**

SALE ADDRESS: 3519 Cemetery Road, Parkesburg, PA 19365

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

SALE NO. 3-164
Writ of Execution No. 11-03498
DEBT \$115,281.30

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

described as follows:

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

PARCEL No. 16-9-361

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

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

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

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **MICHAEL G. WILLIAMSON**

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

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

SALE NO. 12-3-165
Writ of Execution No. 11-09581
DEBT \$48,904.73

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

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

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

CONTAINING in area 1.018 acres of land.

BEING Lot No. 164 on said Plan.

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

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

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

PLAINTIFF: Wells Fargo Bank NA
FKA Wachovia Bank NA

VS

DEFENDANT: **ELSIE M. BECKER**

SALE ADDRESS: 610 Whiteland Hunt, Downingtown, PA 19335

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

SALE NO. 3-166

Writ of Execution No. 10-12006

DEBT \$193,641.13

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

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

19087-1201

UPI No. 43-5-237

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$193,641.13

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **CHRISTOPHER CICCONE**

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

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

SALE NO. 12-3-167

Writ of Execution No. 10-00056

DEBT \$237,482.68

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

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

UPI No. 71-4-218

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$237,482.68

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **KATHLEEN M. BRADY**

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

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

SALE NO. 12-3-168

Writ of Execution No. 10-08858

DEBT \$305,032.86

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

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

UPI No. 53-2-934

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$305,032.86

PLAINTIFF: Wells Fargo Bank NA
VS

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

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

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

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

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

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

UPI No. 28-4-66.25

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$204,115.82

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **ALAN J. & LAURA**

J. EAGLE

SALE ADDRESS: 1 Leagle Way, Coatesville, PA 19320

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

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

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

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

UPI No. 42-4N-51

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$280,380.54

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DESIREE A. DURR**

(AKA)

SALE ADDRESS: 40 Beechwood Ave, Malvern, PA 19355

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

SALE NO. 12-3-171

Writ of Execution No. 10-03833

DEBT \$91,792.58

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

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

CONTAINING 1 acre 43 perches more or less.

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

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

CONTAINING 101.95 perches of land more or less.

BEING UPI# 18-5-106.

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

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

UPI/BLR # 18-5-106.

PLAINTIFF: New Century Bank

VS

DEFENDANT: HELEN

CAMPITELLI

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

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

fsALE NO. 12-3-172

Writ of Execution No. 11-07524

DEBT \$402,330.92

PREMISE A:

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

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

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

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

UPI #35-6-13.2

PREMISES B.

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

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

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

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

UPI #35-6-14

PROPERTY taxed in Charlestown Township only.

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

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **VALLEY HILL ASSOCIATES, LP**

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

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

SALE NO. 12-3-173

Writ of Execution No. 09-11979

DEBT \$154,773.81

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

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

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

BEING Lot #28 on the above-mentioned Plan.

BEING known as 11 Branford Way, Coatesville, PA 19320

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

PARCEL No. 09-10-0047.280

IMPROVEMENTS: residential property

PLAINTIFF: Suntrust Mortgage, Inc.
VS

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

SALE ADDRESS: 11 Branford Way, Coatesville, PA 19320

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

SALE NO. 12-3-175

Writ of Execution No. 11-04448

DEBT \$286,676.21

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

BEGINNING at a point in the south curb line of Prospect Avenue (36 feet wide) and in line of lands now or late of Elizabeth A. McIlvaine; thence along said Prospect Avenue, south 88 degrees 09 minutes 04 seconds east 116.50 feet to a point, a corner of Lot No. 27; thence along Lot No. 27 south 01 degrees 50 minutes 12 seconds west 121.578 feet to a point in line of land belonging to the Pennsylvania Railroad Company right-of-way; thence along the north righty-of-way north 85 degrees 49 minutes west 112.30 feet to an iron pin in line of land belonging

to the aforesaid Elizabeth McIlvaine; thence along said McIlvaine land north 00 degrees 26 minutes west 117.05 feet to the first mentioned point and place of beginning.

PARCEL #11-10-0058.110

UPI #11-10-58.11

IMPROVEMENTS: residential dwelling

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

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **FLORENCE MANGISI**

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

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

SALE NO. 12-3-176

Writ of Execution No. 11-08944

DEBT \$251,156.04

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

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

BEING Lot No. 90 as shown on the

aforementioned Plan.

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

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

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

PLAINTIFF: Sovereign Bank

VS

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

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

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

SALE NO. 12-3-179

Writ of Execution No. 09-04858

DEBT \$243,485.57

By virtue of a Writ of Execution No 09-04858

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

UPI No. 16-7-148

Improvements thereon: Residential

Dwelling

Judgment Amount: \$243,485.57

PLAINTIFF: Countrywide Home Loans Servicing

VS

DEFENDANT: **WILLIAM & CARI JONES**

SALE ADDRESS: 1016 Stirling Street, Coatesville, PA 19320

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

SALE NO. 12-3-180

Writ of Execution No. 10-15492

DEBT \$282,552.91

ALL THAT CERTAIN unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, PA, bounded and described according to a final title plan of Pickering Pointe,

made by Chester Valley Engineers, Inc., Paoli, PA, dated 7/11/1985 and recorded as Chester County Plan 5794, as follows, to wit:

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

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

BEING known as 607 Shippen Drive.

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

PROPERTY ID NO: 33-01-0265

UPI: 33-1-265

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

PLAINTIFF: OCWEN Loan Servicing LLC

VS

DEFENDANT: **LEAH DAVIS**

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

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

SALE NO. 12-3-181

Writ of Execution No. 10-08425

DEBT \$346,387.33

By virtue of a Writ of Execution No 10-08425

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

UPI No. 37-4-253

Improvements thereon: Residential Dwelling

Judgment Amount: \$346,387.33

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320

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

SALE NO. 12-2-182

Writ of Execution No. 11-08696

DEBT \$165,096.21

By virtue of a Writ of Execution No 11-08696

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

UPI No. 5-7-10

Improvements thereon: Residential Dwelling

Judgment Amount: \$165,096.21

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

SALE NO. 12-3-183

Writ of Execution No. 11-09154

DEBT \$155,884.50

PREMISES "A"

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

BEGINNING at a point on the north right-of-way line of a 20 foot wide right-of-way north 79 degrees 10 minutes east 116.17 feet from the intersection of the said north right-of-way line and the center line of an 8 foot wide drive, said point of intersection being a distance of 246 feet from the intersection of the said center line of the 8 foot wide drive and the center line of Upper Valley Road; thence leaving the north right-of-way line of a 20 foot wide right-of-way and along land now or late of Earl Edward Meyers north 10 degrees 50 minutes west 150 feet to a point; thence continuing along land now or late of Earl Edward Meyers south 79 degrees 10 minutes west 25.25

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

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

PREMISES "B"

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

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

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

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

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

Page 98 &c., granted and conveyed unto James Wills and Doris V. Mills, husband and wife, in fee.

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

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

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

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

PLAINTIFF: Flagstar Bank, FSB

VS

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

SALE ADDRESS: 3177 Bair Drive, Parkesburg, PA 19365

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

SALE NO. 12-3-184

Writ of Execution No. 11-09184

DEBT \$432,475.67

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

BEGINNING at the southeasterly corner lands of Ronald P. Kunzelman, said point being in the bed of a public road known as Chestnut Hill Road, legal width of 33 feet and ultimate width by Lot Plan 50 feet, leading from Coventryville Road to Temple Road; thence from said point of beginning leaving said Chestnut Hill Road and along the easterly side of lands of the aforesaid Ronald F. Kunzelman, north 3 degrees 26 minutes east, 405.00 feet to a corner and continuing along the rear of lands aforesaid Ronald F. Kunzelman and a portion of lands of Robert Sutter, north 86 degrees 34 minutes west, 346.00 feet to a corner lands of Stewart D. Robb; thence along lands aforesaid Stewart D. Robb and a portion of lands of Loen R. Wayesvn, Jr., north 0 degrees 25 minutes 30 seconds east 669.4 feet to a corner other lands of Daniel F. and Shirley J. DeCaro, thence along the latter lands the following five courses and distances to wit: (1) north 80 degrees 10 minutes 48

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

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

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

BEING Chester County Tax Parcel 17-6-58.81

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

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

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

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JOHN PATRICK & JENNIFER SULLIVAN**

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

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

SALE NO. 12-3-185

Writ of Execution No. 11-09817

DEBT \$128,026.38

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

BEGINNING at a point in or near the middle of a public road leading from Lancaster to Philadelphia, a corner of land now or late of Harry F. Taylor, distant eastwardly, 145.27 feet form a point a corner of land of Richard Roberts Estate measured along the middle of said road; thence along said road in or near the middle thereof, south 88 degrees 30 minutes east, 272.87 feet to a point, a corner of land of the St. Mary Protestant Episcopal Church, thence along the same passing over an iron pin set in line 21.52 feet from the last

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

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

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

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

CONTAINING 2.00 acres more or less.

BEING Chester County Tax Parcel 19-4-117

TITLE to said premises is vested in Jerald Adair Sr., Administrator of the Estate of Jerald Adair Jr., Deceased Mortgagor and Real

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

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

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

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

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

VS

DEFENDANT: **JERALD (ADMIN)**

ADAIR, SR.

SALE ADDRESS: 166 Warwick Road, Elverson, PA 19520

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

SALE NO. 12-2-186

Writ of Execution No. 10-12213

DEBT \$673,731.98

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

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

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

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

PLAINTIFF: TD Bank N A (Successor

by Merger)

VS

DEFENDANT: **UNIVERSITY ROAD PARTNERSHIPS**

SALE ADDRESS: 413 University Road, Oxford, PA 19363

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

SALE NO. 12-2-187

Writ of Execution No. 10-12217

DEBT \$554,374.48

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

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

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

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

PLAINTIFF: TD Bank N A (Successor by Merger)

VS

DEFENDANT: **UNIVERSITY ROAD PARTNERSHIPS**

SALE ADDRESS: Draper Road, OXfor, PA 19363

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

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