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Bar
Association**

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(USPS 102-900)

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(USPS 102-900)

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Curtis vs. Ewing

Easement – Right of way – Contract language – Ambiguous

1. While there are many types of easements, the easement of a right-of-way is commonly understood to be a right in the owner of one parcel of land to traverse or use the land of another for purposes of gaining access to his property. While it can arise by implication, most commonly it occurs as the result of an express grant. When the easement is created by grant, its terms are required to be construed in favor of the dominant estate.
2. While the grant of an easement or right-of-way is construed in the grantee's favor to include that which is reasonably necessary to its enjoyment, the owner of the land over which the easement or right-of-way is granted reserves all incidents of ownership which are not conveyed.
3. In determining the nature and extent of an easement created by express grant, the language of the deed of conveyance is examined to reveal the intention of the parties. If the language of the easement is clear, then it controls and the general principles of contract law are applied. If the language of the easement is ambiguous, the grantors' intent must be determined from the facts presented. Disagreement between the parties to the grant does not render proper construction and interpretation ambiguous if the deed is clear.
4. The circumstances existing at the time of and relevant to an easement's creation are important in determining the easement's purpose. When the terms of an express easement are general, ambiguous, and not defined by reference to the circumstances known to the grantee at the time of the grant, the express easement is to be construed in favor of the grantee, and the easement may be used in any manner that is reasonable.
5. Plaintiff believes the deed's language grants him unrestricted right, liberty and privilege to use the easement – as opposed to only the driveway – as the access to Lot 3 from any point or points along the length of the 50 foot-wide easement, whether by means of more than one established driveway extending from and over the easement to his property, or occasionally and intermittently from unspecified locations along the easement. The defendants disagree, contending that the easement constitutes the grant to Plaintiff of, and is limited to, a right of access for ingress, egress and regress by Plaintiff, his heirs and assigns over the driveway/right-of-way located within the easement to a single point of access to Plaintiff's Lot 3, and does not encompass Plaintiff's right to use the entirety of the Easement as Plaintiff contends. The Court determined the language of the grant was clear. Accordingly, the Court Held that Plaintiff does not have an unlimited right of access to Lot 3 from the easement and right-of-way, nor are the Defendants' precluded from fencing the easement to the extent it does not block Plaintiff's access to his property as provided for in the Easement Deed, as modified by Defendants' agreement with Plaintiff, and

found as to Plaintiff's claim for damages, in favor of Defendants and, as to Plaintiff's claim for declaratory relief, in favor of Defendants, excepting, in addition to Plaintiff's existing driveway to his residence, Plaintiff may retain and use the existing principal access drive from the right-of-way to his Quonset hut structure in its presently existing form, but not the secondary access, which is now blocked.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2008-10034-DA; Robert M. Curtis vs. William Ewing and Mary Ewing

Gerald F. McCormick for Plaintiff
James C. Sargent, Scot R. Withers for Defendants
Nagle, J., May 12, 2010:-

[Editor's note: Affirmed by the Superior Court on December 8, 2010.]

ROBERT M. CURTIS	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	CHESTER COUNTY, PENNSYLVANIA
	:	
VS.	:	NO. 2008-10034-DA
	:	
WILLIAM EWING and	:	
MARY EWING	:	
	:	
Defendants	:	CIVIL ACTION – DJ Appeal

Gerald F. McCormick, Esquire, Attorney for Plaintiff
James C. Sargent, Esquire, Scot R. Withers, Esquire, Attorneys for Defendants

RULE 1925(a) OPINION

BY: NAGLE, J. May 12, 2010

On March 19 2010, Appellant filed the instant appeal from this court’s Order of February 22, 2010 denying his Motion for Post-Trial Relief. Upon receipt, I ordered Appellant to file a concise statement of errors complained of on appeal within twenty-one days pursuant to Pa. R.A.P. 1925(b) with which he timely complied. This brief Opinion is written pursuant to Pa. R.A.P. 1925(a).

This litigation involves the extent to which Appellant claims the unfettered right to gain access to an easement containing a common driveway that serves as access for ingress and egress to his property at any point or points along the length of the easement. The disputed driveway easement was created by an express grant contained in a deed of easement originating from a common grantor in Appellant and Appellees’ chains of title. The common driveway located within the easement provides access to the litigants’ properties, but is located within and extends over land, the underlying fee of which is owned by the Appellees. The case was tried before the undersigned sitting without a jury on September 14, 2009 on Appellant’s claim for damages and for declaratory relief. On September 25, 2009, I issued a verdict and order in Appellees’ favor on both claims, supported by the attached Opinion, in which I made both findings of fact and conclusions of law. The appeal’s thrust is that I misconstrued the language of the deed of easement, which he claims gives him unfettered use of and access from any point on his property to the easement containing the common driveway as it extends the approximately 1,024 feet along the boundary of his property and the easement. Having reviewed the issues now raised by Appellant, I find my Opinion supporting the verdict discusses all of the issues and arguments presented to me at trial, as well as by Appellant’s legal arguments raised in his motion for post-trial relief and on appeal.

I briefly observe, however, in paragraph 4 of his statement of errors,

Appellant claims I abused my discretion in my interpretation of the evidence and the law because the easement and subdivision plan were executed before the driveway “which connects the house to Lot No. 3 to the right-of-way was constructed”, meaning the private driveway on Appellant’s Lot No. 3. Appellant also previously argued that the deed’s reference to “private driveways” connecting to the easement merely established a method for allocating costs of maintaining the easement’s shared common driveway, a position with which I did not agree. Those contentions do not change the result I reached. Actually the deed of easement describes his right of access over this right-of-way as being to “the private driveway to the dwelling” on each lot, while the easement’s terms explicitly refer to the 10-12 feet wide gravel driveway that predated the conveyance and remained in place thereafter, physical proof that contradicts Appellant’s interpretation of the grant. Comparison of the deed language in this case to that in *Baney v. Eoute*, 784 A.2d 132 (Pa. Super., 2001) in my view supports this court’s evaluation of the evidence. I respectfully direct the courts’ attention to my findings of fact 3 through 7, and my discussion of those facts in relation to the language of the deed, discussed at pages 12 through 17 of my Opinion, which need not be repeated here.

Appellant also argues that having found the deed ambiguous, I was bound to interpret its terms in his favor and against the Appellees. Actually, I made no finding that the deed is ambiguous when the entirety of its terms are considered and construed together. In fact, on page 12 of my Opinion, in discussing the rules applied when a writing is claimed to be ambiguous, I wrote, “In my view, the latter precept does not apply in the case *sub judice* because the language of the grant is clear.” Dispute between litigants over the interpretation of a written instrument engendered by “alleged” ambiguity does render it ambiguous. “A contract is not ambiguous if the court can determine its meaning without any guide other than knowledge of the simple facts on which, from the nature of the language in general, its meaning depends; and a contract is not rendered ambiguous by the mere fact that the parties do not agree on the proper construction.” *Baney v. Eoute* at 136. In addition to the main access to his property, by agreement of the parties, the litigants agreed upon a second access, described in my findings of fact.

The lower court’s Opinion, Verdict and Order dated September 25, 2009 is appended hereto (Attachment “A”). I respectfully recommend that it be affirmed.

BY THE COURT:

/s/ Ronald C. Nagle, J.

ROBERT M. CURTIS : IN THE COURT OF COMMON PLEAS
Plaintiff : CHESTER COUNTY, PENNSYLVANIA
:
VS. : NO. 2008-10034-DA
:
WILLIAM EWING and
MARY EWING :
Defendants : CIVIL ACTION – DJ Appeal

Gerald F. McCormick, Esquire, Attorney for Plaintiff
James C. Sargent, Esquire, Scot R. Withers, Esquire, Attorneys for Defendants

OPINION, VERDICT and ORDER

On September 14, 2009, the above-captioned case was tried before the undersigned, sitting without a jury. Plaintiff, Robert M. Curtis has sued Defendants, William and Mary Ewing in a three-count complaint, alleging tortious interference with his right to access his property at any point along a 50 foot wide right-of-way contiguous to his 10 acre property. In addition to \$50,000 in damages, he seeks a declaratory judgment recognizing his unrestricted right to access and use the entire right-of-way established, he contends, by an express deed of easement over Defendants’ property, and requiring the Defendants to remove stockade fencing, fence posts and trees intermittently placed and planted along the common boundary separating his property from the easement. Plaintiff’s complaint also sought prescriptive rights in the easement, but offered no evidence at trial supporting any such claim, and we consider it abandoned. Defendants’ answer and new matter alleges that Plaintiff has misused and abused the deeded easement, contending Plaintiff’s access is restricted to the use of a right-of-way over the existing gravel driveway located within the 50 foot wide easement that provides Plaintiff access to his property by connection to his existing private driveway located on his property. The following findings are based upon a fair preponderance of the competent and credible evidence.

Findings of Fact.

1. Plaintiff is Robert M. Curtis, owner of 10.1 acres located at 507 Brandywine Drive, Newlin Township, Chester County, access to which is provided over an easement and right-of-way hereafter described. The property is heavily wooded.
2. Defendants are William and Mary Ewing, who reside at 519 Brandywine Drive, Newlin Township in Chester County. They own a 7 acre contiguous parcel, which they occupy as their home. The Ewings also own additional

land on which the easement and right-of-way in dispute are located, which they acquired after purchasing their 7 acre parcel. They also use the right-of-way for access to their property.

3. The parties' respective properties were at one time part of a tract owned by Dr. Alvin and Nancy Weiner. In 1981, the Weiners subdivided their property into four parcels, ranging in acreage from 7.5 acres to 29 acres. These lots are shown on a subdivision plan prepared for the Weiners by Roland A. Dunlap, Registered Surveyor, dated June 11, 1979 and approved by the Newlin Township Supervisors on February 11, 1980, filed for public record in Chester County Recorder's office (the "Plan"). (Exhibit D-1). The 29 acre parcel has frontage on Brandywine Drive, a public road, and contains the easement and driveway right-of-way in dispute in this case.

4. In December 1981, Dr. and Mrs. Weiner conveyed Lot 3 and Lot 4, both interior lots having no frontage on Brandywine Drive, to James and Harriet Kries. To provide them with access to Lots 3 and 4, the Weiner's executed and recorded a Deed of Easement, dated December 21, 1980, conveying to them and "their heirs and assigns, the free and uninterrupted use, liberty and privilege of and passage in and along a certain driveway, the easement for the same being fifty (50) feet in width, extending from and out of Brandywine Drive along the eastern boundary of land of the Grantors . . . TOGETHER with free ingress, egress and regress to and for the Said Grantees, their heirs and assigns, to be used in common with the Grantors, their heirs and assigns." (Exhibits P-1; D-1). The "Deed of Easement" included a metes and bounds description of the easement as 50 feet in width, depicted the driveway located within the easement, and labeled the easement as including a 10 foot wide existing driveway, a 10 foot wide permanent utility easement, and a 20 foot wide construction easement. The Easement Deed's maintenance provision restricts each lot owner's liability to share in the maintenance of the common driveway to "the private driveway to the dwelling" on each such lot, and provides that the Easement's grantor has exclusive use of the easement which is "not utilized for the said driveway...". (Exhibits P-1; D-1).

5. In 1982, James and Harriet Kries conveyed Lot 3 to the Plaintiff and his former wife, together with the right to access their property over the easement pursuant to the terms stated in the Deed of Easement. Plaintiff subsequently constructed a single family residence, and thereafter, a large storage structure thereon. Following Plaintiff's construction of the house on Lot 3, the parcel was served by a single driveway access extending from the easement and right-of-way to the house. (Exhibit D-6).

6. On or about July 29, 1986, James and Harriet Kries conveyed Lot 4 to William Ewing. Mr. Ewing and his wife, Mary, now own and occupy this property as their home.

7. The Weiners, who had retained the 29 acre parcel over which the easement extends, subdivided the parcel in accordance with a subdivision plan

dated April 17, 2000, revised on June 13, 2000, prepared for them by Regester Associates, Inc., Registered Land Surveyors (the “2000 Plan”). The 2000 Plan created a separate parcel comprised of the easement extending along Lots 2, 3 and 4 and a meadow area (the “Easement Parcel”). The Ewings acquired Easement Parcel from the Weiners on September 26, 2000 following its subdivision, thereby acquiring title to all of the land over which the easement extends.

8. Sometime subsequent to 1995, Plaintiff constructed a large Quonset hut on the southeast corner of Lot 3, in close proximity to the easement. This structure is a prefabricated structure having a semicircular roof and cross section of corrugated metal that curves ground-ward to form walls. Plaintiff cleared an area extending from the easement and right-of-way to provide a wide, stone-paved driveway access to this structure and the area immediately surrounding it without first requesting or being granted permission by the Ewings to do so. Plaintiff also stores various pieces of construction equipment outdoors near the Quonset hut on Lot 3, immediately contiguous to the Easement, presently including a dump truck, a loader backhoe and old tractor. Plaintiff has also established a second beaten-path access from the easement to the Quonset hut, to permit a vehicle pulling a flat-bed trailer to maneuver in and around the structure. Prior to the construction of this structure, Plaintiff enjoyed only one private driveway connecting Lot 3 to the right-of-way. (Exhibits D-3, D-5 & D-6; Exhibit P-4 (Photographs)).

9. Plaintiff uses the Quonset hut to store excavation equipment, materials and vehicles used by him in his construction business. The driveway that he has extended from the easement is used by him to bring that equipment in and out of Lot 3, again without the Ewings’ permission, but subject to his belief and contention that he has the right to access the easement and right-of-way from any point along his property. The set-back of the Quonset hut is the subject of an ongoing zoning dispute with the Township and the Ewings, presently on appeal. Plaintiff is also a collector of old cars, which he restores and/or sells. At various times, he has parked cars he retains for sale on his property contiguous to and visible from the Easement, where they have remained for periods of time, to Defendants’ consternation. One such vehicle remains so stored.

10. The portion of the easement and right-of-way in dispute extends along the 1,024 feet of frontage of Plaintiff’s Lot 3, initially in a northerly direction for a distance of approximately 350 feet, turning 90 degrees to the west for its remaining distance until it reaches the Ewings’ Lot 4. (Exhibit D-6). Plaintiff claims that prior to and after the Ewings’ acquisition of the Easement Parcel in 2000, he has routinely accessed Lot 3 from various points along the Easement.

11. Plaintiff has constructed 2 spring-fed ponds in the western quadrant of Lot 3 and removed trees in that area to create a meadow, which he has been accessing from the easement, again without permission and over the objection of the Ewings. Plaintiff has also cut trees growing on the Ewings’ Easement to facilitate his access from the easement to various parts of Lot 3. Plaintiff has established

access ways through his property over which vehicles and equipment may be driven to the ponds, and has also established a clear pathway to the ponds and meadow from the Easement and right-of-way, which he routinely uses and which is clearly discernable both on the ground and from the air. (Exhibits D-5 & D-6).

12. On or about September 11, 2008, frustrated by Plaintiff's refusal to comply with their requests that he limit his access to the easement from his originally established driveway, Defendants installed an intermittent stockade fence along various portions of the easement's boundary near the northeast corner of Plaintiff's property, ostensibly to shield the Plaintiff's equipment from their view. In addition, Defendants planted trees at various locations along the easement and sunk vertical fence posts, eight feet on center, along the easement demarcating the boundary line separating the easement from Plaintiff's property. Both a newly planted tree and the fence posts set by the Ewings now block Plaintiff's secondary access to the Quonset hut and impede his access from the easement to his property at other locations. (Exhibit P-4 (Photographs)).

Conclusions of Law and Discussion.

The instant litigation was preceded by an earlier lawsuit filed by the Ewings against Curtis in 2004 similar to the case *sub judice*, which the Ewings withdrew in the apparent belief they had come to a meeting of the minds over use of the easement. Unfortunately, they had not, but we nonetheless attempted during the instant trial to facilitate a settlement of this dispute upon the representation that the Ewings had agreed to Plaintiff's use of a second driveway to access his Quonset hut. Disagreements between the parties not directly related to the issues at hand precluded that resolution.

The easement at the heart of this dispute serves as the only access to the parties' properties, located in a rural part of Newlin Township. The crux of this dispute between neighbors, who were once friends, is the extent to which Plaintiff has a right to use and enjoy the easement, created by express easement contained in the 1981 Deed. As stated in the Easement Deed, Plaintiff's right of access is described as a "liberty and privilege of and passage in and along the driveway" located within the easement described by metes and bounds in the Easement Deed that has existed since the Weiners owned these properties. The Easement Deed was unnecessary until the Weiners subdivided their land to create the individual lots now owned and occupied by the Plaintiff and the Defendants, which occurred at a time when the Wieners retained ownership of the land on which the easement and driveway are located. We refer in this decision to the driveway as the right-of-way, since it is co-extensive with the historic driveway in location and use, appears on the prior subdivision plans in a fixed location, is described in the Easement Deed as "...a certain driveway, the easement for the same being fifty (50) feet in width", and has admittedly been used by the parties as the access drive to their respective parcels.

Plaintiff Curtis believes the deed's language grants him unrestricted right, liberty and privilege to use the easement – as opposed to only the driveway – as the access to Lot 3 from any point or points along the length of the 50 foot-wide easement, whether by means of more than one established driveway extending from and over the easement to his property, or occasionally and intermittently from unspecified locations along the easement. The Ewings vigorously disagree, contending that the easement constitutes the grant to Plaintiff of, and is limited to, a right of access for ingress, egress and regress by him, his heirs and assigns over the driveway/right-of-way located within the easement to a single point of access to Plaintiff's Lot 3, and does not encompass his right to use the entirety of the Easement as he contends. The Ewings thus argue that Curtis' right-of-way is limited to the 10-foot wide gravel drive contained within the easement, whereas Curtis contends the right-of-way consists of the entire 50 foot width easement. Clearly the relationship between the parties has deteriorated and been marked by acrimony and spite.

While there are many types of easements, the easement of a right-of-way is commonly understood to be a right in the owner of one parcel of land to traverse or use the land of another for purposes of gaining access to his property. *Clements v. Sanuti*, 51 A.2d 697, 698 (Pa. 1947) (citations omitted). While it can arise by implication, most commonly it occurs, as here, as the result of an express grant. *Merrill v. Manufacturers Light & Heat Co.*, 185 A.2d 573 (Pa. 1962); *Cannon Brothers Inc. v. D'Agostino*, 514 A.2d 614, 617 (Pa. Super. 1986). When the easement is created by grant, its terms are required to be construed in favor of the dominant estate. *Duncan v. Gheen*, 138 A.2d 168, 170 (Pa. Super. 1958). The owner of the fee of an alley and of adjoining land, whose predecessor in title has granted to an adjoining owner a right-of-way over the alley in common with the grantor, his heirs and assigns, may use the alley in any way which will not interfere with the grantee's reasonable use thereof as an alleyway. *Smith v. Rowland*, 90 A. 183 (Pa. 1914). While the grant of an easement or right-of-way is construed in the grantee's favor to include that which is reasonably necessary to its enjoyment, the owner of the land over which the easement or right-of-way is granted reserves all incidents of ownership which are not conveyed. *Patricca v. Zoning Bd. of Adjustment of Pittsburgh*, 590 A.2d 744, 748 (Pa. 1991); *Garan v. Bender*, 55 A.2d 353 (Pa. 1947). In determining the nature and extent of an easement created by express grant, the language of the deed of conveyance is examined to reveal the intention of the parties. *Gateway Motels, Inc. v. Duquesne Light Co.*, 500 A.2d 1230, 1232 (Pa. Super. 1985) (citation omitted). If the language of the easement is clear, then it controls and the general principles of contract law are applied. *Baney v. Eoute*, 784 A.2d 132, 136 (Pa. Super. 2001) (citing *Fedorko Properties, Inc. v. C.F. Zurn & Associates*, 720 A.2d 147 (Pa. Super. 1998); *Hann v. Saylor*, 562 A.2d 891 (Pa. Super. 1989)). If the language of the easement is ambiguous, the grantors' intent must be determined from the facts presented. However, disagreement between the parties to the grant does not render proper construction and interpretation ambigu-

ous if the deed is clear. *Baney*, 784 A.2d at 136. The circumstances existing at the time of and relevant to an easement's creation are important in determining the easement's purpose. *Sides v. Cleland*, 648 A.2d 793, 795 (Pa. Super. 1994). "When the terms of an express easement are general, ambiguous, and not defined by reference to the circumstances known to the grantee at the time of the grant, the express easement is to be construed in favor of the grantee, and the easement may be used in any manner that is reasonable." *Id.* (quoting *Lease v. Doll*, 403 A.2d 558 (Pa. 1979)). In my view, the latter precept does not apply in the case *sub judice* because the language of the grant is clear.

Instantly, because the easement was created by express grant, the rights and scope of use conferred upon its grantee, who is now Curtis, must be determined according to the language of the Easement Deed, which states, in pertinent part, that it conveys "the free and uninterrupted use, liberty and privilege of and passage in and along a certain driveway, the easement for the same being fifty (50) feet in width" which "shall be for the sole purpose of constructing and maintaining a driveway to service the premises of the Grantors and Grantees herein and their respective heirs and assigns," thereby providing Curtis the right to utilize the right of access and passage to and from his property. (Exhibit P-1). It further provides the "Grantors herein shall continue to enjoy the exclusive portion of the area of the aforesaid easement which is not utilized by said driveway for any and all purposes which do not interfere with or prevent the use of the said driveway," thereby retaining for the Defendants, William and Mary Ewing, as successors in interest to the original grantors, their ownership of the easement. (Exhibit P-1). The purpose of this easement appurtenant was to provide use and access to the subdivided lots from the public road, Brandywine Drive, pursuant to the Plan. See *Assalita v. Chestnut Ridge Homeowners Ass'n*, 866 A.2d 1214, 1218 (Pa. Cmwlth. 2007) ("Creation of an easement appurtenant is accomplished by reserving unto the grantor an easement or right-of-way over the land conveyed, said right-of-way being intended to benefit other lands retained by the grantor. This reservation is conceptually fused with the land it benefits and passes with the land if there is a subsequent conveyance.").

The easement over Defendants' property exists for right-of-way purposes, which, they argue, was intended by Dr. and Mrs. Weiner to be limited to the "certain driveway" referenced in the Deed of Easement. (Exhibit P-1). Because the language contained in the deed states that "the same being fifty (50) feet in width", there is understandably debate whether the right-of-way is the "certain driveway" or the "easement for the same being 50 feet in width." Defendants have constructed a partial stockade fence and installed other fence posts along their boundary line within the easement, thereby blocking Curtis from traversing at points other than two driveways connecting the right-of-way drive to his property. However, they have made no effort to obstruct Curtis's access to his property from his drive and have agreed that the second drive leading to and from his Quonset hut may remain. Curtis argues that, to the extent the Deed contains any ambiguity regarding his right

to access his property from anywhere along the right-of-way, that ambiguity must be construed in his favor and against Defendants.

Baney, supra, a case strikingly similar to this case, is instructive. There, the Court affirmed the trial court's determination that the written easement at issue failed to support the plaintiff's contention that he had unrestricted use of a fifty-foot wide easement containing a private road used to access to his property. *Baney*, 784 A.2d at 137. The Court concluded that the easement was intended to be limited to the private road within the fifty-foot right-of-way. The deed of easement at issue in *Baney* provided, in pertinent part and similar to the Easement Deed at issue here, that: "the Grantors have granted . . . the free and uninterrupted use, liberty and privilege of, passage in and along upon and out of a certain private road belonging to the Grantors" *Id.* at 134. Although the easement was described as 50 feet in width, the Court wrote in its analysis of the deed's language, that "[c]learly, the precatory language preceding the word 'road' is meant to elucidate the scope of the easement." *Baney*, 784 A.2d at 137.

Although the language of the easement appears to grant the [Appellants] the use of a fifty-foot wide road, the fact that the parties knew the road to be substantially less than fifty feet wide proves the existence of a latent ambiguity. Because the scope of the easement is latently ambiguous and susceptible to more than one reasonable interpretation, the trial court was free to consult extrinsic evidence to resolve the ambiguity.

Id. at 136.

Instantly, the Deed of Easement contains language similar to that at issue in *Baney*; in particular, "the free and uninterrupted use, liberty and privilege of and passage in and along *a certain driveway* . . .". (Exhibit P-1) (emphasis added). The logical interpretation is that the right of access was intended to be limited to the "certain driveway" contained within the easement rather than anywhere within its fifty-foot width. The terms "in and along" restrict travel to the gravel driveway, as the "in" refers to the within driveway. In addition, the Easement Deed states: "[t]he Grantors herein shall continue to enjoy the exclusive use of that portion of the area of the aforesaid easement which is not utilized for the said driveway for any and all purposes which do not interfere with or prevent the use of the said driveway." (Exhibit P-1). Additionally, the Easement Deed describes access over the right-of way to "the private driveway to the dwelling" on each such lot, stated in the singular; and, the terms of the easement are explicit and refer to the 10-12 feet wide gravel driveway that predated the conveyance and continued to exist in place thereafter, physical proof that contradicts the notion that the grantor of the Easement Deed intended the right-of-way to encompass the entire width of the easement. The Ewings' interpretation is confirmed not only by the consistency of the driveway

shown on the Plan and the subsequent year 2000 Plan, but also by the 10 foot wide permanent utility easement and a 20 foot wide construction easement included within the easement and identified as such on the Plan, but also by the testimony of William Ewing as to Plaintiff's overburdening of the easement for purposes other than access, including storage of construction vehicles and materials in areas where Curtis had cut down trees growing in the easement.

Although Plaintiff testified that he never asked permission nor was denied permission by Dr. Weiner to access his property from the right-of-way at locations other than the private driveway to his dwelling, the obvious abuse of the right-of-way has occurred while Defendants have owned their properties. The Quonset hut post-dates the Weiners' ownership of these properties; therefore, their lack of objection to Plaintiff's activities is not relevant or material to Plaintiff's contentions. Accordingly, I conclude that Plaintiff does not have an unlimited right of access to Lot 3 from the easement and right-of-way, nor are the Defendants' precluded from fencing the easement to the extent it does not block Plaintiff's access to his property as provided for in the Easement Deed, as modified by Defendants' agreement with Plaintiff, and I enter the following:

ROBERT M. CURTIS	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	CHESTER COUNTY, PENNSYLVANIA
	:	
VS.	:	NO. 2008-10034-DA
	:	
WILLIAM EWING and	:	
MARY EWING	:	
Defendants	:	CIVIL ACTION – DJ Appeal

Gerald F. McCormick, Esquire, Attorney for Plaintiff
James C. Sargent, Esquire, Scot R. Withers, Esquire, Attorneys for Defendants

VERDICT AND ORDER

AND NOW, September 25, 2009 following trial before the undersigned sitting without a jury, as to Plaintiff’s claim for damages, I find in favor of Defendants, William and Mary Ewing and against Plaintiff, Robert M. Curtis in no amount. As to Plaintiff’s claim for declaratory relief, I find in favor of Defendants, William and Mary Ewing and against Plaintiff, Robert M. Curtis, excepting only, pursuant to Defendants’ agreement, in addition to Plaintiff’s existing driveway to his residence, Plaintiff may retain and use the existing principal access drive from the right-of-way to his Quonset hut structure in its presently existing form, but not the secondary access, which is now blocked. SO ORDERED.

BY THE COURT:

/s/ Ronald C. Nagle, J.

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2nd Publication

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

NO. 11-03117

NOTICE IS HEREBY GIVEN that the name change petition of Victoria Ashley Ketels was filed in the above-named court and will be heard on June 20, 2011, at 9:30 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 24, 2011

Name to be changed from: Victoria Ashley Ketels to: Victoria Ashley Taliaferri Sarmiento

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-04392**

NOTICE IS HEREBY GIVEN that the name change petition of Camille Erin Dean was filed in the above-named court and will be heard on July 18, 2011, at 9:30 AM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 22, 2011

Name to be changed from: Camille Erin Dean to: Camille Erin Dean Thomas

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

H. MICHAEL COHEN, Attorney for Petitioner
Lachall, Cohen & Sagnor
144 West Market Street
West Chester, PA 19382

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-01492**

NOTICE IS HEREBY GIVEN that the name change petition of Heather Marie Johnson was filed in the above-named court and will be heard on May 23, 2011, at 9:30 AM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 10, 2011

Name to be changed from: Heather Marie Johnson to: Heather Grace Garcia-Tomlin

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

MAUREEN C. REPETTO, Attorney for
Petitioner
212 West Front St., Suite 208
Media, PA 19063

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-03665**

NOTICE IS HEREBY GIVEN that the name change petition of Barbara Jean Uhler was filed in the above-named court and will be heard on June 6, 2011, at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 6, 2011

Name to be changed from: Barbara Jean Uhler to: Bonnie Jean Wetherill

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

LAWRENCE E. WOOD, Attorney for Petitioner
126 Miner Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 21, 2011 for Kloopz, Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: Providing IT management solutions for businesses delivered as online service.

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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 for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is: for Brandwyne Coach Works of Chadds Ford, Inc.

Articles of Incorporation were filed on or about April 4, 2011.

The purpose for which the corporation has been organized are as follows: to engage in and do any lawful act for which corporations may be incorporated under the Business Corporation Law of Pennsylvania, approved December 21, 1988, P.L. 1444, No. 177, as amended, and to do all acts and to exercise all powers, rights and privileges which a business corporation may now or hereinafter be organized or authorized to do or to exercise under the laws of the Commonwealth of Pennsylvania.

STEPHEN P. MCGUIRE, Solicitor
Buckley, Nagle, Brion, McGuire, Morris &
Sommer, LLP
118 W. Market Street
Suite 300
West Chester, PA 19382

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

ANKERS, Margaret, a/k/a Margaret M. Collins, Margaret M.C. Ankers, Margaret Collins Ankers and Margaret C. Ankers, late of Borough of West Chester. Anne Marie Ankers and David J. Ankers, care of JOSEPH A. BELLINGHERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administrators. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

DIDOMENICO, Fred, a/k/a Fiorindo DiDomenico, late of Honey Brook Township. KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HEWITT, Arlene A., late of West Chester. Gary Hewitt, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executor. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

HOOPER, Harry, late of Penn Township. Richard M. Hooper, care of GERALD M. HATFIELD, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executor. GERALD M. HATFIELD, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

HUBOKY, Dolores Y., late of Caln Township. Richard A. Bryant and James W. Bryant, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executors. JACK F. WOLF, Esquire, Wolf, Baldwin & Associates, P.O. Box 444, Pottstown, PA 19464, atty.

LEISENRING, Edward Barnes, Jr., a/k/a Edward B. Leisenring, Jr. and E.B. Leisenring, Jr., late of Easttown Township. Julia B. Leisenring and Minturn T. Wright, III, care of Kevin P. Gilboy, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968, Executors. Kevin P. Gilboy, Esquire, Teeters, Harvey, Gilboy & Kaier LLP, 1835 Market Street, Philadelphia, PA 19103-2968, atty.

MACKELCAN, Martha S., late of Pennsbury Township. Donald G. Mackelcan, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administrator. MARY ANN PLANKINTON, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

MASTERSTEFONE, Edward W., late of Caln Township. Kim I. Masterstefone, 5661 Old Highway, Gap, PA 17527, Executor. ALAN J. JARVIS, Esquire, Highlands Corporatate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

MCALLISTER, Donald C., late of West Nottingham Township. Deborah M. Gouge, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

NATTLE, Sophia A., late of East Pikeland Township. Frank Nattle, 335 Morris Street, Phoenixville, PA 19460, Administrator. BRIDGET M. WHITLEY, Esquire, Skarlatos Zonarich LLP, 17 South Second Street, 6th Floor, Harrisburg, PA 17101-2039, atty.

RODNEY, Roger A., a/k/a Roger Rodney, late of West Brandywine Township. Joan Powell, 509 Greenhill Road, West Chester, PA 19380, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

SIERZEGA, Thaddeus H., a/k/a Thaddeus Sierzega, late of Borough of Phoenixville. Barbara A. Flor, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

THOMPSON, Graham Stewart, late of Schuylkill Township. Jeanne Thompson, care of KATHLEEN A. MALOLES, Esquire, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103, Executrix. KATHLEEN A. MALOLES, Esquire, Law Offices of Peter L. Klenk & Associates, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103, atty.

TINDALL, Dorothy S., late of Caln Township. Sandra L. Piersol, care of RICHARD A. KATZ, Esquire, 140A East King Street, Lancaster, PA 17602, Executrix. RICHARD A. KATZ, Esquire, 140A East King Street, Lancaster, PA 17602, atty.

2nd Publication

ANTHONY, Jean Maddock, late of Tredyffrin Township. Stacy Maddock Merrigan and Gary Maddock Anthony, 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.

BELUCH, Anne Agnes, late of Phoenixville. Michael E. Beluch, 528 Virginia Avenue, Phoenixville, PA 19460, Executor. JAMES R. FREEMAN, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

CONNER, Elizabeth B., late of West Brandywine. Cynthia A. Davidson, care of RONALD A. AMARANT, Esquire, 3405 West Chester Pike, Newtown Square, PA 19073, Executrix. RONALD A. AMARANT, Esquire, Imperatrice, Amarant, Capuzzi & Bell, P.C., 3405 West Chester Pike, Newtown Square, PA 19073, atty.

GRIFFITH, Denise L., late of Chester County. Brian F. Griffith, 326 Aspin Drive, Oxford, PA 19363, Executor. SAMUEL A. GOODLEY, JR., Esquire, Byler, Goodley & Winkle, P.C., 7 Center Street, P.O. Box 474, Intercourse, PA 17534, atty.

HAGANS, Thomas F., a/k/a Thomas Fletcher Hagans, late of Caln Township. Glenn T. Hagans, care of DAVID W. WOOD, JR., Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Administrator. DAVID W. WOOD, JR., Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HAM, Lavaun O., late of Toughkenamon Township. Dawn R. Keenan, 5 Broadfield Drive, Newark, DE 19713, Executrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey Ltd., 211 East State Street, Kennett Square, PA 19348, atty.

MACINTIRE, James Lee, a/k/a James L. MacIntire, late of Coatesville, Chester County. Heather Lampron, 25 Forgedale Road, Fleetwood, PA 19522 and Natalie Kirchner, 28685 Earth Lite Road, Wye Mills, MD 21674, Administrators. **MARY C. CROCKER**, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

MARTINI, Charles C., Jr., a/k/a Charles C. Martini, late of West Chester, West Goshen Township. Debra L. Martini, care of **EUGENE H. GILLIN**, Esquire, 123 South Broad Street, Suite 2102, Philadelphia, PA 19109-1090, Executrix. **EUGENE H. GILLIN**, Esquire, Harkins and Harkins, 123 South Broad Street, Suite 2102, Philadelphia, PA 19109-1090, atty.

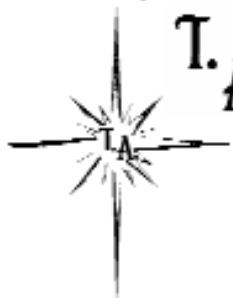
MC CREA, Hilda S., a/k/a Hilda M. Mc Crea, late of Easttown Township. Albert H. Bien, care of **GUY F. MATTHEWS**, Esquire, 344 West Front Street, Media, PA 19063, Executor. **GUY F. MATTHEWS**, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

MILLER, Frances F. Lynne M. Feldman, 40 Woodview Drive, Doylestown, PA 18901, Executrix. **BRETT B. WEINSTEIN**, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

RONAN, Patricia, late of Pennsbury Township. Catherine Rochmes, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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VOLTZ, Philip S., late of East Goshen. Patricia B. Voltz, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd, Suite 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd, Suite 200, Downingtown, PA 19335, atty.

WEIGEL, H. Jean, a/k/a Hilda Jean Weigel, late of East Coventry Township. George R. Slifer, 228 Neiffer Road, Schwenksville, PA 19473, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

WILSON, Helen K., late of Cochranville. George D. Wilson, care of JOAN M. GRANER, Esquire, 11 West Third Street, Media, PA 19063, Executor. JOAN M. GRANER, Esquire, 11 West Third Street, Media, PA 19063, atty.

WRIGHT, Jane Paul, late of Kennett Township. Robert Wright, Jr. and Susan W. Rhodes, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

ZOLLERS, Mabel I., late of HoneyBrook Township. Charles Edwin Spotts, care of JOHN S. MAY, Esquire, 49 North Duke Street, Lancaster, PA 17602, Executor. JOHN S. MAY, Esquire, May, Metzger and Zimmerman, LLP, 49 North Duke Street, Lancaster, PA 17602

3rd Publication

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CHARLES T. DeTULLEO

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BURKE, Mary E., late of Malvern. David L. Burke and Karen L. Martinez, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CARPENTER, Ruth Emma Brown, late of West Bradford Township. Janice L. Russell, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

CLEAVER, Charles B., Jr., late of Honey Brook Township. Donald M. Cleaver, 6476 Woodlake Road, Jupiter, FL 33458, Executor. WILLIAM R. HOURICAN, Esquire, 527 Swede Street, Norristown, PA 19401, atty.

EPPS, Tencley D., a/k/a T.D. Epps, late of Tredyffrin Township. Miriam LeB. Epps, 241 Steeplechase Road, Devon, PA 19333, Administratrix, CTA. BRIAN MC DEVITT, Esquire, Fox, Differ, Callahan, Sheridan & McDevitt, Three Penn Court, 325 Swede Street, Norristown, PA 19401, atty.

FULMER, Shirley M., late of Phoenixville. David C. Fulmer, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GIERSCH, Daisy Mae, a/k/a Daisy M. Giersch, late of Honey Brook Township. Ellen J. McDevitt, 48 Kimberwick Circle, Glenmoore, PA 19343, Executrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KACZYNSKI, Mary E., late of City of Coatesville. GERALYN Kaczynski, 233 Charles Street, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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MADDEN, Patrick A., a/k/a Patrick A. Madden, Jr., late of Caln Township. Sean Patrick Madden, care of DAVID W. WOOD, JR., Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. DAVID W. WOOD, JR., Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

MATTHEWS, Donna M., late of Borough of West Chester. Karon A. Matthews, 250 Homeville Road, Cochranville, PA 19330 and Karla L. Gentile, 410 Dalton Road, Oxford, PA 19363, Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

MOWERY, Daniel W., late of East Goshen Township. Dianne H. Bauder, 12 Kristin Circle, Downingtown, PA 19335 and Daniel L. Mowery, 1333 Park Avenue, West Chester, PA 19380, Executors. BRETT B. WEINSTEIN, Esquire, Weinstein Law Offices, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

MURPHY, Rosemary E., late of Borough of Malvern. PNC BANK, National Association, Debra Swan-Sylvester, Vice-President, 200 W. Lancaster Ave., Ste. 200, Wayne, PA 19087, Executor. JOSEPH C. BRIGHT, Esquire, Cozen & O'Connor, P.C., 1900 Market Street, Philadelphia, PA 19103, atty.

PLATT, Fletcher N., Sr., a/k/a Fletcher N. Platt, late of Kennett Square. Fletcher N. Platt, Jr., care of EARL K. RIGLER, JR., Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executor. EARL K. RIGLER, JR., Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

POTOZNIAK, Peter, late of East Vincent Township. Diane Winters and Ann Heatwole, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Administrators. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

REED, Sandra C., a/k/a Sandy Reed a/k/a Sandra C. Conner a/k/a Sandy Conner a/k/a Sandra C. Sherman, late of East Pikeland Township. Robert T. Conner, 49 Boraton Road, Royersford, PA 19468, Executor. EDWARD A. SKYPALA, Esquire, 224 King Street, Pottstown, PA 19464, atty.

SPADONI, Serita Pereira, late of Borough of West Chester. Charles B. Spadoni, 116 South New Street, West Chester, PA 19382, Executor.



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VOGEL, Eleanor C., late of Pennsbury Township. Stephen J. Vogel, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

WARREN, Chester W., Jr., late of West Vincent Township. Deborah N. Kolpak and Douglas Warren, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

WIDMANN, Eileen A., late of Tredyffrin Township. Deborah Cecco, 14 Fairway Road, Paoli, PA 19301, Executrix. SEAN ARDES, Esquire, 5200 Hilltop Drive, Unit M-12, Brookhaven, PA 19015, atty.

WINN, Kathryn H., late of Borough of Elverson. Rodney L. Winn, 315 Fairview Drive, Lititz, PA 17543, Executor. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557, atty.

ZUK, Paul, late of Penn Township. Paul J. Zuk, 5 Walnut Drive, Lincoln University, PA 19532, Executor. WILLIAM L. MCLAUGHLIN, JR., Esquire, 23 S. Valley Road, P.O. Box 494, Paoli, PA 19301, 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

PIECE OF MIND MOSAICS, with its principal place of business at 71 Lyndell Road, Downingtown, PA 19335.

The application has been (or will be) filed on: March 3, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Amy Bruckner, 71 Lyndell Road, Downingtown, PA 19335.

Blindman Recording Services, Inc., with its principal place of business at 753 Old Wilmington Road, Coatesville, PA 19320.

The application has been (or will be) filed on: July 12, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bradley Marshall, 29 Ridge Avenue, Coatesville, PA 19320 and Sherry Herman, 759 Old Wilmington Road, Coatesville, PA 19320.

ATTORNEY DISCIPLINARY/ETHICS MATTERS

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(215) 751-2863

FICTITIOUS NAME

NOTICE is hereby given, pursuant to the provisions of the Act of Assembly, No. 295 of 1982 effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Advance Hygiene Technologies with its principal place of business at 1592 Clayton Road, West Chester, PA 19382.

The application was filed on April 4, 2011.

The name and address of the entity owning or interested in said business is: Advanced Fluid Technologies, LLC, 1592 Clayton Road, West Chester, PA 19382.

H. MICHAEL COHEN, Solicitor
Lachall, Cohen & Sagnor
144 W. Market Street
West Chester, PA 19382

1st Publication**NOTICE**

Court of Common Pleas of Chester County PA; No. 2011-02821-MJ

Kelly Chevrolet inc. v. Florence Bari; In Re: Certificate of Title for 1998 Chevrolet Malibu VIN: 1G1NE52M5W6129273. A hearing on Petition for Certification of Title for Involuntary Transfer of Ownership of the above vehicle will be held on May 2 2011 at 9:00 am in courtroom 6 Chester County Courthouse 201 W. Market Street, West Chester, PA 19380. If you have an interest in the vehicle you must appear on the date above. If you fail to do so, the case may proceed without you. Fiore & Barber, LLC 425 Main St Harleysville, PA 19438 215-256-0205.

NOTICE

NOTICE is hereby given that the Board of Directors of the Chester County Water Resources Authority, Chester County, Pennsylvania (the "Authority"), has adopted a Resolution signifying its intention to file Articles of Amendment to the Articles of Incorporation of the Authority with the Secretary of the Commonwealth of Pennsylvania. (1) The name of the Authority is the Chester County Water Resources Authority, with its registered office at 601 Westtown Road, Suite 260, P.O. Box 2747, West Chester, Chester County, Pennsylvania 19380-0990. (2) The Articles of Amendment are to be filed under the provisions of the Municipalities Authorities Act, approved June 19, 2001, P.L. 287, No. 22, as amended. (3) The proposed amendment extends the term of existence of the Authority to a date fifty (50) years from the date of approval of the Articles of Amendment. (4) The Articles of Amendment will be filed with the Secretary of the Commonwealth on May 17, 2011.

DENIS NEWBOLD, CHAIRMAN

Chester County Water Resources Authority
Chester County, Pennsylvania

CLASSIFIED ADS SECTION**MEETING SPACE?**

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

WELLS FARGO BANK, N.A.
Vs.

JAMES P STOTT
JENNIFER A. STOTT

COURT OF COMMON PLEAS

CIVIL DIVISION

CHESTER COUNTY

NO. 10-13821

NOTICE

TO JAMES P STOTT and JENNIFER A. STOTT:

You are hereby notified that on NOVEMBER 16, 2010, Plaintiff, WELLS FARGO BANK, 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. 10-13821. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1403 SAINT JOHNSBURY COURT, UNIT 1403, CHESTER SPRINGS, PA 19425 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
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County of Lancaster

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- Provide and/or supervise necessary legal services for County government.
- Attend meetings at request of Board of Commissioners or other County officials.
- Supervise Assistant County Solicitors and monitor Special Counsel.
- Responsible for making legal recommendations to the County.
- Responsible for quality and timeliness of legal filings, contracts, ordinances and other legal documents associated with County operations.
- Serves as the County's chief strategist and public liaison on legal issues.
- Responsible for all administrative functions of the Solicitors Office.
- Apply knowledge in the area of Labor and Employment Law, including anti-discrimination and other employment laws, labor contract negotiations, and other personnel matters.

MINIMUM QUALIFICATIONS:

- JD Degree from an accredited law school. Admission to the Pennsylvania Bar (or able to promptly obtain such admission through waiver of bar examination).
- Eight or more years of relevant legal experience.

For a detailed job description, refer to www.co.lancaster.pa.us

Send County application and resume including salary history and requirements to:

Mark Hendrickson, Director
Office of Human Resources
150 North Queen St., Suite 312
Lancaster, PA 17603
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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, MAY 19, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, JUNE 20, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 11-5-350
Writ of Execution No. 10-11122
DEBT \$70,415.47

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Phase I Plan prepared for Greenpoint Farms, Inc. made by Regester Associates, Inc. Registered Land Surveyors, P.O. Box 406, Kennett Square, Pennsylvania, 19348, (610) 444-5554, dated 2-16-00, last revised 2-18-02, and recorded as Plan No. 16170, as follows to wit:

BEGINNING at a point on the norther-

ly side of Redbud Drive, a corner of Lot 82, thence extending along the line of same, north 07 degrees 55 minutes 12 seconds west 166.34 feet to a point in the line of lands now or late of William Seely, thence extending along the line same, north 82 degrees 04 minutes 48 seconds east 90.00 feet to a point in the line of Lot 80, thence extending along the line of same, south 07 degrees 55 minutes 12 seconds east 166.34 feet to a point on the northerly side of Redbud Drive, aforementioned, thence extending along the line of same, south 82 degrees 04 minutes 48 seconds west 90.00 feet to the point of beginning.

BEING Lot 81 on said Plan.

CONTAINING 14,971 square feet.

TITLE to said premises is vested in Ellen Brisgone and Paul J. Brisgone, III, husband and wife, by Deed from Greenpoint Farms, Inc. dated September 10, 2002 and recorded October 15, 2003 in Deed Book 5939, Page 1968.

PREMISES being known as: 404 Redbud Drive, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-06-0530

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

VS

DEFENDANT: **ELLEN BRISGONE**
and PAUL BRISGONE, III

SALE ADDRESS: 404 Redbud Drive,
Oxford, Pa. 19363

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

SALE NO. 11-5-352
Writ of Execution No. 08-13147
DEBT \$45,000.00

ALL THAT CERTAIN lot or piece of ground, with the hereditaments, appurtenances, and improvements thereon, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, and described according to a certain plan thereof, known as "Section of the Bradford Hill Tract." Made by James R. Pennell, surveyor, on the 27th day of September, A.D. 1952, and revised on the 17th day of February, A.D. 1953, as follows, to wit:

BEGINNING at the corner formed by the intersection of the middle line of North Overlook Drive (50 feet wide) with the title line in the bed of Bugoyne Road; thence extending north 24 degrees, 19 minutes east, along said title line in the bed of Burgoyne Road, 125 feet to a point; thence extending south 86 degrees, 30 minutes 40 seconds east, crossing the southeasterly side of the said Burgoyne Road, 204.17 feet to a point; thence

extending south 21 degrees, 41 minutes, 20 seconds west, crossing the northeasterly side of the said Overlook Drive; thence extending north 65 degrees, 3 minutes west along the said middle line of North Overlook Drive, 100 feet to the first mentioned point, corner and place of beginning.

PROPERTY address: 1445 Burgoyne

Road

PARCEL ID: 41-8-11

UPI 41-8-11

PLAINTIFF: HP Builders

VS

DEFENDANT: **WARREN CHAMBERS and JAN CHAMBERS, H/W**

SALE ADDRESS: 1445 Burgoyne Road, Downingtown, Pa. 19355

PLAINTIFF ATTORNEY: **WILLIAM T. DUDECK, 215-345-7000**

SALE NO. 11-5-354

Writ of Execution No. 10-13981

DEBT \$219,611.43

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Phoenixville, County of Chester and State of PA, with the building thereon erected and being Lot No. 32 on a certain plan of lots as laid out for and by the direction of George Vaux and George Vaux, Jr. and subsequently revised by Milton R. Yerkes, Esq. and described as follows:

SITUATE on the westerly side of Starr Street at the distance of 1017.64 feet northwardly from a monument set to mark the intersection of the middle line of the said Starr Street and Nutts Avenue. Containing in front or breadth along the middle line of the said Starr Street 50 feet and extending of that width in length or depth westwardly between parallel lines at right angles to said Starr Street 220 feet to the easterly side of a certain 30 feet wide street, not opened or intended to be opened.

TOGETHER with the free and common use, right, liberty and privilege of said 30 feet wide street as and for a passage way for persons, animals and vehicles at all times hereafter forever in common with such other persons as George Vaux and George Vaux, Jr. their heirs and assigns have granted or may grant such right, liberty and privilege to, provided always nevertheless that nothing herein contained shall be construed as a legal dedication of said thirty feet wide alley or as imposing any obligation on the party of the first part hereto, or his predecessors in title, their heirs and assigns, to open, pave or grade said street.

BEING the same premises which John

O'Sullivan by Deed dated October 25, 1997 and recorded December 4, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4268 Page 1238, granted and conveyed unto Christine Rivard, an unmarried woman, in fee.

PARCEL No. 15-14-168

PLAINTIFF: Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania

VS

DEFENDANT: **CHRISTINE M. RIVARD**

SALE ADDRESS: 744 Starr Street, Phoenixville, Pa. 19460

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

SALE NO. 11-5-355

Writ of Execution No. 10-13693

DEBT \$122,980.80

ALL THAT CERTAIN dwelling house and Lot of land appurtenant thereto situate in the Third Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania, and known as 316 Hall Street being bounded and described as follows, to wit:

BEGINNING at a point in the south side of Hall Street and a corner of lands now or late of Alice R. Kline; thence along and by the same and passing through the center of a division wall dividing the house known as 314 Hall Street from the adjoining house known as 316 Hall Street on the land conveyed south 01 degree 45 minutes east 91 feet to lands now or late of Harry I. Brownback; thence along and by the same south 88 degrees 15 minutes west 16.52 feet to a corner of lands now or late of Alice R. Kline; thence along and by the same and passing through the division wall and the center of an alleyway dividing the houses known as 316 and 318 Hall Street north 01 degree 45 minutes west 91 feet to the south side of Hall Street; thence along and by the same north 85 degrees 15 minutes east 16.52 feet to a corner of lands now or late of Alice R. Kline, the place of beginning.

PARCEL No.: 15-9-483

BEING known as: 316 Hall Street, Phoenixville, PA 19460.

BEING the same premises which James W. Sinnott and Michele M. Sinnott, by Deed dated November 21, 2001 and recorded November 30, 2001 in and for Chester County, Pennsylvania, in Deed Book Volume 5127, Page 1642, granted and conveyed unto Yvette D. Lindsay.

PLAINTIFF: US Bank National

Association as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-NC1, Asset Backed Pass Through Certificates Series 2006-NC1

VS

DEFENDANT: **YVETTE D. LIND-**

SAY

SALE ADDRESS: 316 Hall Street, Phoenixville, Pa. 19460

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

SALE NO. 11-5-357

Writ of Execution No. 10-14780

DEBT \$161,955.24

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

BEGINNING at a point on the westerly side of 4th Street at a corner of land belonging to the grantors being at the distance of 113.76 feet measured on a course of south 11 degrees 33 minutes west from a point in the southerly side of Chase Street; thence from the point and place of beginning and extending along 4th Street south 11 degrees 33 minutes west, 36.24 feet to a point at the corner of a Lot previously known as Lot No. 7; thence along the same and leaving from 4th Street north 79 degrees 34 minutes west 125 feet to a point in the easterly side of an alley; thence along the same north 14 degrees 33 minutes east 38.14 feet to a point at land of the grantor; thence along the same south 78 degrees 35 minutes 28 seconds east 122.95 feet to the point and place of beginning.

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

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

BEING UPI #6-4-141.1

BEING the same premises which Barry G. Morrison and Elaine B. Morrison, husband and wife by Deed dated 5/10/2005 and recorded 6/10/2005 in and for Chester County in Deed Book

6516 Page 1916 granted and conveyed to Daniel E. Zwaan and Wendy R. Zwaan, husband and wife.

PLAINTIFF: One West Bank, FSB

VS

DEFENDANT: **DANIEL E. ZWAAN and WENDY R. ZWAAN**

SALE ADDRESS: 72 North 4th Street, Oxford, Pa. 19363

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

SALE NO. 11-5-358

Writ of Execution No. 10-07340

DEBT \$584,185.79

ALL THAT CERTAIN brick dwelling house and tract of land situate in the village of Unionville, East Marlborough Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the road leading from Unionville to Embreeville; thence along the same north 9 degrees east 38.76 perches to a stone, a corner of lands now or late of Frank Chambers; thence by the same north 77 $\frac{3}{4}$ % degrees west 34.6 perches to a stone; thence by other lands now or late of the Frank Chambers Estate south 32 $\frac{1}{2}$ degrees west 14.76 perches to a stone and south 28 $\frac{3}{4}$ % degrees west 3.42 perches to a stone; thence by village lots now or late of Camille De LaRegaudier, J.J. Wilson, Joseph B. Miller Estate, Wallace Sharpless, Sally Meyers, Ella Taylor and Laura Webb, Charles Cox and lands now or late of William B. Seal south 76 degrees east 42.2 perches to the place of beginning.

BEING Chester County tax parcel number 61-02-0016

THE improvements thereon being known as 1407 Embreeville Road, Kennett Square, Pennsylvania 19348.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-1, Asset Backed Certificates Series 2006-1

VS

DEFENDANT: **MARY F. GEARHART and SCOTT W. GEARHART**

SALE ADDRESS: 1407 Embreeville Road, Kennett Square, Pa. 19348

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

SALE NO. 11-5-359
Writ of Execution No. 10-12082
DEBT \$141,045.24

BY virtue of a Writ of Execution No. 10-12082

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 1436 Grove Avenue, West Chester, PA 19380-1022

UPI No. 41-5-245

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$141,045.24

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **CHRISTOPHER J. NEWDECK and KIMBERLY D. NEWDECK**

SALE ADDRESS: 1436 Grove Avenue, West Chester, Pa. 19380-1022

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

SALE NO. 11-5-360
Writ of Execution No. 10-08324
DEBT \$274,486.70

ALL THAT CERTAIN lot or parcel of land situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan, Rhondda, Phase VI, VII, and VIII, prepared by Robert Harsch and Associates, Inc. Consulting Engineers dated 7/26/1994 and last revised 10/15/1984 and recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 53464 as follows, to wit:

BEGINNING at a point on the southerly side of Talgrath Court, a corner of Lot 49, on said Plan; thence extending along said Lot, south 26 degrees 19 minutes 35 seconds east, 111.00 feet to a point on the northerly side of Bausem Road; thence extending along same, south 63 degrees 40 minutes 25 seconds west, 71.11 feet to a point, a corner of open space on said Plan; thence extending along same, north 26 degrees 29 minutes 35 seconds west, 28.72 feet to a point a corner of Lot 493; thence extending along said Lot, north 08 degrees 52 minutes 30 seconds east, 104.81 feet to a point on the southerly side of Talgrath Court; thence extending along the same the 2 following courses and distances: (1) south 74 degrees 00 minutes 00 seconds east, 5.00 feet to a point and (2) north 63 degrees 40 minutes 25 seconds east, 7.00 feet to the first mentioned point and place of beginning.

BEING Lot 492 on said Plan.
BEING UPI #33-5E-238
BEING known as: 113 Talgrath Court
(Uwchlan Township), Exton, PA 19341
PROPERTY ID No.: 33-05E-0238

TITLE to said premises is vested in Cuong Chi Nguyen a/k/a Richard Nguyen, solely by Deed from Cuong Chi Nguyen a/k/a Richard Nguyen and Trung Huu Quach dated 04/11/2006 recorded 05/19/2006 in Deed Book 6846 Page 2246.

PLAINTIFF: HSBC Mortgage Services, Inc.

VS

DEFENDANT: **CUONG CHI NGUYEN a/k/a RICHARD NGUYEN**

SALE ADDRESS: 113 Talgrath Court, Exton, Pa. 19341

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-669-5400**

SALE NO. 11-5-361
Writ of Execution No. 10-05689
DEBT \$274,485.88

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase III, drawn by Lake Roeder Hillard & Beers, dated 4/16/99 said Plan recorded in Chester County as Plan No. 14999, as follows, to wit:

BEGINNING at a point on the southeasterly side of Darlington Circle (50 feet wide) at a common corner of Lot 71 and the herein described Lot as shown on said Plan; thence extending from said point of beginning along the southeasterly side of Darlington Circle northeasterly along the arc of a circle curving to the left having a radius of 225.00 feet and an arc distance of 163.50, feet to a point a corner of Lot 75; thence extending along the same south 63 degrees 12 minutes 58 seconds east 82.99 feet to a point a corner of Lot 74; thence extending partly along Lot 74 and partly along Lot 73, south 7 degrees 50 minutes 30 seconds east 325.00 feet to a point in line of lands now or late of John K. and Lydia S. Stoltzfus; thence extending along same, south 82 degrees 9 minutes 30 seconds west 200 feet to a point, a corner of Lot 71; thence extending along same north 7 degrees 50 minutes 30 seconds west 281.44 feet to the point and place of beginning.

CONTAINING 1.50 acres of land

BEING Lot 72 as shown on said Plan.

PART of Parcel No. 69-3-59.2

BEING known as: 170 Darlington

Circle, Lincoln University, PA 19352

PROPERTY ID No.: 69-03-0194

TITLE to said premises is vested in Kevin McGonigal and Kimberly McGonigal, husband and wife, as tenants by the entireties by Deed from Wilmer L. Hostetter and Joyce L. Hostetter, husband and wife, record owner and Keystone Custom Homes, Inc., a Pennsylvania Corporation, equitable owner dated 02/04/2000 recorded 03/30/2000 in Deed Book 4732 Page 314.

PLAINTIFF: Household Finance
Consumer Discount Company

VS

DEFENDANT: **KEVIN**

McGONIGAL and KIMBERLY McGONIGAL

SALE ADDRESS: 170 Darlington
Circle, Lincoln University, Pa. 19352

PLAINTIFF ATTORNEY: **ALAN M.
MINATO, 856-669-5400**

SALE NO. 11-5-362

Writ of Execution No. 10-14402

DEBT \$237,086.44

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Valley Township, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Subdivision Plan for Alfred R. Verna and Alan R. Hanscom, made by Berger & Hayes and Lake Roeder Hillard & Associates, dated December 9, 2003 and recorded as Plan File #17277 as follows, to wit:

BEGINNING at a point on the southerly side of the existing right-of-way line of Willow Street, a/k/a Walnut Street, a corner of Lot No. 1 on said Plan; thence extending from said beginning point, along Willow Street, a/k/a Walnut Street north 80 degrees 20 minutes 00 seconds east, 91.00 feet to a point, a corner of lands n/l of Fatemah H. Council; thence leaving said street, along aforesaid lands of Council, south 11 degrees 06 minutes 16 seconds east, 219.10 feet to a point in the bed of an unimproved 20 feet wide alley unopened and not ordained; thence extending along same south 69 degrees 12 minutes 00 seconds west, 98.35 feet to a point, a corner of Lot No. 1; thence extending along same north 09 degrees 40 minutes 00 seconds west, 238.02 feet to a point on the existing right-of-way line of Willow Street, a/k/a Walnut Street, being the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the aforementioned Plan.

SUBJECT to a offer of dedication to

Valley Township of a 5 feet wide strip of land extending along the south right-of-way line of Willow Street, a/k/a Walnut Street for a distance of 178.00 feet.

EXCEPTING therefrom and thereout that portion of the herein described premises lying within the bed of the unimproved and unopened 20 feet wide alley.

BEING UPI #38-2P-44 part of

BEING the same premises which Alfred R. Hanscom and Verna G. Hanscom, husband and wife and Alan R. Hanscom, by Deed dated September 12, 2005 and recorded September 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6621, Page 1318, as Instrument Number 10575708, granted and conveyed unto Greg Abbott, in fee.

PARCEL No. 38-2P-44.1.

PLAINTIFF: Beneficial Consumer
Discount Company, d/b/a Beneficial Mortgage Co.
of Pennsylvania

VS

DEFENDANT: **GEORGE ABBOTT
and FIDA ABBOTT**

SALE ADDRESS: 1116 Willow Street,
Coatesville, Pa. 19320

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

SALE NO. 11-5-563

Writ of Execution No. 10-00523

DEBT \$235,710.95

BY virtue of a Writ of Execution No.
10-00523

OWNER(S) of property situate in West
Bradford Township, Chester County,
Pennsylvania, being 1435 Manorwood Drive, West
Chester, PA 19382-1727

UPI No. 50-9B-32

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$325,710.95

PLAINTIFF: Aurora Loan Services
LLC

VS

DEFENDANT: **JACQUELINE C.
WILLIAMS**

SALE ADDRESS: 1435 Manorwood
Drive, West Chester, Pa. 19382-1727

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

SALE NO. 11-5-364
Writ of Execution No. 07-04130
DEBT \$485,412.19

ALL THAT CERTAIN lot or piece of ground, with hereditaments and appurtenances, thereon, situate in the Township of Schuylkill, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Land of Courtney F. Foos, Jr. made by Serdy, Bursich & Huth, Inc., Consulting Engineers and Surveyors, Pottstown, PA., dated 2/16/1977 and revised 3/14/1977 in Plan File #1005, as follows, to wit:

BEGINNING at a point on the title line in the bed of White Horse Road, and a corner of Lot No. 1 (as shown on said Plan); thence extending from said beginning point and along Lot No. 1 north 76 degrees, 16 minutes 14 seconds east, 650.541 feet to a point in line of lands of Lot No. 3; thence extending along same the 3 following courses and distances: (1) south 12 degrees 32 minutes 58 seconds west, 198.837 feet to a point (2) south 60 degrees 30 minutes 21 seconds west, 405 feet to a point and (3) extending along an existing 25 feet wide driveway north 86 degrees 49 minutes west, 293.951 feet to a point on the title line in the bed of White Horse Road, aforesaid; thence extending along same north 14 degrees 24 minutes 49 seconds east, 230 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 25 feet wide driveway, as and for a right of way, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of ground, bounding thereon and having the use thereof.

SAID driveway described as follows:

BEGINNING at a point on the title line in the bed of White Horse Road, at the southwesterly corner of the above described Lot; thence extending from said beginning point and extending along Lot No. 2 south 86 degrees 49 minutes east, 293.950 feet to a point; thence extending south 3 degrees 20 minutes west, 25 feet to a point; thence extending north 86 degrees 49 minutes west, 298.850 feet to a point in the title line in the bed of White Horse Road; thence extending along the same north 14 degrees 24 minutes 49 seconds east, 25.49 feet to the point and place of beginning.

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

BEING Parcel No. 27-6-130.2, commonly known as 441 South Whitehorse Pike, Phoenixville, PA.

BEING the same premises which Cara S. Walker, by Indenture dated June 27, 2003 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book, 5779, Page 1919, *et seq.*, granted and conveyed unto Warren B. Scott, Jr. and Regina A. Scott.

PLAINTIFF: Malvern Federal Savings Bank

VS
DEFENDANT: **WARREN B. SCOTT, JR. and REGINA A. SCOTT**

SALE ADDRESS: 441 South Whitehorse Road, Phoenixville, Pa. 19460

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN, 610-889-0700**

SALE NO. 11-5-365
Writ of Execution No. 10-13087
DEBT \$341,362.84

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a stone in line of lands now or late of Mrs. Mayhew, a corner of Tract No. 2; thence by same North 88 degrees east 99 perches to a stone; thence south 3 degrees east 9 perches to a stone; thence east 24 perches to land now or late of William E. Dinges; thence by said land south 02 degrees east 2 perches to a stone in the road; thence by said road and by said land now or late of John Irwin, south 51 degrees west 8 perches and seven tenths; thence by same south 31 and 1/2 degrees west 11 perches and five tenths to land now or late of William Moore; thence by same and land of Jerry Hurley, south 88 degrees west 54 perches to a stone; thence by Hurley's land south 65 degrees west 29 perches to a stone; thence by same south 47 and 1/2 degrees west 37 perches to a stone; thence by land now or late of Mrs. Mayhew, north 2 degrees west 62 perches to the place of beginning.

EXCEPTING thereout and therefrom - all that certain parcel of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of Land of Julia E. Reason made by Yerkes Engineering Co., dated 6/10/1969, last revised 6/26/1969 as follows, to wit:

BEGINNING at a spike set in the title

line of Baker Road (T-393) said point being north 4 degrees 11 minutes east 346.73 feet from the title line intersection of said Baker Road and the title line located in the bed of Hurley Road (T-411) said spike also being a corner of other lands of Julia E. Reason; thence from said point of beginning along lands of Julia E. Reason, south 88 degrees 17 minutes 50 seconds west 1041.47 feet to an iron pin in line of land of John Peters and Grace Fleck; thence along land of said John Peters and Grace Fleck, north 00 degrees 43 minutes 05 seconds west 520.06 feet to a stone, a corner of land of George M. Baker; thence along land of George M. Baker, north 88 degrees 17 minutes 50 seconds east 1072.49 feet to a spike set in the title line of Baker Road; thence along the title line of Baker Road, south 1 degree 19 minutes 30 seconds west 272.17 feet to a spike; thence continuing along the title line of Baker Road, south 4 degrees 11 minutes west 249.51 feet to the first mentioned point and place of beginning.

ALSO excepting thereout and therefore all that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania, bounded and described according to a Minor Subdivision Plan of Glen Loch Subdivision, made by Edward A. Korab, PE, Media, PA (610) 565-3341, dated 9/28/2005 and last revised 4/12/2006 as follows, to wit:

BEGINNING at a point on the title line in the bed of Baker Road, a corner of a proposed 50 feet wide common driveway as shown in said Plan; thence from said beginning point along the aforesaid driveway south 61 degrees, 18 minutes, 41 seconds west, 265.5 feet to a point in line of Lot #1 as shown on said Plan; thence along the same north 07 degrees, 16 minutes, 17 seconds west 163.5 feet to a point in line of lands N/L of Roy McClain and Martha Hinda (Tax Parcel #29-7-147.1K); thence along the same and also along lands N/L of Stace E. & Roy Larue, Jr. (Tax Parcel # 29-7-147.1L); thence along the same north 82 degrees, 22 minutes, 22 seconds east, 283.52 feet more or less to a point on the title line in the bed of Baker Road; thence along the same south 02 degrees, 06 minutes, 20 seconds east, 158.59 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING part of the same premises which Lee Jones and Jean Jones, husband and wife and Florence A. Perry by her agent Lee A. Jones acting under Power of Attorney, by indenture dated June 2, 2005 and recorded in the Office for the Recorder of Deeds in and for the County of

Chester, and Commonwealth of Pennsylvania, aforesaid in Record Book 6510 Page 1388, granted and conveyed unto John M. Cannon and James G. Lodge, in fee.

UNDER and subject to a Common Driveway Easement as shown on Plan to be used in conjunction with the owners and occupiers of Lots 1, 2, and 3 as shown on said Plan. Subject to the proportionate part of the expense of same.

IMPROVEMENTS: Residential dwelling.

TAX Map ID#: 29-7-147 AND 29-7-147.3

PLAINTIFF: First Resource Bank
VS

DEFENDANT: **JOHN M. CANNON and JAMES G. LODGE**

SALE ADDRESS: 143 Hurley Road, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, III, 610-436-9300**

SALE NO. 11-5-366

Writ of Execution No. 08-07316

DEBT \$395,763.65

BY virtue of a Writ of Execution No. 08-07316

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 713 South 5 Points Road, West Chester, PA 19382-4602

UPI No. 52-5M-196

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$395,763.65

PLAINTIFF: HSBC Bank USA, Incorporated

VS

DEFENDANT: **JULIO A. PUGLIESE and CONCETTA M. PUGLIESE**

SALE ADDRESS: 713 South 5 Points Road, West Chester, Pa. 19382-4602

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

SALE NO. 11-5-367

Writ of Execution No. 10-13152

DEBT \$36,680.52

ALL THAT CERTAIN tract of land, situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner thereof, a point in a public road leading westward

from State Highway Route No. 10, a corner of land of Howard Stanton, thence extending by said land of Howard Stanton, north 9 degrees 30 minutes west, 380.50 feet to an iron pin; thence by land formerly of north 77 degrees 45 minutes east, 279.70 feet to an iron pin, thence by land of the Grantors to be conveyed to John Shields and Emma Shields, south 6 degrees 29 minutes east, 369.40 feet to a point in the public road aforesaid, thence along in said road, by land conveyed to Honey Brook Borough, south 75 degrees 10 minutes west, 260.20 feet to the place of beginning.

CONTAINING 2.30 acres.

BEING Chester County Tax Parcel No. 22-3-1.1.

BEING the same premises which Donald Trent, II by Deed dated February 20, 2008 and recorded March 12, 2008 in the Recorder of Deeds Office in and for Chester County, Pennsylvania in Record Book 7384, Page 504, granted and conveyed unto Donald Trent, II and Renee H. Trent, husband and wife, as tenants by the entireties.

TAX Parcel No. 22-03-0001.010

PROPERTY address: 1445 Reservoir Road, Honey Brook, Pennsylvania 19344-1355

IMPROVEMENTS: a residential dwelling

BLR No. 22-3-1.1

PLAINTIFF: Susquehanna Banks, formerly known as Community Banks

VS

DEFENDANT: **DONALD P. TRENT, II, ALSO KNOWN AS DONALD TRENT, II and RENEE H. TRENT**

SALE ADDRESS: 1445 Reservoir Road, Honey Brook, Pa. 19344

PLAINTIFF ATTORNEY: **BARRY N. HANDWERGER, 717-299-0711**

SALE NO. 11-5-368

Writ of Execution No. 10-14701

DEBT \$174,536.89

ALL THAT CERTAIN lot, piece or parcel of land with the improvements erected thereon situate in West Nottingham Township) Chester County, Pennsylvania, known as 190 Lees Bridge Road, being Lot No. 4 as shown on a Subdivision Plan for Chris and Diana Burhans prepared by Donald F. Taylor) P.E. Consulting Engineer, dated February 14, 1988 and recorded as Plan No. 8243, and being more particularly bounded and described in accordance with a recent mortgage inspection plan prepared by the Pelsa Company, professional land surveyors, dated March 23,

1998, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lee's Bridge Road, said point of beginning being the southeast corner of Lot No. 3 as shown on said Plan, and the southwest corner of the about to be described Lot; thence from said point of beginning and extending along said Lot No. 3, north 28 degrees 41 minutes 5 seconds west, 345.82 feet to a point in line of lands now or late of Philadelphia Electric Company; thence extending along said lands of Philadelphia Electric Company, south 79 degrees 23 minutes 56 seconds east, 457.01 feet to a point in the bed of the aforementioned Lee's Bridge Road thence extending through the bed of said road, the 2 following courses and distances: (1) south 25 degrees 51 minutes 48 seconds west, 40.37 feet and (2) south 55 degrees 26 minutes 18 seconds west, 322.54 feet to the first mentioned point and place of beginning.

PARCEL No.: 68-2-19.2C

BEING known as: 190 Lees Bridge Road, Nottingham, PA 19362.

BEING the same premises which Guy E. Blansfield, Sr. and Pamela E. Blansfield, husband wife, by Deed dated April 29, 2005 and recorded June 10, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6516, Page 1761, granted and conveyed unto Henry John Vickers, Jr. and Gretchen F. Vickers, husband and wife, tenants by the entireties.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-1

VS

DEFENDANT: **HENRY JOHN VICKERS, JR. a/k/a HENRY J. VICKERS, JR. and GRETCHEN F. VICKERS**

SALE ADDRESS: 190 Lees Bridge Road, Nottingham, Pa. 19362

PLAINTIFF ATTORNEY: **JOEL A. ACKERMAN, 908-233-8500**

SALE NO. 11-5-369

Writ of Execution No. 10-11461

DEBT \$29,421.48

BY virtue of a Writ of Execution No. 10-11461

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 120 South 5th Avenue, Coatesville, PA 19320-3652

UPI No. 16-6-899

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$29,421.48

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **JAMES LOPP, SR.
and WENDY A. LOPP a/k/a WENDY ANN
LOPP**

SALE ADDRESS: 120 South 5th
Avenue, Coatesville, Pa. 19320-3652

PLAINTIFF ATTORNEY: **MICHELE
M. BRADFORD, ESQ., 215-563-7000**

SALE NO. 11-5-370

Writ of Execution No. 09-01903

DEBT \$120,603.76

ALL THAT CERTAIN tract of improved land situated along the westerly side of Scroggy Road (SR 3082) in the Township of Lower Oxford, County of Chester, and Commonwealth of Pennsylvania, in accordance with a survey prepared for Fox-Roach by Lake Roeder Hillard & Associates, Civil Engineers, Land Surveyors, and Landscape Architects, Oxford, PA, Project No. 719700, and all the same being more fully bounded and described as follows:

BEGINNING at the southeasterly corner of the herein-described land, a point in or near the middle of Scroggy Road, said point being the northeasterly corner of lands now or late of Ralph V. and Pomposa Tucci and said point also being located 192.7 feet more or less northerly of the intersection of Scroggy Road and North Brookside Drive; thence along aforesaid lands of Tucci, passing over a ½ inch rebar in concrete found 16.29 feet from aforesaid point, south 63 degrees 59 minutes 03 seconds west a distance of 374.50 feet to a ½ inch rebar in concrete found in line of Lot No. 97 of the Brookside Estates Subdivision Plan; thence along said Lot No. 97 and along Lot Nos. 96 and 95, respectively, north 28 degrees 53 minutes 13 seconds west a distance of 167.80 feet to a ¾ inch rebar to be set at the southwesterly corner of lands now or late of Edward W. and Julia C. Hart; thence along said lands of Hart, north 65 degrees 11 minutes 24 seconds east a distance of 365.52 feet to a point in or near the middle of Scroggy Road, having passed over a ¾ inch rebar to be set 16.64 feet from aforesaid point; thence along in or near the middle of said road, south 32 degrees 15 minutes 00 seconds east a distance of 160.85 feet to the point of beginning.

TITLE to said premises is vested in John Todd Whelan and Beth Ann Kirby, by Deed from Isabelle K. Williams, dated 01/23/2004, recorded 02/02/2004 in Book 6055, Page 467.

UPI #56-8-32

BEING known as the premises of 131
Scroggy Road,, Oxford, PA 19363-1180

RESIDENTIAL property

SEIZED in execution as the property of
Beth Ann Kirby and John Todd Whelan on No.:
09-01903

PLAINTIFF: Citimortgage, Inc. s/b/m
to ABN Amro Mortgage Group, Inc

VS

DEFENDANT: **BETH ANN KIRBY
a/k/a BETH KIRBY & JOHN TODD WHE-
LAN a/k/a TODD WHELAN**

SALE ADDRESS: 131 Scroggy Rd.,
Oxford, PA 19363

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

SALE NO. 11-5-371

Writ of Execution No. 10-13537

DEBT \$276,775.31

ALL THAT CERTAIN message and tract of land, situated in the Village of Toughkenamon, New Garden Township, Chester County, Pennsylvania, being bounded and described according to a survey made by T.G. Colesworthy, June 1931, as follows, to wit:

BEGINNING at an iron pin set at the intersection of the center lines of the Doe Run and Newark Road with the center line of Church Street (formerly Cope Street); thence extending along the center line of Church Street, north 71° 31' east, 170.3 feet to an iron pin a corner of land formerly of H.R. Fulmer; thence leaving said Church Street and extending along said Fulmer's land, south 21° 21' east, 116.00 feet to an iron pin in a line of land formerly of Hamilton A. Mendenhall Estate; thence extending along land of said Mendenhall Estate and land late of Frank S. Pugh, south 70° 30' west, 199.58 feet to an iron pin set in the center line of the Doe Run and Newark Road; thence along the center line of the Newark and Doe Run Road, north 6° 56' west, 118.77 feet to the first mentioned point and place of beginning.

CONTAINING 21,440 square feet of land be the same more or less.

BEING known as 1170 Newark Road,
Toughkenamon, PA 19374

BEING the same premises which Jose R. Rodriguez, Jr., a single person, by Indenture dated January 10, 2007 and recorded February 8, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7079, Page 1658, granted and conveyed unto Bertha Rodriguez, a single person.

PARCEL No. 60-1Q-24

IMPROVEMENTS: Residential property.

PLAINTIFF: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

VS

DEFENDANT: **BERTHA RODRIGUEZ**

SALE ADDRESS: 1170 Newark Rd., Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-9690****SALE NO. 11-5-372****Writ of Execution No. 05-07754****DEBT \$563,840.19**

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

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

BEING Lot 1.

CONTAINING 2.000 acres.

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

RESIDENTIAL dwelling

PLAINTIFF: Hudson United Bank

VS

DEFENDANT: **JOHN V. & ANITA C. COLONA, ET AL**

SALE ADDRESS: 510 Stonecroft Ln., Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **HELEN HEIFETS, 215-568-1155****SALE NO. 11-5-373****Writ of Execution No. 09-06579****DEBT \$17,3816.38**

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

BEGINNING at the point of intersection of the northerly line of Euclid Avenue (a 50 feet wide avenue) and the easterly line of Park Avenue (a 33 feet wide avenue as now laid out); thence along the easterly line of said Park Avenue, north 16 degrees, 37 minutes west, 34.72 feet, to a point in the south line of 10 feet wide alley laid out and marked on a plan of Lots known as West Coatesville, and recorded in Map Book No. 1, Page 36, thence a long the south line of said alley, north 73 degrees, 23 minutes east, 104 feet to a point, a corner of remaining land of the heirs of Frank T. Watson, deceased, now or late of Andrew J. Downing; thence along the same, south 16 degrees, 37 minutes east, 34.72 feet to a point in the northerly line of Euclid Avenue; thence along the same, south 73 degrees, 23 minutes west, 104 feet to place of beginning.

ALSO all that certain lot or piece of land, hereditaments and appurtenances, situate in the Township of Valley aforesaid, designated as Lot No. 21, and the south half of Lot No. 20 on a Plan of Lots called "West Coatesville" recorded in the Recorder's Office aforesaid in Plan Book No. 1, page 36, described as follows: fronting a 30 feet on the east side of Park Avenue and extending easterly between parallel lines at right angles to said Park Avenue, 104 feet.

TAX Parcel Numbers: 38-5G-1 and 38-5G-2.

BEING known as: 39 South Park Avenue, Coatesville, PA 19320

PROPERTY ID No.: 38-05G-0002

TITLE to said premises is vested in Sampson Grove and Elizabeth Grove by Deed from Robert J. Goeringer dated 08/07/2006 recorded 03/01/2007 in Deed Book 7094 Page 2129.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley

ABC Capital I. Inc. Trust 2007-HE1

VS

DEFENDANT: **SAMPSON GROVE
a/k/a SAMPSON LEE GROVE & ELIZA-
BETH GROVE**

SALE ADDRESS: 39 South Park Ave.,
Coatesville, PA 19320

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

SALE NO. 11-5-374

Writ of Execution No. 10-00849

DEBT \$309,090.76

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan for Stephen A. Devereux, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96; recorded in Chester County as Plan No. 13769, as follows, to wit:

BEGINNING at a point on the south side of Petka Road a corner of Lot No. 5 as shown on said Plan; thence from said point of beginning along Petka Road on the arc of a circle curving to the right a radius of 2840 feet the arc distance of 217.59 feet to a point a corner of lands N/L of Evan C. Warner; thence along the same south 5 degrees 37 minutes 56 seconds west, 105.95 feet to a point a corner of Lot No. 3; thence along Lot No. 3 south 2 degrees 46 minutes 50 seconds west, 284.26 feet to a point a corner of Lot No. 7; thence along Lot No. 7 south 86 degrees 45 minutes 52 seconds west, 178.25 feet to a point a corner of Lot No. 5; thence along Lot No. 5 the 2 following courses and distances: (1) north 3 degrees 14 minutes 8 seconds east, 238.06 feet to a point; (2) north 14 degrees 0 minutes 54 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING UPI No. 37-2-18.10.

BEING known as: 50 Old Mill Road
(Sadsbury Township), Coatesville, PA 19320

PROPERTY ID No.: 37-02-0018.100

TITLE to said premises is vested in Francis M. Trader and Marie E. Trader, as tenants by the entirety by Deed from David J. Carr, Jr. and Jean E. Carter dated 06/26/2004 recorded 07/07/2004 in Deed Book 6211 Page 511.

PLAINTIFF: Capital One, NA

VS

DEFENDANT: **FRANCIS M. &
MARIE E. TRADER**

SALE ADDRESS: 50 Old Mill Rd.,

Coatesville, PA 19320

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

SALE NO. 11-5-375

Writ of Execution No. 10-12379

DEBT \$213,069.57

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan of Section III, Rapps Dam Bridge Townhouses, made by Bursich Associates Inc., Consulting Engineers, dated 11/11/1986, last revised 8/3/1987 as follows, to wit:

BEGINNING at a point, a corner of this end unit #Z-5, as shown on said Plan which point is measured the three following courses and distances from the point of intersection of the centerline of Doris Court with the centerline of Hollingsworth Drive, as shown on said Plan: (1) leaving said point of intersection and extending south 43 degrees 39 minutes 00 seconds west, 144.058 feet to a point; (2) south 46 degrees 21 minutes 00 seconds west, 33.050 feet to the point of beginning.

CONTAINING in frontage or breadth on a course bearing south 43 degrees 39 minutes 00 seconds west, the distance of 32.823 feet and extending of that width in length or depth south-eastwardly between parallel lines at right angles thereto 90.518 feet.

BEING Unit Number YZ-1 as shown on said Plan.

BEING known as 2901 Doris Court,
Phoenixville, PA 19460

TAX Parcel Number: 2603-J-0168-0000

RESIDENTIAL dwelling

PLAINTIFF: Household Finance
Consumer Discount

VS

DEFENDANT: **NATHALIE CON-
WAY-JAMES**

SALE ADDRESS: 2901 Doris Ct.,
Phoenixville, PA 19460

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

SALE NO. 11-5-376

Writ of Execution No. 10-13403

DEBT \$308,410.33

ALL THAT CERTAIN lot or piece of

ground situate in the Township of East Vincent County of Chester and State of Pennsylvania, bounded and described according to a Plan for Chester Creek Estates made by Conner and Smith Engineering Inc. dated 7/6/1968 recorded in Chester Co as Plan #14584, as follows, to wit:

BEGINNING at a point on the south-west side of Percheron Drive (42 feet wide) a corner of Lot 101 as shown on said Plan; thence from said point of beginning along Percheron Drive the 2 following courses and distances (1) south 83 degrees 10 minutes 43 seconds east 165.62 feet to a point of curve (2) on the arc of a circle curving to the right a radius of 20.00 feet the arc distance of 31.42 feet to a point on the northwest side of Shetland Way; thence along the same the 4 following courses and distances (1) south 26 degrees 49 minutes 17 seconds west 128.16 feet to a point of curve (2) on the arc of a circle curving to the left a radius of 170.00 feet the arc distance of 43.22 feet to a point of tangent (3) south 12 degrees 15 minutes 23 seconds west 87.85 feet to a point of curve (4) on the arc of a circle curving to the right a radius of 20.00 feet the arc distance of 29.73 feet to a point on the north side of Percheron Drive; thence along the same on the arc of a circle curving to the left a radius of 455.00 feet the arc distance of 241.63 feet to a point a corner of Lot 86; thence along Lot 63 north 54 degrees 32 minutes 26 seconds west 59.88 feet to a point a corner of Lot 100; thence along Lot 100 and Lot 101 north 34 degrees 12 minutes 27 seconds west crossing a drainage easement, 430.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 85 on said Plan.

TITLE to said premises is vested in Edward R. Woodcock, by Deed from Kevin A. Benedict and Lisa R. Benedict, his wife, dated 07/15/2005, recorded 07/28/2005 in Book 6565, Page 183.

UPI #21-5-367

BEING known as the premises of 57 Percheron Drive, Spring City, PA 19475-2614

RESIDENTIAL property

SEIZED in execution as the property of Edward R. Woodcock on No.: 10-13403

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **EDWARD R.**

WOODCOCK

SALE ADDRESS: 57 Percheron Dr., Spring City, PA 19475

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

SALE NO. 11-5-377

Writ of Execution No. 08-05967

DEBT \$886,967.32

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Glenhardie, north made by Yerkee Engineering Co., Bryn Mawr, Pennsylvania, dated 4/18/67 and last revised 2/27/70 as follows, to wit:

BEGINNING at a point on the north-westerly side of North Thomas Road (50 feet wide) which point is measured the four (4) following courses and distances from a point of curve on the northerly side of Gulph Road (various width) (as shown on said Plan): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 9 degrees, 15 minutes, 50 seconds west, 53.37 feet to a point of curve; (3) on a line curving to the right having a radius of 218.83 feet the arc distance of 258.56 feet to a point of tangent; and (4) north 58 degrees, 26 minutes east, 202 feet to the point and place of beginning; thence extending from said beginning point north 31 degrees, 34 minutes west, 200 feet to a point in line of land now or late of Valley Forge State Park; thence extending along the same north 58 degrees, 26 minutes east, 150 feet to a point; thence extending south 31 degrees, 34 minutes east, 200 feet to a point on the northwesterly side of North Thomas Road; thence extending along the same south 58 degrees, 26 minutes west, 150 feet to the first mentioned point and place of beginning.

CONTAINING 30,000 square feet or land, be the same more or less.

BEING known as 623 Thomas Jefferson Road, Wayne, PA 19087

TAX Parcel Number: 43-1R-24

RESIDENTIAL dwelling

PLAINTIFF: Deutsche Bank National Trust Company as Trustee under Pooling & Servicing Agreement dates as of 11/1/06, Securitized Asset Backed Receivables LLC Trust 2006-WM3 Mortgage Pass-Through Certificate Series 2006-WM3

VS

DEFENDANT: **HARSHA MUKESH SAVANI & MUKESH CHANDUAL SAVANI**

SALE ADDRESS: 623 Thomas Jefferson Rd., Wayne, PA 19087

PLAINTIFF ATTORNEY: **JANET**

WESNER, 856-482-1400**SALE NO. 11-5-378****Writ of Execution No. 10-04972****DEBT \$3,812.00**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania, bounded and described according to a plan of Graystone (formerly Valleymeade), Chesterbrook Parcel 1-3, prepared by Yerkes Associates, Inc., West Chester, Pa., dated 10/27/1983 last revised 12/20/1983 recorded at West Chester in the Office for the Recording to Deeds, in Plan File #4710, 4711 and 4712, said Plan being later revised 2/7/1985 to reflect the change of name from Valleymeade to Greystone, said Lot being shown and designated on said Plan as Lot #2-B Building A.

UNDER and subject, to terms, conditions, covenants, agreements, easements and rights as contained and set forth in a certain Declaration of Covenants and Easements recorded in Misc. Deed Book 150 Page 380.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues, as shown on said Plan of Greystone (formerly Valleymeade) Chesterbrook Parcel 1-3, as recorded in Chester County Plan File #4710, 4711 and 4712, and as later revised 2/7/1985, as a means of ingress, egress and regress to and from the property herein described to and from the said recreational facilities, parking areas, streets or avenue, in common with the other owners, tenants and occupiers of the other lots or tracts of ground on said Plan of Graystone.

UNDER and subject, to restrictions as now appear of record.

BEING Chester County Tax Parcel 43-5L-186, also known as 2 Windsor Circle, Wayne, PA.

BEING the same premises which Irwin and Shirley Utain by Deed dated 5/26/99 and recorded in Chester County, in Record Book 4572 Page 1880 conveyed unto Nadin Bazirgianian in fee.

PLAINTIFF: Greystone Homeowners Association, Inc

VS

DEFENDANT: NADIN BAZIRGAN-

IAN

SALE ADDRESS: 2 Windsor Circle,

Wayne, PA 19087

PLAINTIFF ATTORNEY: STEVEN SUGARMAN, 610-889-0700

SALE NO. 11-5-380**Writ of Execution No. 10-11544****DEBT \$120,105.57**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property known as 'Woodland View Estates' made by Huth Engineers, Inc., dated February 24, 1976 and revised April 21, 1976 and recorded in the Office of the Recorder of Deeds under Plan No. 400 as follows, to wit:

BEGINNING at a point on the westerly side of Butternut Drive, said point being the southeasterly corner of this about to be described lot and the northeasterly corner of Lot No. 8; thence from said beginning point and leaving said drive and extending along Lot No. 8, south 89 degrees 9 minutes 20 seconds west 243.18 feet to a point in line of Lot No. 14; thence along the same north 00 degrees 10 minutes 30 seconds west 102.74 feet to a point a corner of Lot No. 13; thence along the same north 17 degrees 20 minutes 30 seconds east 93.98 feet to a point a corner of Lot No. 10, said point also being in a certain storm drainage easement; thence along said Lot No. 10 and running through said easement, south 85 degrees 37 minutes 10 seconds east, 226.66 feet to a point on the westerly side of said Butternut Drive; thence along the same the two following courses and distances; (1) south 4 degrees 22 minutes 50 seconds west 114.94 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 625 feet the arc distance of 57 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 Block 'B' on the above mentioned survey.

TITLE to said premises is vested in Gerald M. Lamb and Jacqueline F. Lamb, h/w, by Deed from Harold G. Root, dated 11/09/1994 in Book 3830, Page 1201.

UPI #36-5A-27

BEING known as the premises of 640 Butternut Drive, Parkesburg, PA 19365-1744

RESIDENTIAL property

SEIZED in execution as the property of Gerald M. Lamb and Jacqueline F. Lamb on No.: 2010-11544

PLAINTIFF: Suntrust Mortgage, Inc
VS

DEFENDANT: **GERALD M. &
JACQUELINE F. LAMB**

SALE ADDRESS: 640 Butternut Dr.,
Parkesburg, PA 19365

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

SALE NO. 11-5-381
Writ of Execution No. 10-07500
DEBT \$276,376.78

ALL THAT CERTAIN parcel of land situate in West Whiteland Township, Chester County, Pennsylvania and designated as Unit No. 103 on the Record Plan appended as "Exhibit B" to the Declaration of Covenants and Easements, Restrictions for the Commons of Lincoln Center and the Addendum to Declaration of Covenants and Easements, Restrictions and Conditions recorded in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania, in Record Book 1205 Page 382 and Record Book 1222 Page 281.

TOGETHER with the improvements located thereon including a Unit No. 103, being a Unit is defined in Section 1 of Article 1 of said Declaration and including the basement, foundation and footings subjacent to said Unit whether or not the said foundation and/or footings extend beyond the lot; and forth including a portion of the party wall dividing Unit No. 103 and Unit No. 104 as defined in and governed by Section 1 of Article 1 of said Declaration, and the Addendum thereto recorded on July 21, 1988 in the Office of the Recorder of Deeds in and for Chester County, Commonwealth of Pennsylvania and excepting therefrom the Common Areas as defined in Section 1 of Article 1 of said Declaration; which said Common Areas being, in addition to the Common Open Space, erection, right-of-ways and off-street parking areas, accessways, walkways, utility and other servitudes and easements, the roof, joints and membrane, gutters, downspouts, soffits and ridge vents.

BEING known as Unit 103, John Roberts Drive, West Whiteland Township, Chester County, Pennsylvania

BEING BLR NO. 41-5-1002

PLAINTIFF: Wells Fargo Bank, NA,
Successor by Merger to Wachovia Bank, NA
VS

DEFENDANT: **MICHAEL C. &
GEORGE C. MACHIKAS**

SALE ADDRESS: 103 John Roberts
Dr., West Whiteland Twp

PLAINTIFF ATTORNEY: **ROBERT**

BADMAN, 215-736-2521

SALE NO. 11-5-382
Writ of Execution No. 10-13104
DEBT \$174,319.39

ALL THAT CERTAIN tract of land, being Parcel 'A' on Plan of Property owned by Ronald L. McCoury, et ux, situate in East Nottingham Township, Chester County, Pennsylvania, described according to a survey made by H2 Engineering Associates dated June 6, 1978 last revised November 24, 1980, as taken from their Plan #7865, as follows, to wit:

BEGINNING at a spike set in the title line of Public Road L.R. 15007 known as 'Chrome Road' leading in a southeasterly direction to Mt. Rocky and the northwesterly direction to Barnsley-Chrome Road, said spike set for the southwesterly corner of this about to be described tract and a corner of land of William Dorn; thence leaving said spike of beginning, leaving said title line and by said land of Dorn, north 34 degrees 50 minutes 56 seconds east, 289.25 feet to an iron pin; thence continuing by said land of Dorn, north 35 degrees 51 minutes 15 seconds east, 325.33 feet to a point set for the northwesterly corner of this and a corner of land of Parcel 'B' on said Plan; thence by said land of Parcel 'B' the following two (2) courses and distances to wit: (1) south 77 degrees 29 minutes 21 seconds east, 57.21 feet to point; (2) south 18 degrees 37 minutes 10 seconds west, 562.00 feet to a point set for the southeasterly corner of this and set in the title line of the aforementioned Public Road L.R. 15007; thence by said title line, north 79 degrees 17 minutes 28 seconds west, 236.37 feet to a spike being the first mentioned point and place of beginning.

CONTAINING 1.901 acres of land, more or less.

TITLE to said premises is vested in Wilmer J. Mercer and Marilyn C. Mercer, h/w, by Deed from Robert F. Trimble and Sharon T. Trimble, h/w, dated 08/21/1985, recorded 08/26/1985 in Book 53, Page 464.

WILMER J. MERCER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Wilmer J. Mercer's death on or about 07/19/2008, his ownership interest was automatically vested to Marilyn C. Mercer, the surviving tenant by the entirety. Plaintiff hereby releases Wilmer J. Mercer, from liability for the debt secured by the mortgage.

UPI #69-9-18.2A

BEING known as the premises of 434
Chrome Road, Oxford, PA 19363-2702

RESIDENTIAL property
SEIZED in execution as the property of
Marilyn C. Mercer on No.: 10-13104
PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MARILYN C. MERCER**

SALE ADDRESS: 434 Chrome Rd.,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **PETER MULCAHY, 215-563-7000**

SALE NO. 11-5-383
Writ of Execution No. 10-13384
DEBT \$59,887.00

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Title Plan of Phase I of 'Wedgewood Estates' made by Yerkes Associates, Inc. dated 12/15/1977 and last revised 3/15/1978, as follows to wit:

BEGINNING at a point on the westerly side of Delphi Court a corner of Unit 172 and said Plan, thence from the beginning and extending along Delphi Court south 01 degrees 58 minutes 11 seconds east south 01 degrees 01 minutes 50 seconds west extending partly along Unit 170 115.00 feet to a point on the easterly side of Bianca Circle, thence extending along the same north 01 degrees 53 minutes 01 seconds west 43.50 to a point a corner of Unit 172 aforesaid; thence extending along said Unit north 88 degrees 01 minutes 50 seconds east 115.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 171 on said Plan.

TITLE to said premises is vested in Ralph Brownlowe, Jr., by Deed from Deborah A. Kuhn, dated 08/15/2003, recorded 08/26/2003 in Book 5857, Page 1565.

UPI #39-5A-73

BEING known as the premises of 456 Delphi Court, Downingtown, PA 19335-2246

RESIDENTIAL property

SEIZED in execution as the property of Ralph L. Brownlowe, Jr on No.: 10-13384

PLAINTIFF: Wells Fargo Bank, NA.,
s/b/m Wells Fargo Home Mortgage, Inc

VS

DEFENDANT: **RALPH L. BROWNLOWE, JR a/k/a RALPH BROWNLOWE, JR**

SALE ADDRESS: 456 Delphi Ct.,
Downingtown, PA 19335

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

SALE NO. 11-5-384
Writ of Execution No. 10-07568
DEBT \$226,881.75

ALL THAT CERTAIN lot or tract of land situate in West Nantmeal Township, Chester County, Pennsylvania, bounded and described by survey thereof made by John D. Stapleton, III, R.S., dated September 15, 1983, revised November 3, 1983, as follows:

BEGINNING at a spike in Pumpkin Hill Road (T-495) a corner of land now or late of F. Robert Lilley et ux; thence along said road south 70 degrees 8 minutes 26 seconds west, 281.92 feet to another spike; thence still along said road south 79 degrees 36 minutes 53 seconds west, 322.44 feet to a spike, in line of remaining lands of Grantors herein; thence leaving said road and along remaining lands of Grantors the two following course and distances: (1) monument to be set; and (2) south 82 degrees 31 minutes 34 seconds east, 379.48 feet to a monument to be set in line of lands of said F. Robert Lilley; thence along the same south 31 degrees 6 minutes 1 second east, 307.45 feet to the first mentioned point and place of beginning.

CONTAINING 4.255 acres of land, be the same more or less.

TITLE to said premises is vested in Dennis Alenovitz, by Deed from Estate of Jeanne E. Alenovitz, deceased and Bette Ann Alenovitz and George C. Alenovitz, Jr., Executors, dated 08/22/2003, recorded 09/15/2003 in Book 5889, Page 1544.

THE improvements thereon being known as 137 Pumpkin Hill Road, Glenmoore, PA 19343.

UPI #23-5-34.3

BEING known as the premises of 137 Pumpkin Hill Road, Glenmoore, PA 19343-1516

RESIDENTIAL property

SEIZED in execution as the property of Dennis J. Alenovitz a/k/a Dennis Alenovitz on No.: 2010-07568

PLAINTIFF: Wells Fargo Bank, NA.

VS

DEFENDANT: **DENNIS J. ALEN-OVITZ a/k/a DENNIS ALENOVITZ**

SALE ADDRESS: 137 Pumpkin Hill Rd., Glenmoore, PA 19343

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

SALE NO. 11-5-385
Writ of Execution No. 10-10628
DEBT \$77,588.09

ALL THAT CERTAIN TRACT or piece of land, with the buildings and improvements, thereon erected, hereditaments and appurtenance, situate in the Township of East Whiteland, County of Chester, State of Pennsylvania, and described according to a Plan of Property for Thomas Frazer, said Plan made by G.D. Houtman, Civil Engineer, dated January 29, 1953 and revised September 17, 1964 as follows, to wit:

BEGINNING at the point former by the intersection of the title line in the bed of Lincoln Highway (50 feet wide) and the extension of the southwesterly side of Charles Street (proposed road) (40 feet wide), said point of intersection being located by the 2 following courses and distances measured along the title line through the bed of Lincoln Highway from a spike forming the intersection of the said title line in the bed of Lincoln Highway and the extension of the title line in the bed of Three Tuns Road or (Frazer Road); (1) southwestwardly 1685.67 feet to a point and (2) south 83 degrees, 59 minutes west, 167.14 feet to the point of beginning; thence extending from said point of beginning along the title line through the bed of Lincoln Highway 135 feet to a point; thence extending north 6 degrees, 37 minutes west, crossing a spike on the northwesterly side of Lincoln Highway 120.01 feet to a point; a corner of Lot No. 2; thence extending along Lot #2 north 83 degrees 59 minutes east, crossing a stream, 136.26 feet to a point on the southwesterly side of Charles Street, aforesaid; thence extending south 6 degrees, 1 minute east, along the said side of Charles Street and its intersection recrossing the northwesterly side of Lincoln Highway, 120 feet to the first mentioned place of beginning.

BEING Lot No. 3 as shown on the above mentioned Plan.

TITLE to said premises is vested in Jason P. Walsh by Deed from Heather Lamond dated May 21, 2011 and recorded June 18, 2001 in Deed Book 4985, Page 0822.

PREMISES being known as: 2 Charles Street, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-03R-0002

PLAINTIFF: Wells Fargo Bank, NA.
VS

DEFENDANT: **JASON P. WALSH**

SALE ADDRESS: 2 Charles St.,
Malvern, PA 19355

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

SALE NO. 11-5-386
Writ of Execution No. 10-14428
DEBT \$800,115.40

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings thereon erected, situate in East Nottingham Township, Chester County, Commonwealth of Pennsylvania, and shown on a Plan of Property of Richard W. Edwards, as a Plan thereof is of record in the Office for the Recorder of Deeds, Chester County, Pennsylvania, being more particularly bounded and described according to a recent survey of George E. Regester, Jr. and Sons, Inc., dated June 20, 1977 and revised September 16, 1977, as follows, to wit:

BEGINNING at a point set in the title line of Public Road T-320 known as "Mt. Pleasant Avenue" leading in the southerly direction to Media Road and the northerly direction to U.S. Route #1, said point marking the northwesterly corner of this about to be described tract and the southwesterly corner of land of Steven R. Kilpatrick; thence leaving said point of beginning, leaving said title line and by said land of Kilpatrick and partly by land of Donald E. McPherson, north 87 degrees, 05 minutes, 00 seconds east, 241.53 feet to an iron pin marking the northeasterly corner of this and a corner of other lands of Richard W. Edwards, grantor herein, of which this was a part; thence by other lands, the following two courses and distances, to-wit: (1) south 09 degrees 15 minutes 00 seconds east, 202.33 feet to an iron pin, (2) south 86 degrees 57 minutes 04 seconds west, 241.47 feet to a point marking the southwesterly corner of this and set in the title line of the aforementioned public road T-320; thence by said title line, north 09 degrees, 15 minutes, 00 second west, 202.89 feet to a point being the first mentioned point and place of beginning.

PARCEL #69-2Q-28 1A

BEING # 122 Mount Pleasant Road

ALL THAT CERTAIN hotel property situate on the west side of South Third Street, Borough of Oxford, County of Chester, State of Pennsylvania, known as and numbered 2 South Third Street, bounded and described in accordance with a survey made by Damon and Foster, Civil Engineers on October 29, 1947

BEGINNING at a point in the west curb line of South Third Street, the northwestern corner of land now or late of Harry A. Menough Estate; thence by land now or late of Harry A. Menough Estate and leaving said point of beginning and partly through a party wall, north 58 degrees 00 minutes west, 150 feet to a point in line

of land now of Joseph C. Chamberlain, said point of ending being on the east side of 20 feet wide sewer easement; thence by land of Joseph G. Chamberlain and along the east side of said sewer easement, and through the bed of Octoraro Street, north 22 degrees 15 minutes east, 42.23 feet to a point in the title line in the bed of Octoraro Street, north 22 degrees 15 minutes east 42.23 feet to a point in the title line in the bed of Octoraro Street (also known as Bank Street) in line of land of The National 5 and 10 Store; thence along the title line and by land of The National 5 and 10 Store in the bed of Octoraro Street, south 68 degrees, 00 minutes east, 148 feet more or less, to a drilled hole in Octoraro Street at its point of intersection with the west side of South Third Street; thence crossing the south side of Octoraro Street and along the west curb line of South Third Street, south 8 degrees 45 minutes west, 42.40 feet to the first mentioned point and place of beginning.

BEING UPI #6-4-178

PARCEL #06-04-0178 and 69-2Q-28

1A

PROPERTY address: 2 South Third Street and 122 Mount Pleasant Avenue, Oxford, PA 19363

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Cynthia L. McAneny a/k/a Cynthia L. Poff

PLAINTIFF: Patriot Group, LLC

VS

DEFENDANT: **CYNTHIA L. McANENY a/k/a CYNTHIA L. POFF**

SALE ADDRESS: 2 S. Third St & 122 Mt. Pleasant Ave., Oxford, PA 19363

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

SALE NO. 11-5-387

Writ of Execution No. 10-00034

DEBT \$187,779.18

ALL THAT CERTAIN message and Lot or piece of ground, hereditaments and appurtenances, situate in the Borough of West Grove, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING in the middle of Jackson Avenue at the southwest corner of the premises known as 155 Jackson Avenue, now or late of E. Frank Pusey; thence by line passing through the middle of the division wall dividing the message erected on the herein described premises from that on the north of E. Frank Pusey, south 89 ½ degrees east 171.3 feet to the middle of a 10 feet wide

alley; thence by the middle of said alley, south 2 degrees west 25.5 feet to a point, thence by line of land of Joseph Sciarri and Angelo Roberts, north 89 ½ degrees west 170 feet to the middle of Jackson Avenue; thence along the middle of same, north ½ of a degree east 25.5 feet to the point and place of beginning.

PARCEL #05-04-0157

PROPERTY address: 157 Jackson Avenue, West Grove, PA 19390

PLAINTIFF: Fannie Mae

VS

DEFENDANT: **MELANIE ANN & TIMOTHY E. EDWARDS**

SALE ADDRESS: 157 Jackson Ave., West Grove, PA 19390

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

SALE NO. 11-5-388

Writ of Execution No. 10-08109

DEBT \$302,458.34

BY virtue of a Writ of Execution No. 10-08109

OWNER(S) of property situate in the Township of West Nantmeal, Chester County, Pennsylvania, being 8 New Road, Elverson, PA 19520-9138

UPI No. 23-4-40.2B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$302,458.34

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHANNIMUTUH PHOUEN, CHAMRONE THACH and JEN-NIFER NGUYEN**

SALE ADDRESS: 8 New Road, Elverson, Pa. 19520-9138

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

SALE NO. 11-5-389

Writ of Execution No. 10-07308

DEBT \$66,434.07

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Coventryshire made by Albert G. Newbold, dated May, 1975 and recorded in Chester County as Plan #303, as follows, to wit:

BEGINNING at a point on the south-easterly side of Scholl Road a corner of Lot No. 34

on said Plan; thence extending from said point of beginning and running along Lot No. 34 south 55° 09' east 429.25 feet, having crossed the northwesterly side of a 40 foot wide easement or horse trail to a point a corner of Lot No. 22 on said Plan; thence extending along the same and through the bed of the horse trail, south 62° 15' 20" west 152.96 feet to a corner of Lot No. 26 on said Plan; thence extending partly along Lot No. 26 and partly along Lot No. 28 north 63° 47' west 396.51 feet having recrossed the northwesterly side of the said horse trail easement to point on the southeast side of Scholl Road; thence extending along the same north 44° 30' east 198.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 32.

CONTAINING 1.524 acres, more or less.

BEING known as 824 Scholl Road, Pottstown, PA 19465

BEING the same premises which Steven F. Myers, Debra M. Myers, Terri A. DeShong, Ricky R. Myers and Jody J. Myers, Administrators of the Estate of Yvonne M. Wykes, deceased, by Deed dated February 22, 2000 and recorded March 21, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4728, Page 507 granted and conveyed unto Jody J. Myers.

PARCEL No. 17-2-21.23

IMPROVEMENTS: Residential property.

SUBJECT to mortgage

PLAINTIFF: Wachovia Mortgage, a Division of Wells Fargo Bank, NA, f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank FSB VS

DEFENDANT: JODY J. MYERS

SALE ADDRESS: 824 Scholl Road, Pottstown, Pa. 19465

PLAINTIFF ATTORNEY: GREGORY JAVARDIAN, 215-942-2090

SALE NO. 11-5-390

Writ of Execution No. 01-01290

DEBT \$125,630.19

ALL THAT CERTAIN lot or land with the buildings and improvements thereon erected, situate on the north side of Mary Street and known as Lot #77-A and being a part of Lot #77, on a Plan of Coatesville Heights, in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a survey made September 22, 1957 by C. Timothy Stack, P.E., as follows:

BEGINNING at a point in the center line of Mary Street (33 feet wide) said point also being a corner of Lot #75; thence leaving the center line of Mary Street and along Lot #75, passing over an iron pipe set 16.50 feet therefrom north 1 degree 12 minutes east 185.35 feet to an iron pipe in line of Lot #8 on said Plan, said point also being a corner of Lot #75; thence along Lot #8 and then along Lot #9, south 76 degrees 42 minutes east 61.36 feet to an iron pipe and a corner of Lot #77B; thence along Lot #77B, south 1 degree 12 minutes west 172.49 feet to a point in the center line of Mary Street and passing over an iron pipe set 15.50 feet therefrom, said point also being a corner of Lot #77B; thence along the center line of Mary Street, north 88 degrees 48 minutes west 60 feet to the place of beginning.

CONTAINING 10,733.88 square feet of land, be the same more or less.

HAVING erected thereon a single family, residential dwelling.

BEING the same premises as Vanessa E. Deveaux, Administratrix of the Estate of George Griffin, Deceased, et al., by Deed dated October 28, 1988, and Recorded on October 31, 1988, in the Office of the Recorder of Deeds of Chester County in Record Book 1330, Page 348, granted and conveyed unto Vanessa E. Deveaux and Steven Deveaux, as tenants by the entireties.

AND the said Vanessa E. Deveaux, having departed this life on March 1, 1999, whereby vesting title solely with Steven Deveaux, by Operation of Law.

BEING formerly known and numbered as 77A Mary Street, Coatesville, PA 19320.

BEING now known and numbered as 79 Mary Street, Coatesville, PA 19320.

TAX Parcel ID Number: 38-02M-0015, UPI #38-2M-15.

PLAINTIFF: The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan 1997-2 under the Pooling and Servicing Agreement dated as of 3/1/97

VS

DEFENDANT: STEVEN DEVEAUX and VANESSA E. DEVEAUX

SALE ADDRESS: 77A Mary Street n/k/a 79 Mary Street, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: BARBARA A. FEIN, 215-942-2090

SALE NO. 11-5-391
Writ of Execution No. 10-08098
DEBT \$173,982.54

BY virtue of a Writ of Execution No. 10-08098

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 672 New Street, Spring City, PA 19475-1639

UPI No. 21-5D-69

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$173,982.54

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **PATSY L. HOGAN**

SALE ADDRESS: 672 New Street, Spring City, Pa. 19475-1639

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

SALE NO. 11-5-393
Writ of Execution No. 10-13405
DEBT \$200,949.72

ALL THOSE CERTAIN three lots, parcel of tract of land situated in Valley Township Chester County Pennsylvania bounded and described as follows:

TRACT No. 1: Fronting on the south side of a public road leading from the public road from Coatesville to Wagontown, near Amos Miller's store, to the Philadelphia and Lancaster Turnpike Road near land late of Emos Umsted, and measuring along said road; 205 feet and extending back southward along the eastern line 112 feet and along the south line 227 feet.

BOUNDED on the south by lands late of Sallie Berstler and late of John Bairdon; on the east by land late of William Thomas; on the west by lands late of James Jacobs; and on the north by said public road.

TRACT No. 2: fronting on the south said of a public road leading from the Wagontown road near land late of Samuel Steen; to the Philadelphia and Lancaster Turnpike Road, near land late of Emos Umsted, 30 feet and extending southward in parallel lines 169 feet more or less, to land late of Joseph T. Long and known on a plot or draft made by M.D. Potter as Lot No. 1.

BOUNDED on the west by land late of James Jacobs; on the east by land late of James Boyd; on the north by said public road; and on the south by land late of Joseph T. Long.

TRACT No. 3: fronting on the south side of a public road leading from the Wagontown Road, near dam-breast formerly of Steele and north to the Philadelphia and Lancaster Turnpike, near land late of Emos Umsted, 30 feet and extending southward in parallel lines 160 feet, more or less, to land late of Joseph Long.

BOUNDED on the west by land late of Mars. Brown; on the east by land late of Abraham Eves; on the north by said public road; and on the south by land late of Joseph Long.

TITLE to said premises is vested in George Brunson and Gloria Brunson by Deed from George Brunson dated January 17, 2007 and recorded January 26, 2007 in Deed Book 7069, Page 674.

PREMISES being known as: 103 Irish Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 38-02M-0098

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-3, Asset-Backed Certificates, Series 2007-3

VS

DEFENDANT: **GEORGE BRUNSON and GLORIA BRUNSON**

SALE ADDRESS: 103 Irish Lane, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 815-790-1010**

SALE NO. 11-5-394
Writ of Execution No. 10-06353
DEBT \$18,506.61

TRACT 1

ALL THOSE CERTAIN lots or tracts of land, upon which is erected a single frame bungalow, situate in the Township of Valley, County of Chester and State of Pennsylvania, known as Lots Nos. 11 and 13 on a Plan of Lots of West Coatesville Annex, recorded in the Recorder's Office of Chester County, Pennsylvania, in Book of Plans No. 1, Page 58:

TRACT II

ALL THOSE CERTAIN lots or tracts of land situate as aforesaid, known as Lots No. 15-17 on said Plan of West Coatesville Annex, recorded as aforesaid:

PLAINTIFF: Susquehanna Bank S/B/M/T Community Banks

VS

DEFENDANT: **ADRIENNE E. COOPER and RALPH D. COOPER, II**

SALE ADDRESS: 24 Green Street, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **THOMAS**

M. FEDERMAN, 215-572-5095

SALE NO. 11-5-395
Writ of Execution No. 10-09620
DEBT \$96,200.06

ALL THAT CERTAIN lot of land with the dwelling thereon erected.

SITUATED in Atglen Borough, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the intersection of Second Avenue (a/k/a Dallas Street) and Norwood Street; thence along the center line of Second Avenue (Dallas Street) south 80 degrees 46 minutes west 109.75 feet to a stake; thence along line of land now or late of Howard S. Evans Estates, north 9 degrees 26 minutes west 80 feet; thence by land now or late of M.S. Kauffman, by a line parallel with Second Avenue, north 80 degrees 46 minutes east approximately 108 feet to a point in the center line of Norwood Street; thence along the center line of Norwood Street, south 7 degrees 18 minutes east 80 feet to the point of beginning.

CONTAINING 8,720 square feet of land, more or less.

PARCEL #7-3-64

TITLE to said premises is vested in Gregory S. Umble, by Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated 11/21/2002, recorded 12/27/2002 in Book 5509, Page 2246.

BEING known as the premises of 212 Norwood Street, Atglen, PA 19310-9452

RESIDENTIAL property

SEIZED in execution as the property of Gregory S. Umble on No.: 10-09620

PLAINTIFF: Citimortgage, Inc S/B/M to ABN AMRO Mortgage Group, Inc

VS

DEFENDANT: **GREGGORY S.**

UMBLE

SALE ADDRESS: 212 Norwood St., Atglen, PA 19310

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

SALE NO. 11-5-396
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 a 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, 215-942-2090**

SALE NO. 11-5-397
Writ of Execution No. 09-15100
DEBT \$142,518.77

ALL THAT CERTAIN message and tract of land situate in the Township of Caln County, of Chester, Pennsylvania, which is more fully described according to a Plan made by Engineering Associates, Inc., dated August 3, 1978, as follows to wit:

BEGINNING at a point set on the northerly line of Building Group No. 11 marking the northeasterly corner of this and northwesterly corner of Building "B" said point of being measured the following courses and distances from the intersection of the line of Clothier Street with the title line of Barley Sheaf Road, (1) south 86 degrees, 17 minutes, 00 seconds west, 61.51 feet to point; (2) south 03 degrees, 56 minutes, 00 seconds east, 55.74 feet to a point (3) south 86 degrees, 04 minutes, 00 seconds west, 145.00 feet to said point of beginning; thence leaving said point of beginning and partially passing through the division wall separation Building "A" from Building "B" south 03 degrees 56 minutes 00 seconds east 65.00 feet to a point; thence by the southerly line of Building Group No. 11 south 86 degrees 04 minutes, 00 second west 25.00 feet to a point set for the southwesterly corner thence by the westerly side of Building Group No. 11, north 03 degrees, 56 minutes 00 seconds west, 65.00 feet to a point being the northwesterly corner thence by the northerly line of same, north 86 degrees, 04 minutes 00 seconds east, 25.00 feet to the first mentioned point and place of beginning.

CONTAINING 1,625 square feet of land, be the same more or less.

BEING Lot No. 11-a Barley Sheaf Farm.

TITLE to said premises is vested in Cynthia H. Good by Deed from James M. Kiley and Nancy J. Schultz dated June 26, 1992 and recorded August 25, 1992 in Deed Book 3162, Page 193.

PREMISES being known as: 2568 Clothier Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-04E-0277

PLAINTIFF: Beneficial Consumer Discount Company, et al

VS

DEFENDANT: **CYNTHIA H. GOOD**

SALE ADDRESS: 2568 Clothier St., Coatesville, PA 19320

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

SALE NO. 11-5-398
Writ of Execution No. 10-11548
DEBT \$189,358.87

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, Chester County, Pennsylvania, bounded and described according to a Title Plan of Phase I of 'Wedgwood Estates' made by Yerkes Associates, Inc., dated December 15, 1977 last revised March 15, 1978 as follows, to wit:

BEGINNING at a point on the easterly side of Bianca Circle a corner of Unit 155 on said Plan; thence from the beginning and extending along Bianca Circle north 0 degrees, 14 minutes, 47 seconds east 50.00 feet to a point a corner of Lot 153; thence leaving Bianca Circle and extending along said Unit, south 89 degrees, 45 minutes, 47 seconds west 50.00 feet to a point a corner of Unit 155 aforesaid; thence extending along said Unit, north 89 degrees, 45 minutes, 13 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Unit 154 on said Plan.

TITLE to said premises is vested in Michael C. Baer and Selena H. Baer, by Deed from Kelly D. Lewis-Williams, dated 11/25/2006, recorded 12/20/2006 in Book 7038, Page 1556.

BEING known as the premises of 441 Bianca Circle, Downingtown, PA 19335-2203

RESIDENTIAL property

TAX ID/Parcel No. 39-5A-56

SEIZED in execution as the property of Michael C. Baer and Selena H. Baer on No.: 10-11548

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MICHAEL C. & SELENA H. BAER**

SALE ADDRESS: 441 Bianca Circle, Downingtown, PA 19335

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

SALE NO. 11-5-399
Writ of Execution No. 10-13539
DEBT \$102,061.48

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan prepared for Michael Andybur, prepared by Ralph E. Shaner & Son, dated 11/9/1995 and recorded in Chester County as Plan #14912 as follows, to wit:

BEGINNING at a point on the westerly side of Coventryville Road (T-140), a corner of lands of Carl Pence and Maryann Pence as shown on said Plan; thence from said point of beginning, along the said side of Coventryville Road the following four courses and distances: (1) on the arc of a circle curving to the left having a radius of 253.29 feet the arc distance of 88.63 feet to a point of tangent (2) south 01 degree 07 minutes east, crossing Pigeon Creek, 119.74 feet (3) south 0 degrees 05 minutes west 66.19 feet to a point of curve (4) on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 32.74 feet to a point on the northerly side of a common private street; thence along the said side of said common private street the following three courses and distances: (1) north 86 degrees 08 minutes west 159.45 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 65.45 feet to a point of tangent (3) north 56 degrees 08 minutes west 250.00 feet to a corner of Lot #4; thence along Lot #4 north 12 degrees 05 minutes west

298.18 feet to a point in line of lands Kenneth Delgetto; thence along said lands of Kenneth Delgetto and others the following four courses and distances: (1) north 77 degrees 55 minutes east, recrossing said Pigeon Creek, 250.64 feet (2) south 78 degrees 50 minutes 25 seconds east 215.91 feet (3) south 18 degrees 55 minutes 25 seconds east 184.11 feet (4) south 46 degrees 26 minutes 37 seconds east 8.92 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan and subject to all easements and limitations contained in said Plan.

HAVING erected thereon a dwelling house known and numbered as 1959 Coventryville Road, Pottstown, PA 19465.

BEING UPI 17-6-29.

BEING part of the same premises which Michael Andybur and Mary Andybur, by Indenture bearing date 11/11/2005 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book 6693 Page 243 etc, granted and conveyed unto and Victor Chmura and Mary Chmura, as tenants by the entireties, in fee.

PLAINTIFF: Susquehanna Home Finances, LLC

VS

DEFENDANT: **MARY & VICTOR CHMURA**

SALE ADDRESS: 1959 Coventryville Rd., Pottstown, PA 19465

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

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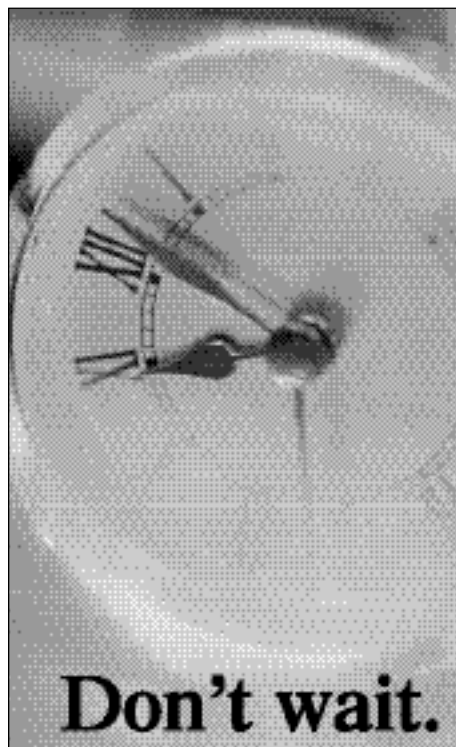
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