

**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 59

WEST CHESTER, PENNSYLVANIA, JUNE 9, 2011

No. 23

TABLE OF CONTENTS

59 CHESTER COUNTY REPORTS

HSBC Bank, USA vs. Booth

*Petition for relief from default judgment – Meritorious defense*172 (2011)

Classified Ads Page 8

Meeting Space

West Chester

Position Wanted

*Experiencing full time associate position
seeking*

Legal Notices

See Table of Contents 1

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION

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

www.chescobar.org
gcunningham@chescobar.org

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

Richard Meanix, Editor

Assistant Editors

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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

Copyright ©2011 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2011 CCBA Officers

Lance J. Nelson, *President*

Donald F. Kohler, Jr, *President-Elect*

Kim Denise Morton, *Vice President*

Lisa Comber Hall, *Treasurer*

Craig Styer, *Secretary*

George C. Zumbano

Immediate Past President

Executive Director

Wendy C. Hoffman

2011 CCBA Directors

Mary-Ellen H. Allen

Rami Bishay

Stacey Fuller

Hon. Thomas G. Gavin

Stanley J. Lieberman

Jane P. Marks

David M. Melchiorre

Jeffrey R. Sommer

2011 YLD Division

Lisa Esposito Grady, *Chair*

Juan P. Sanchez, *Chair-Elect*

Amanda Sundquist, *Immediate Past Chair*

HSBC Bank, USA vs. Booth

Petition for relief from default judgment – Meritorious defense

Under Rule 237.3(b), a trial court must open a default judgment, if the petitioner files a petition to open within ten days of its entry and states a meritorious defense. The requirement of a meritorious defense means only that the petitioner must plead a defense that would justify relief if proven at trial. Even substantial doubt that the evidence will bear out defendant's allegations is not a basis to deny the petition so long as, if proven, the allegations of the proposed answer will provide defendant a defense to plaintiff's claim or, as perhaps more accurately stated for this case, so long as plaintiff is unable to prove the facts upon which its claim is based where those facts are adequately denied by defendant's proposed answer. It must only be possible for petitioner to prove any one of the defenses at trial. The Court Held the petitioner had fifteen days to file an answer to the complaint substantially as set forth in the attachment to the petition for relief from default judgment.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 10-03210; HSBC Bank, USA vs. Jeffrey L. Booth

Vivek Srivastava, Esquire, Attorney for Plaintiff
Richard H. Anderson, Esquire, Attorney for Defendant
Shenkin, J., October 4, 2010:-

[59 Ches. Co. Rep. **Commonwealth vs. Puccella**]

HSBC BANK, USA, : IN THE COURT OF COMMON PLEAS
Plaintiff : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 10-03210

JEFFREY L. BOOTH, :
Defendant : CIVIL ACTION

Vivek Srivastava, Esquire, Attorney for Plaintiff
Richard H. Anderson, Esquire, Attorney for Defendant

ORDER

AND NOW, this 4th day of October, 2010 upon consideration of defendant's petition for relief from default judgment and plaintiff's response thereto, it is hereby ORDERED that the petition is GRANTED¹ and the judgment is hereby OPENED and defendant is permitted to let in a defense. Defendant shall have fifteen (15) days from the date of this order to file an answer to the complaint substantially in form and substance as set forth in the attachment to the aforesaid petition.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

¹ This petition was filed within ten (10) days of the entry of judgment on the docket and, therefore, Pa.R.C.P. No. 237.3(b) applies. Accordingly, the only issue before us at this time is whether or not the proposed answer to the complaint states a meritorious defense. Plaintiff argues that defendant has not provided any excuse or explanation of his failure to timely respond to plaintiff's complaint. But the Superior Court has ruled that "a petitioner does not need to satisfy the common law requirement that he provide a reasonable excuse for the failure that led to the judgment by default, if his petition to open is filed within 10 days of the judgment and states a meritorious defense." *Boatin v. Miller*, 955 A.2d 424, 427 (Pa.Super. 2008) citing *Attix v. Lehman*, 925 A.2d 864 (Pa.Super. 2007). Further, "under Rule 237.3(b), a trial court must open a default judgment, if the petitioner files a petition to open within ten days of its entry and states a meritorious defense. *Id.* at 867." *Boatin v. Miller*, *supra*, at 427. The requirement of a meritorious defense means only that the petitioner must plead a defense that would justify relief if proven at trial. *Provident Credit Corp. v. Young*, 300 Pa. Super. 117, 128, 446 A.2d 257, 263 (1982). Defendant's proposed answer sets forth a number of defenses, several of which are patently without merit. And even substantial doubt that the evidence will bear out defendant's allegations is not a basis to deny the petition so long as, **if proven**, the allegations of the proposed

answer will provide defendant a defense to plaintiff's claim or, as perhaps more accurately stated for this case, so long as plaintiff is unable to prove the facts upon which its claim is based where those facts are adequately denied by defendant's proposed answer. When, as here, a petitioner sets forth several defenses, in order to be entitled to have the judgment opened, it must only be **possible** for petitioner to prove any one of the defenses at trial. It is not necessary that it be likely that defendant will prevail. Indeed, at this stage of the proceedings, we are not even permitted to weigh the likelihood of defendant's success on the merits. So long as the averments of the proposed answer **state** a sufficient defense, the judgment must be opened. See *Penn-Delco School District v. Bell Atlantic-Pa, Inc.* 745 A.2d 14, 19 (Pa.Super. 1999), citing *Miller Block Company v. U.S. National Bank*, 389 Pa.Super. 461, 567 A.2d 695 (1989) for the proposition that where a defendant has listed multiple defenses and any one of the defenses would justify relief at trial, the meritorious defense prong has been met.

The Ultimate Piggy Bank



Access Up To \$50 Million In FDIC Insurance

The basic FDIC coverage limit is \$250,000. Which means, if you have more than that, your money may be lying around uninsured. At First Resource Bank, you can take advantage of CDARS® and know your funds can be fully protected. Every hard-earned penny.

1 First
Resource
Bank

CDARS®

First Resource Bank, Member FDIC. Funds may be submitted for placement only after a depositor enters into the CDARS Deposit Placement Agreement. The agreement contains important information and conditions regarding the placement of funds by First Resource Bank. Please read the agreement carefully before signing it. CDARS and Certificate of Deposit Account Registry Service are registered service marks of Promontory Interfinancial Network, LLC.

MemberFDIC



EQUAL HOUSING
OPPORTUNITY

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2

Corporation Notice 2

Dissolution Notice 3

Estate Notices **1st Publication** 4

Estate Notices **2nd Publication** 4

Estate Notices **3rd Publication** 6

Opening For Criminal Court Appointed Conflict Counsel 8

Notice of Foreign Withdrawal 8

Notice of Action in Mortgage Foreclosure 9

Trust Notice 11

Sheriff’s Sales 13

3rd Publication

Lawyer Referral



A Community Outreach Service of the
Chester County Bar Assoc.
Serving the Community since 1929

Do You Need a Qualified
LAWYER?

With one simple phone call, we will
find you a lawyer who can help.

Call: **610.429.1500**
E-mail: jlindsay@chescobar.org
www.chescobar.org

**Chester County
Legal Resources**

- Chester County Courthouse
610.344.6000
- Lawyer Referral Service
610.429.1500
- Legal Aid of Southeastern Pennsylvania
1-877.429.5994
- Crime Victims Center of Chester County
Sexual Assault – 610.692.7273
Other Crimes – 610.692.7420
- Women’s Center of Chester County
Toll Free – 1-877.229.CCWS
- Domestic Relations Office
610.344.6215
- Public Defender’s Office
610.344.6940

**Chester County
Bar Association**

NOTICES

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the **Law Reporter** makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The **Law Reporter** makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 11-03473**

NOTICE IS HEREBY GIVEN that the name change petition of Ngekor Nelson Ebwelle 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 31, 2011

Name to be changed from: Ngekor Nelson Ebwelle to: Nelson Ngekor Ebwelleson

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. 11-04314**

NOTICE IS HEREBY GIVEN that the name change petition of Yanlong Li was filed in the above-named court and will be heard on July 11, 2011, at 9:30 AM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 19, 2011

Name to be changed from: Yanlong Li to: Louis Yanlong Li

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. 11-03474**

NOTICE IS HEREBY GIVEN that the name change petition of Ngekor Nelson Ebwelle the guardian and natural father of Julia Enjema Ebwelle 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 31, 2011

Name to be changed from: Julia Enjema Ebwelle to: Julia Enjema Ebwelleson

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for TRI-STATE PAVING & CONSTRUCTION INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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 April 26, 2011 for PH Logistics, Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The corporation shall have unlimited power to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges, which a business corporation may now or hereafter be organized or authorized to do or to exercise, under the said Business Corporation Law of Pennsylvania.

JAMES J. RUGGIERO, JR., Solicitor
Ruggiero Law Offices LLC
16 Industrial Blvd., Ste. 211
Paoi, PA 19301

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about May 6, 2011:

ALP Services Corporation
1220 Valley Forge Road, Suite 6
Phoenixville, PA 19482

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

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that SPATS FRAMING, INC. is currently in the process of voluntarily dissolving.

DOUGLAS C. ROGER, JR., Solicitor
14 South Plum Street
Media, PA 19063

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

**CORPORATION OUTFITS AND
LIMITED LIABILITY COMPANY OUTFITS**

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113

FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

ESTATE NOTICES

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

1st Publication

GARDY, Minnie M., a/k/a Dominica M. Gardy, late of Honey Brook. Joan M. Civitello, 322 Newport Lane, Phoenixville, PA 19460, Executor. **CHERYL J. ALLERTON**, Esquire, Hartman Shurr, 1100 Bershire Blvd, Suite 301, P.O. Box 5828, Wyomissing, PA 19610, atty.

HUMPHREY, Rosemary, late of West Pikeland Township. Leonard Humphrey, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19335-3049, Executor. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19335-3049, atty.

LOCCISANO, Frances, a/k/a Frances M. Loccisano and Frances Marie Loccisano, late of Borough of Downingtown. Valerie S. Maxwell, care of **JOHN H. POTTS**, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executrix. **JOHN H. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

NOCELLA, Richard, a/k/a Richard B. Nocella, late of East Coventry Township. Karen Nocella, 223 Bishop Road, Pottstown, PA 19465-8252, Executor. **RICHARD L. SWITZER**, Esquire, Richard L. Switzer, Esquire, Ltd., 73 Chestnut Raod, Paoli, PA 19301, atty.

UFFE, Jane E., late of Easttown Township. Thomas Poore, 216 Dorset Road, Devon, PA 19333, Executor. **EDWARD J. GILSON, JR.**, Esquire, Smylie Times Building, 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152, atty.

WELLMAN, Cathy Diane, late of Chester County. Stephen M. Wellman, care of **JOHN J. MCCREESH, IV**, Esquire, 7053 Terminal Square, Upper Darby, PA 19082, Administrator. **JOHN J. MCCREESH, IV**, Esquire, 7053 Terminal Square, Upper Darby, PA 19082, atty.

YODER, Steven M., late of Penn Township. Heidi M. Yoder, care of **LOUIS N. TETI**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. **LOUIS N. TETI**, Esquire, MacElree Harvey, LTD, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

2nd Publication

BUCKLEY, Doris M., late of East Goshen Township. Mary Anne B. Mitcheli, care of **TERRANCE A. KLINE**, Esquire, 200 E. State Street, Suite 306, P.O. Box A, Media, PA 19063, Executrix. **TERRANCE A. KLINE**, Esquire, 200 E. State Street, Suite 306, P.O. Box A, Media, PA 19063, atty.

DAVIS, Doris K., late of West Brandywine Township. Margaret E. Lehman, care of **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. **JAY G. FISCHER**, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

DERSHIMER, Vincey I., late of Borough of West Chester. Peter P. Iannotta, care of **STACEY WILLITS MC CONNELL**, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executor. **STACEY WILLITS MC CONNELL**, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

DROZEL, John Joseph, a/k/a John J. Drozel, late of Uwchlan Township. Robert J. Drozel, 134 Lakeview Drive, Exton, PA 19341, Executor. **DANTE W. RENZULLI, JR.**, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

GRAEF, Kathleen, a/k/a Kathleen J. Graef, late of Borough of Elverson. Stacy K. Graef, 526 Kennelwoods Drive, Elverson, PA 19520, Executrix. **DAVID L. ALLEBACH, JR.**, Esquire, 1129 East High Sreet, P.O. Box 776, Pottstown, PA 19464, atty.

HALL, Agnes C., late of Honey Brook Township. Carolyn A. Walsh, care of **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. **JAY G. FISCHER**, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

JORGENSEN, Daisy, late of East Nottingham. Olga Agosto, care of STACEY WILLITS MC CONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Administratrix. STACEY WILLITS MC CONNELL, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

MANNING, Melissa A., late of West Caln Township. John William Manning, 1079 West Kings Highway, Coatesville, PA 19320, Administrator. HELEN J. ESBENSHADE, Esquire, Conrad O'Brien PC, 200 North High Street, Suite 300, West Chester, PA 19380, atty.

MENTO, Mary R., late of Borough of Downingtown. Thomas F. Mento, 2010 Bondsville Road, Downingtown, PA 19335, Executor. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

MOUNTS, Barbara M., late of Pennsbury Township. Ricahrd Mounts, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

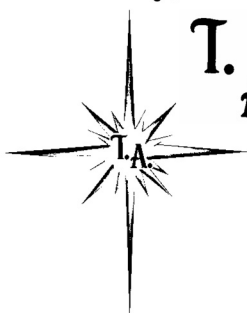
PROUDFOOT, Paul A., late of Coatesville. Christy A. Proudfoot, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administrator. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

SHADEL, Hazel, a/k/a Hazel I. Shadel, late of Lower Oxford Township. Ruth A. Shadel, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

STEWART, Dora W., a/k/a Dora Frances Stewart, late of West Grove. Carol S. Raimato, 411 Columbine Drive, Kennett Square, PA 19348 and Judith S. Mills, 52 Henlopen Avenue, Rehoboth, DE 19971, Executors. C. RICHARD MORTON, Esquire, 26 S. Church Street, West Chester, PA 19382, atty.

TILLGER, Jeffrey A., late of North Coventry Township. Bonnie L. Tillger, 482 Roberta Drive, Pottstown, PA 19465, Administrator. THOMAS L. HOFFMAN, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

Friendly, Knowledgeable & Responsive



T.A. TITLE INSURANCE COMPANY

There is a difference in the capability, accuracy, and promptness of title companies. Since 1948, T.A. Title has been a leader in the title industry.

Title Insurance Services ✧ Convenient Closings ✧ Title Searches

Contact our local offices or inquire about our Agency Program

Paoli Office

42 E. Lancaster Ave.
(610) 644-5650

Downingtown Office

112 E. Lancaster Ave.
(610) 269-6360

Ask about 1031 Exchange Services to Defer Capital Gains Tax
For more information go to www.1031corp.com

TREGO, Elsie M., late of Honey Brook Township. DALE M. TREGO, 201 Walnut Lane, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

VOLK, Judith Anne, late of Willistown Township. Elisabeth Ameera Clements, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

WEISBROD, Frederick R., late of Willistown Township. Susan L. Wagner and William H. Weisbrod, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

YARNALL, Clara E., late of West Chester. Kinard S. Yarnall, 1344 Phoenixville Pike, West Chester, PA 19380, Executor.

YOSKO, Paul J., Jr., late of Valley Township. Patricia L. Yosko, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

3rd Publication

BARAN, Alexander S., late of East Caln Township. Sylvia Baran, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, atty.

CLEMONS, Margaret Truth, late of East Whiteland Township. Clarissa Joye Vaughn, care of DAVID T. SCOTT, Esquire, 1528 McDaniel Drive, West Chester, PA 19380, Administratrix. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., 1528 McDaniel Drive, West Chester, PA 19380, atty.

ERLICH, Ann, late of Treddyffrin Township. Michelle E. Cohen, Ph.D., care of VERA PARENTI-ANCONE, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. VERA PARENTI-ANCONE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FERRARO, Susan, late of Chester Springs. Larry Ferraro, 3111 Merlin Road, Chester Springs, PA 19425, Executor. JOSEPH J. PIZONKA, Esquire, Pizonka, Reilley, Bello & McGrory, P.C., 144 East DeKalb Pike, Suite 300, King of Prussia, PA 19406, atty.

GALLAGHER, Sean C., late of West Goshen Township. Kerry M. Gallagher, care of CAROL RYAN LIVINGOOD, Esquire, P.O. Box 191, 130 W. Lancaster Avenue, Wayne, PA 19087, Administratrix. CAROL RYAN LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, P.O. Box 191, 130 W. Lancaster Avenue, Wayne, PA 19087, atty.

GROSS, Leslie LeRoy, a/k/a Leslie L. Gross, late of Ewchlan Township. Marilyn M. Gross, care of ALLEN H. TOLLEN, Esquire, 15 E. Front Street, Media, PA 19063, Executrix. ALLEN H. TOLLEN, Esquire, Tollen & Buckler, 15 E. Front Street, Media, PA 19063, atty.

HARRELL, Alice W., late of Malvern. Alice Harrell North, care of JAMES CUNILIO, Esquire, 835 W. Lancaster Avenue, Suite 200, P.O. Box 989, Bryn Mawr, PA 19010, Executor. JAMES CUNILIO, Esquire, Cunilo & Cunilio, 835 W. Lancaster Avenue, Suite 200, P.O. Box 989, Bryn Mawr, PA 19010, atty.

HEINS, Thomas K., late of West Chester. Elaine P. Heins, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

HETZNECKER, William, a/k/a William H. Hetznecker, III, late of Willistown Township. THOMAS W. FLYNN, III, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087 and Patricia Weigand, 3 N. Columbus Blvd., Apt. 326, Philadelphia, PA 19106-1400, Executors. THOMAS W. FLYNN, III, Esquire, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087, atty.

KEEFER, Ann R., a/k/a Ann Regina Keefer, late of West Goshen Township. Susanne R. Gore, care of DAVID W. WOOD, JR., Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. DAVID W. WOOD, JR., Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

KRUPINSKI, Colette W., late of Tredyffrin Township. William F. Krupinski, 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.

MICKEN, Charles M., late of East Caln Township. Charles T. Micken, 17 Patricia Drive, Downingtown, PA 19335, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

PESTA, Veronica C., late of Phoenixville. Mark Pesta, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

PRIDDY, Lawrence H., a/k/a Lawrence Harwood Priddy and Lawrence Priddy, late of Borough of Malvern. Dorothy D. Priddy, care of JOHN H. POTTS, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executrix. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

PUSCH, Ardith L., late of North Coventry Township. Gerald L. Pusch, 1378 Evans Road, Pottstown, PA 19465, Administrator. ANDREW J. MONASTRA, Esquire, Andrew J. Monastra, P.C., 740 East High Street, Pottstown, PA 19464, atty.

SCHAFER, Thomas P., late of Phoenixville. Karen Ranae Schafer, 106 Trotters Drive, Phoenixville, PA 19460, Executor. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Avenue, Paoli, PA 19301, atty.

CHARLES T. DeTULLIO

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

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

Criminal Law

**All Crimes
Drunk Driving
ARD
IP Programs
Expungements
Firearms cases
Firearm permits**

Traffic Cases

**Driver License Suspensions
Traffic Tickets
License Suspensions
Penndot Appeals
Occupational Licenses
Probationary Licenses
Medical Recall of Licenses
Nunc Pro Tunc Appeals**

***Referral fees paid when permitted by the Rules of Professional Conduct. Fax and email available to referring attorneys.**

SMITH, Margaret M., late of Charlestown Township. Stephen L. Smith, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

TOCYDLOWSKI, Paul Michael, a/k/a Paul M. Tocydlowski, late of Borough of Downingtown. Matthew Tocydlowski, 204 Wellington Drive, Coatesville, PA 19320, Executor.

WEAVER, Joan G., late of Sadsbury Township. J. Richard Weaver, Jr., 59 Woodbrooke Dr., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WENZELL, Alan Thompson, a/k/a Alan T. Wenzell, late of Penn Township. Adam Waldron and Frances Tracy Davlin, care of J. STODDARD HAYES, JR., Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. J. STODDARD HAYES, JR., Esquire, Gawthrop Greenwood, PC., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

YOUNG, Eleanor S., late of Pennsbury Township. David O. Young, care of ROBERT J. BRESLIN, JR., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

1st Publication

OPENING FOR CRIMINAL COURT APPOINTED/CONFLICT COUNSEL

Applications are now being accepted by the Court of Common Pleas of Chester County for the position of Criminal Court Appointed/Conflict Counsel commencing July 1, 2011. Should be death qualified under Pa.R.Crim.P. 801. Compensation is provided at the rate of \$2,641.00 per month. Please submit resumes to The Honorable James P. MacElree II, President Judge, 201 West Market Street, P.O. Box 2746, West Chester, PA 19380-0989 NO LATER THAN June 27, 2011. EEO.

FOREIGN WITHDRAWAL

Notice is hereby given that pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, SEOS DISPLAYS LIMITED, a corporation of the laws of the United Kingdom, with principal office at Edward Way, Burgess Hill, West Sussex, UK RH15 9UE, and registered office in Pennsylvania at 9020 GAP-Newport Pike, Avondale, PA 19311, which on January 8, 1997, was granted a Certificate of Authority to transact business in the Commonwealth of Pennsylvania, intends to file an Application for Termination of Authority with the Department of State.

CLASSIFIED ADS SECTION

POSITION WANTED

EXPERIENCED GENERAL PRACTICE ATTORNEY seeking full-time associate position with small to mid-sized law firm or well-established sole practitioner. Willing to concentrate practice in area(s) of employer's greatest need(s). Will relocate for right opportunity. Admitted in Pennsylvania and New York. Call Stephen at (610) 565-9260 or (610) 522-9421.

MEETING SPACE?

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

NOTICE

In The Court of Common Pleas
Chester County
Civil Action – Law
No. 10-14783

Notice of Action in Mortgage Foreclosure

PENNYMAC LOAN SERVICES LLC a/k/a PENNYMAC CORP., Plaintiff vs.

WINIFRED GISSENDANER, Mortgagor and Real Owner, Defendant

To: WINIFRED GISSENDANER, Mortgagor and Real Owner, Defendant, whose last known address is 175 College Circle, Lincoln University, PA 19352. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff PENNYMAC LOAN SERVICES LLC a/k/a PENNYMAC CORP., has 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. 10-14783, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 175 College Circle, Lincoln University, PA 19352, whereupon your property will be sold by the Sheriff of Chester County. Notice You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Bar Association, 15 W. Gay St., West Chester, PA 19380, 610-429-1500, Legal Aid of Chester County Inc., 14 East Biddle St., West Chester, PA 19380, 610-436-4510. Michael T. McKeever, Atty. for Plaintiff, Goldbeck McCafferty & McKeever, P.C., 701 Market St., Ste. 5000, Phila., PA 19106-1532, 215-627-1322.

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE HOLDERS OF
CITIGROUP MORTGAGE LOAN TRUST INC.,
ASSET-BACKED PASS-THROUGH CERTIFICATES
SERIES, 2005-WF1

Vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

CHESTER COUNTY

NO. 10-14277

MAXWELL BONDS, IN HIS CAPACITY AS
CO-ADMINISTRATOR AND HEIR OF THE ESTATE
OF PAMELA BONDS-CELLA A/K/A PAMELA S. BONDS
ET AL.

NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAMELA BONDS-CELLA

A/K/A PAMELA S. BONDS, DECEASED.:

You are hereby notified that on 11/29/10, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES, 2005-WF1, 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. 10-14277. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 61 MILITIA HILL DRIVE, WAYNE, PA 19087 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

ATTORNEY DISCIPLINARY/ETHICS MATTERS

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

James C. Schwartzman, Esq.

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania
Former Federal Prosecutor • Pennsylvania Interest on Lawyers Trust Account Board
Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania

Dana Pirone Carosella, Esq.

Representing attorneys in disciplinary and ethics matters for 15 years
Author and Speaker on ethics matters

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

2nd Publication**TRUST NOTICE**

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

First National Bank now known as 1N Bank, a
division of Graystone Tower Bank, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

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

NOTICE OF TRUSTEE

KATHRYN N. REYNOLDS, Deceased, late of 1472 Timberline Drive, Pottstown, Pennsylvania, 19464.

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The David C. Reynolds and Kathryn N. Reynolds Revocable Living Trust is in existence, that Kathryn N. Reynolds is deceased, and that Kathy J. Hindle Gwinn and Donna J. Pollard are Trustees.

All persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Kathy J. Hindle Gwinn, Trustee
P.O. Box 6964
Wyomissing, PA 19610

Or

Donna J. Pollard
349 Crescent Drive
Easton, PA 18045

Or

Scott C. Painter, Esquire
Attorney for the Trustees,
Kathy J. Hindle Gwinn and Donna J. Pollard
906 Penn Ave., P.O. Box 6269
Wyomissing, PA 19610

Not Yet a Member of the CCBA? Get your first year dues free!*

If you're not yet a member of the Chester County Bar Association, you are missing out on many money saving benefits and services:

Continuing Legal Education

Affordable, convenient and discounted to members

Insurance Programs

Discounted coverage that fits your needs

Special Events (powerful networking with attorneys and judges)

Bar Sail

Three day Bench-Bar Conference

Golf League

President's Dinner

"New Matter"

Monthly newsletter, publishing news, photos and substantive articles - free to members

Membership Directory

Published annually and free to members

Chester County Law Reporter

Only \$50 per year to members

*Banking premiums at First National Bank of Chester County

Professional Partnership Program

Discounts

Chester County Benefit Access (CCBA) program provides discounts on dry cleaning, restaurants, limousine service, office equipment, resorts and many more

Give us a call today!

610-692-1889

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, JUNE 16, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, JULY 18, 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

3rd Publication

SALE NO. 11-6-400
Writ of Execution No. 09-10004
DEBT \$594,848.52

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for "Wineberry", made by Chester Valley Engineers, Inc., 73 Chestnut Road, P.O. Box 447 Paoli PA., 19301, (610) 644-4623, dated 7-22-97, last revised 4-9-99, and recorded as Plan #15067, as follows, to wit:

BEGINNING at a point on the westerly side of Arrowhead Trail, a corner of Lot 5, thence extending along same, south 78 degrees 09

minutes 58 seconds west 226.20 feet to a point, thence still along same, south 19 degrees 58 minutes 50 seconds east 328.67 feet to a point in the line of lands n/l of Stephen K. & Mari Jo Kerwood, thence extending along same, south 58 degrees 42 minutes 19 seconds west 175.00 feet to a point in the line of Lot 3, thence extending along same, north 20 degrees 18 minutes 07 seconds west 668.36 feet to a point in the line of lands n/l of Peter & Jennifer Domaille, thence extending along same, north 60 degrees 16 minutes 20 seconds east 36.00 feet to a point, thence extending still along same, north 15 degrees 47 minutes 56 seconds west 107.82 feet to a point in the line of Lot 15, thence extending along same, south 37 degrees 07 minutes 09 seconds east 366.40 feet to a point on the westerly side of Arrowhead Trail, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 60.00 feet, the arc distance of 57.52 feet to the point of beginning.

BEING Lot 4 on above said Plan.

BEING the same premises which West Development Company, Inc by Deed dated 7/24/2001 and recorded 7/25/2001 in and for Chester County in Deed Book 5020 Page 1738 granted and conveyed to Scott Russell and Margaret Russell, husband and wife.

PLAINTIFF: Bank of America, NA
VS

DEFENDANT: **SCOTT & MARGARET RUSSELL**

SALE ADDRESS: 2053 Arrowhead Trail, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
DANIELLE BOYLE-EBERSOLE, 610-278-6800

SALE NO. 11-6-401
Writ of Execution No. 09-15070
DEBT \$305,610.24

ALL THAT CERTAIN lot or piece of ground situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Hills of Sullivan" for The Wilkinson Group, made by Edward B. Walsh & Associates, Inc. Civil Engineers 750 Springdale Drive, Exton, Pa. 19341, dated 2-8-93, last revised 3-1-94, and recorded as Plan #13027, as follows to wit:

BEGINNING at a point on the northerly side of Letchworth Lane, a corner of Lot 55, thence extending along same, north 02 degrees 22 minutes 56 seconds east 240.78 feet to a point on

the southerly side of Indian Run Road (T-339), thence extending along same, north 69 degrees 52 minutes 01 seconds east 44.85 feet to a point in the line of Lot 79, thence extending along same, and Lot 78, south 46 degrees 45 minutes 30 seconds east 271.45 feet to a point in the line of Lot 57, thence extending along same, south 41 degrees 19 minutes 14 seconds west 167.59 feet to a point on the northerly side of Letchworth Lane, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 225.00 feet, the arc distance of 152.91 feet to the point of beginning.

BEING Lot 56 on said Plan.

CONTAINING 45,703 sq. ft.

BEING part of UPI #59-8-191.

PARCEL # 59-08-0191.260

PROPERTY address: 13 Letchworth Lane, Avondale, PA 19311-1337:

BEING the same premises which Judd Associates, a Pennsylvania Limited Partnership, by its Deed dated April 30, 2001, and recorded in the Recorder's Office of Allegheny County on May 2, 2001, at Deed Book Volume 4935, Page 873, granted and conveyed unto Daniel M. Hazewski and Sandra M. Hazewski, his wife.

BLR #59-8-191.260

Residential Dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: DANIEL M. & SANDRA M. HAZEWSKI

SALE ADDRESS: 13 Letchworth Ln., Avondale, PA 19311

PLAINTIFF ATTORNEY: PAUL DAVID BURKE, 412-355-0200

SALE NO. 11-6-402

Writ of Execution No. 08-10312

DEBT \$655,691.79

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

BEGINNING at a nail at the intersection of the center line of Creek Road and Street Road; thence south 66 degrees 17 minutes west 1199.09 feet to a pipe on the north bank of the Brandywine Creek; thence along the creek bank north 1 degree 38 minutes east 356.46 feet to an 18 inch Walnut tree; thence north 21 degrees 26 minutes east 407.15 feet to a spike in the center line of Street Road at the west side of Pocopson Bridge, thence along the center line of Street Road and

Creek, north 87 degrees 46 minutes east 185.71 feet to a spike; thence north 81 degrees 22 minutes east 163.40 feet to a spike; thence south 86 degrees 36 minutes east 93.68 feet to a spike; thence south 67 degrees 32 minutes east 100.14 feet to a spike; thence south 59 degrees 24 minutes east 473.40 feet to a nail at the intersection of the center line of Street and Creek Roads and place of beginning.

BEING Chester County UPI 65-3-8.1

BEING the same premises which Delbert W. Westwood and Ruth Westwood, his wife, by Deed dated March 5, 2007 and recorded March 15, 2007 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Deed Book 7106, Page 640, granted and conveyed unto 237 Beekay Investments, Inc., in fee.

THE improvements consist of commercial real estate including a garden center building and approximately ten (10) acres.

SEIZED in execution as the property of 237 Beekay Investments, Inc. on Judgment No. 08-10312.

PLAINTIFF: Delbert & Ruth Westwood

VS

DEFENDANT: 237 BEEKAY INVESTMENTS, INC

SALE ADDRESS: 1200 W. Street Rd., West Chester, PA 19382

PLAINTIFF ATTORNEY: ARTHUR SAGNOR, 610-436-9300

SALE NO. 11-6-403

Writ of Execution No. 10-14554

DEBT \$155,967.93

ALL THAT CERTAIN lot of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Barley Sheaf Farm made by Morris W. Holman, Jr., Professional Engineer dated May 17, 1976 last revised August 5, 1976 as follows, to wit:

BEGINNING at a point on the southerly line of Building Group No. 12 said point is measured the 3 courses and distances from the intersection of Clothier Street and Barley Sheaf Road; (1) south 86 degrees 17 minutes west 102.01 feet; (2) north 3 degrees 43 minutes west 54 feet; (3) south 86 degrees 17 minutes west, 25.00 feet; thence by the southerly line of Building Group No. 12, south 86 degrees 17 minutes west 20.00 feet; thence partially by the party wall separating

Building 'B' from Building 'C' both of Building Group No. 12; north 66 degrees 17 minutes east 20.00 feet; thence partially by the party wall separating building 'B' from Building 'A' both of Building Group No. 12; south 3 degrees 43 minutes east 55 feet to the first mentioned point and place of beginning.

BEING Building 'B' of Building Group No. 12.

PARCEL No.: 39-4E-191

BEING known as: 2577 Clothier Street, Coatesville, PA 19320.

BEING the same premises which Anthony J. Vitulli and Roseanne Vitulli, his wife, by Deed dated October 14, 1993 and recorded October 21, 1993 in and for Chester County, Pennsylvania, in Deed Book Volume 3643, Page 771, granted and conveyed unto Bruce R. Miller and Deborah L. Miller, his wife.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for WFASC Home Equity Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **BRUCE R. & DEBORAH L. MILLER**

SALE ADDRESS: 2577 Clothier St., Coatesville, PA 19320

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

SALE NO. 11-6-404

Writ of Execution No. 08-12683

DEBT \$127,324.51

ALL THAT CERTAIN tract or piece of land with improvements thereon, situate in the Village of Pughtown, in the Township of South Coventry, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point south 75 degrees 15 minutes east 60 feet from the intersection of the northeasterly side of Liberty Street (50 feet wide) and the southeasterly side of Chestnut Street (40 feet wide); thence along the northeasterly side of Liberty Street south 75 degrees 15 minutes east a distance of 120 feet to a point; thence by the same north 14 degrees 45 minutes east a distance of 165 feet to a point in Maple Alley; thence along the southwesterly side of Maple Alley north 75 degrees 15 minutes west a distance of 120 feet to a point of lands now or late of the Bell Telephone Company of Pennsylvania thence by the same south 14 degrees 45 minutes west 1665 feet to the point and place of beginning.

BEING UPI #20-4-156.1.

TAX Parcel Number: 20-4-156.1

IMPROVEMENTS: residential

dwelling

TITLE to said premises is vested in Alan M. Handler by Deed from Jeannie K. Stephen, formerly known as Jeannie K. Attanasio, dated 5/2/2005 and recorded 5/18/2005 in Record Book 6495, Page 286.

PLAINTIFF: US Bank National Association, et al

VS

DEFENDANT: **ALAN M. HANDLER**

SALE ADDRESS: 803 Pughtown Rd., Spring City, PA 19475

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

SALE NO. 11-6-405

Writ of Execution No. 10-00251

DEBT \$484,285.10

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances erected thereon, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Plan of the Welsh Tract Subdivision, made by Nave, Newell & Stompfl, Ltd King Prussia, PA., dated 1/26/1999 and recorded in Plan #15978, as follows, to wit:

BEGINNING at a point on the north-easterly side of Teresa Court (50 feet wide), a corner of Lot No. 12; thence extending from said beginning along the said northeasterly side of Teresa Court the 2 following courses and distances: (1) on the arc of a circle curving to the left having radius 175 feet the arc distance of 62.52 feet to a point of tangent; and (2) south 79 degrees 49 minutes 26 seconds west 36.02 feet to a point, a corner of Lot No. 14; thence extending along same the 3 following courses and distances: (1) north 10 degrees 10 minutes 34 seconds west 65.00 feet to a point; (2) north 25 degrees 52 minutes 56 seconds west 46.69 feet to a point; and (3) north 41 degrees 36 minutes 46 seconds west 338.50 feet to a point in the bed of a PECO easement; thence extending through said easement south 86 degrees 53 minutes 42 seconds east 344.00 feet to a point, a corner of Lot No. 12; thence extending along same the 2 following courses and distances: (1) south 05 degrees 35 minutes 53 seconds east 272.26 feet to a point; and (2) south 14 degrees 00 minutes 11 seconds west 65.10 feet to the first mentioned and place of beginning

BEING Lot No. 13 on said Plan

PARCEL No.: 50-5-12.13

BEING known as: 1758 Teresa Court, Downingtown, PA 19335.

BEING the same premises which Baker Residential of Pennsylvania, LLC., by Deed dated June 19, 2006 and recorded July 26, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6907, Page 631, granted and conveyed unto Stephen Ardinger and Patricia Ardinger, husband and wife.

PLAINTIFF: Astoria Federal Savings & Loan Association

VS

DEFENDANT: **PATRICIA & STEPHEN ARDINGER**

SALE ADDRESS: 1758 Teresa Ct., Downingtown, PA 19335

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

SALE NO. 11-6-406

Writ of Execution No. 10-13814

DEBT \$115,953.81

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Downingtown, Chester County, Pennsylvania and described according to a Plan thereof made by John E. Burkhardt, registered surveyor, dated June 1953, and shown on the said Plan as Lot No. 47, as follows, to wit:

BEGINNING at a point on the northerly side of Grant Avenue (50 feet wide), which point is measured south 89 degrees 11 minutes west, 262.19 feet from the intersection of the said northerly side of Grant Avenue with the south-westerly side of Whitland Avenue (41.5 feet wide).

CONTAINING in front or breath on said Grant Avenue, 28 feet and extending of that width in length or depth northwestwardly, between parallel lines at right angles to said Grant Avenue, 125 feet to the southerly side of a certain 20 feet wide alley.

TITLE to said premises is vested in David Lee Tipton and Cheryl Tipton, husband and wife, by Deed from Michael A. Turner and Suzanne Turner dated February 9, 2006 and recorded February 16, 2006 in Deed Book 6767, Page 32.

PREMISES being known as: 443 Grant Avenue, Downingtown, Pennsylvania 19335.

TAX I.D. #: 11-9-41

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2006-1 Mortgage-Backed Pass-Through Certificates Series 2006-1

VS

DEFENDANT: **DAVID LEE & CHERYL TIPTON**

SALE ADDRESS: 443 Grant Ave., Downingtown, PA 19335

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

SALE NO. 11-6-407

Writ of Execution No. 09-06919

DEBT \$137,208.31

ALL THAT CERTAIN message and lot of land situate in the Borough of Kennett Square, Chester County, Pennsylvania, being bounded and described as follows, viz:

BEGINNING at a stake in the middle of Meredith Street, south 3 degrees east about 199.5 feet from the intersection of the center line of Meredith and Magnolia Streets, thence by lot formerly known as No. 2 running through the center of the division wall between the brick houses erected on this and said Lot, north 87 degrees east, 156 feet to a stake in the middle of Filbert Alley, thence along the middle of said Alley, north 3 degrees west, 30 feet, thence by lands now or late of Charles W. Miller, south 87 degrees west about 156 feet to the middle of Meredith Street, thence along the middle of Meredith Street, south 3 degrees east 30 feet to the place of beginning.

CONTAINING 4,680 square feet of land be the same more or less.

TITLE is vested in Antonio Perez and Ester H. Perez, H/W, by that Deed of Pennsylvania, dated 08/23/1995 and recorded on 09/13/1995 in Book 3937 at Page 1946, of the Chester County, PA records.

PLAINTIFF: US Bank, NA as Trustee for the Registered Holders of Asset Backed Certificates, Series 2005-HE4, by its attorney in fact, Ocwen Loan Servicing

VS

DEFENDANT: **ANTONIO & ESTER PEREZ a/k/a ESTER H. PEREZ & THE UNITED STATES OF AMERICA**

SALE ADDRESS: 313 Meredith St., Kennett Sq., PA 19348

PLAINTIFF ATTORNEY: **KEVIN DISKIN, 215-572-8111**

SALE NO. 11-6-408

Writ of Execution No. 09-07744

DEBT \$812,973.61

ALL THAT CERTAIN tract of land, situate in South Coventry Township, Chester County,

Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Richard D. Ziesing made by Yerkes Associates, Inc., Registered Surveyors, dated 1/4/1972 and last revised on 11/1/1974 and recorded in Plan Book 63 Page 5, as follows, to wit:

BEGINNING at a point in the bed of Ridge Road Route No. 23, a corner of Parcel B as shown on said Plan, thence extending along and through said Ridge Road Route No. 23 north 84 degrees 01 minutes 57 seconds, west 50.05 feet to a point, thence extending north 2 degrees 57 minutes, east 329.53 feet to a point; thence north 87 degrees 03 minutes, west 568.00 feet to a point and corner of lands now or late of Philadelphia Electric Company, thence extending along said side of lands of Philadelphia Electric Company north 31 degrees 40 minutes, east 462.71 feet to a point and corner of Parcel A on said Plan, thence extending along said side of Parcel A. south 72 degrees 20 minutes, east 380.68 feet to a point and corner of Parcel B, thence extending along said side of Parcel B. south 2 degrees 57 minutes, west 620.00 feet to the first mentioned point and place of beginning.

BEING Parcel C on said Plan

BEING the same premises which Arbeda, LLC by Deed dated 8/17/2004 and recorded 10/13/2004 in and for Chester County in Deed Book 6306 Page 2217 granted and conveyed to Roland Manfredi and Rosemarie Manfredi.

PLAINTIFF: JP Morgan Chase Bank,
NA

VS

DEFENDANT: **ROSEMARIE &
ROLAND MANFREDI**

SALE ADDRESS: 1245 Ridge Rd.,
Pottstown, PA 19465

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

SALE NO. 11-6-409

Writ of Execution No. 10-12980

DEBT \$318,308.81

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Final Title Plan of The Ponds of Woodward, made by Edward B. Walsh and Associates, Inc., Civil Engineers, dated 11/13/1986 last revised 7/20/1987 and recorded on 12/19/1988 as Plan #7911 as follows, to wit:-

BEGINNING at a point on the northerly side of Orchard View, a corner of Lot #2 on said Plan; thence extending along the same north 04 degrees 40 minutes 05 seconds west 182.00 feet to a point a corner of Open Space on said Plan; thence extending along the same the two following courses and distances, to wit: (1) south 87 degrees 58 minutes 56.2 seconds east 149.33 feet; and (2) south 08 degrees 04 minutes 48 seconds west 182.00 feet to a point on the northerly side of Orchard View, aforesaid; thence extending along the same on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 111.10 feet to a point, a corner of Lot #2 on said Plan, the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

TITLE to said premises is vested in Rick H. Romero and Lynne M. Romero, h/w, by Deed from James W. Graves and Meredith M. Graves, h/w, dated 08/29/1995, recorded 11/14/1995 in Book 3961, Page 1217.

UPI #62-5-7.8

BEING known as the premises of 2 Orchard View, Chadds Ford, PA 19317-9236

RESIDENTIAL property

SEIZED in execution as the property of Rick H. Romero and Lynne M. Romero on No.: 10-12980

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

VS

DEFENDANT: **RICK H. & LYNNE
M. ROMERO**

SALE ADDRESS: 2 Orchard View,
Chadds Ford, PA 19317

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

SALE NO. 11-6-410**Writ of Execution No. 10-05397****DEBT \$286,178.69**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln and Honey Brook, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Robert Sweeney, Jr. Contracting, Inc., by Stapleton & Leisey, Professional Land Surveyors, Coatesville, PA dated 11/24/1998 and last revised 3/1/1999 and recorded 5/13/1999 in Chester County as Plan #14917, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hill Road, said point being a mutual corner of Lot #2 and Lot #3 (the herein described lot); thence leaving said beginning point and along Lot #2 north 34 degrees 35 minutes 02 seconds west crossing the dividing line of the Townships of West Caln and Honey Brook, 387.31 feet to a point in line of lands now or late of Ronald J. and Janet Grow; thence along said lands north 75 degrees 09 minutes 49 seconds east, 159.37 feet to a point, a corner of Lot #4; thence along Lot #4 south 34 degrees 35 minutes 02 seconds east, crossing the dividing line of the Townships of West Caln and Honey Brook, 333.46 feet to a point in the bed of Hill Road; thence along and in the bed of Hill Road, south 55 degrees 24 minutes 58 seconds west 150.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

TITLE to said premises is vested in Timothy F. Moyer and Christine U. Moyer, h/w, by Deed from Stephen F. Hartman, a single man, dated 02/25/2005, recorded 03/11/2005 in Book 3432, Page 2271.

UPI # 28-03-0002.30

BEING known as the premises of 201 Hill Road, Honey Brook, PA 19344-9018

RESIDENTIAL property

SEIZED in execution as the property of Christine U. Moyer and Timothy F. Moyer on No.: 10-05397

PLAINTIFF: GMAC Mortgage, LLC
VS

DEFENDANT: **CHRISTINE U. MOYER a/k/a CHRISTINE C. MOYER & TIMOTHY F. MOYER**

SALE ADDRESS: 201 Hill Rd., Honeybrook, PA 19344

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

SALE NO. 11-6-411**Writ of Execution No. 10-13881****DEBT \$465,960.48**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Wallace County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan of "The Meadows" made by NTH Russel Associates, dated October 4, 1988 and recorded in Chester County in Plan File #9379-80, as follows, to wit:

BEGINNING at a point on the westerly side of Deerpath Lane cul-de-sac said point also being a corner of Lot #6; thence extending from said beginning point and along the westerly side of Deerpath Lane cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 52.33 feet to a point a corner of Lot #4; thence extending along same north 51 degrees, 00 minutes, 25 seconds west, 582.09 feet to a point in line of lands of Top Ridge Subdivision; thence extending along same north 02 degrees, 38 minutes, 34 seconds east, 420.99 feet to a point on the southerly side of Pennsylvania Turnpike; thence extending along same south 51 degrees, 00 minutes, 25 seconds east, 580.00 feet to a point a corner of Lot #6; thence extending along same the 2 following courses and distances: (1) south 02 degrees, 38 minutes 34 seconds west, 258.79 feet to a point; and (2) south 51 degrees 00 minutes, 25 seconds east, 46.68 feet to the first mentioned point and place of beginning.

CONTAINING 3.466 acres of land, be the same more or less.

TAX ID: 31-2-18-6

FOR information purposes only – property a/k/a: 60 Deerpath Lane Glenmoore, PA 19343-1822

TITLE is vested in George Sabo and Heidi Pendleton, as joint tenants with the right of Survivorship by Deed dated 1/14/2005 and recorded in the Chester County Recorder of Deeds on 2/22/2005 under Book 6416, Page 651.

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-2

VS

DEFENDANT: **GEORGE SABO & HEIDI PENDLETON**

SALE ADDRESS: 60 Deerpath Ln., Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **CHRISTINE PINTO, 856-810-5815**

SALE NO. 11-6-412**Writ of Execution No. 10-01449****DEBT \$108,076.87**

ALL THAT CERTAIN frame building, being the east end of a double frame dwelling and Lot of Land situate on Cedar Street, in the City of Coatesville, County of Chester and State of Pennsylvania, measuring on said Cedar Street 25 feet and extending back northwardly between parallel lines that width to Colfax Street.

BOUNDED on the east by land or late of Patrick Dailey; on the north by Colfax, on the west by land now or late of Owen Donahue and on the south by Cedar Street.

BEING known as 411 Cedar Street.

2-2
BEING Chester County Tax Parcel 16-

ID #16-02-0002, UPI #16-2-2

PLAINTIFF: SB1 Federal Credit

Union

VS

DEFENDANT: **KEITH KUCHLER**

SALE ADDRESS: 411 Cedar St.,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT WILSON, 610-566-7080**

SALE NO. 11-6-414**Writ of Execution No. 10-14052****DEBT \$191,536.54**

BY virtue of a Writ of Execution No. 2010-14052-RC

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 629 South Hanover Street, Pottstown, PA 19465-7029

UPI No. 17-3H-14

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$191,536.54

PLAINTIFF: HSBC Bank USA, N.A. as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2006-API

VS

DEFENDANT: **CARL W. PURSEL**

SALE ADDRESS: 1803 Unionville Road, Pottstown, PA 19464

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

SALE NO. 11-6-415**Writ of Execution No. 10-04618****DEBT \$106,020.91**

BY virtue of a Writ of Execution No. 10-04618

OWNER(S) of property situate in the Borough of South Coatesville, Chester County, Pennsylvania, being 7 Lafayette Avenue, Coatesville, PA 19320-3914

UPI No. 9-3-51.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$106,020.91

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TRACEY MADISON-CONNER, in her capacity as ADMINISTRATOR and HEIR of the ESTATE of THOMAS J. MADISON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, and ALL PERSONS, FIRMS or ASSOCIATES CLAIMING RIGHT, TITLE or INTEREST from or under THOMAS J. MADISON, DECEASED**

SALE ADDRESS: 7 Lafayette Avenue, Coatesville, PA 19320-3914

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

SALE NO. 11-6-416**Writ of Execution No. 11-00062****DEBT \$46,675.70**

ALL THAT CERTAIN message or tenement and lot or piece of land situate, lying and being in the Village of Kenilworth, Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly line of Riverside Avenue 40 feet wide, south 67 degrees east, 996 feet measured along said southwesterly line of Riverside Avenue from its intersection with the southeasterly line of Madison Street, 33 feet wide, thence from said point of beginning continuing along the southwesterly line of Riverside Avenue south 64 degrees, east 100 feet, thence leaving said Riverside Avenue south 23 degrees west, 200 feet more or less to a point on the northeasterly line of the Schuylkill Navigation Company, thence along the said northeasterly line of said Schuylkill Navigation Company's canal northwestwardly 100 feet more or less to a point; thence north 23 degrees, 200 feet more or less to the place of beginning.

BEING two contiguous lots each 50

feet in front on the southeast line of Riverside Avenue and extending in southwesterly direction therefrom.

ALSO being known as: 1120 Riverside Drive, Pottstown, PA 19465

PARCEL No.: 17-4F-13

IMPROVEMENTS: building

BEING the same premises which Susan R. Baldwin, by Deed dated April 3, 2000 and recorded on August 3, 2000 in and for Chester County, in Deed Book 4795, Page 1287, granted and conveyed unto Barry Daw.

PLAINTIFF: Susquehanna Bank,
Successor by Merger to Patriot Bank
VS

DEFENDANT: **BARRY DAW**

SALE ADDRESS: 1120 Riverside Drive, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, 717-533-3280**

SALE NO. 11-6-417

Writ of Execution No. 10-11271

DEBT \$254,637.13

BY virtue of a Writ of Execution No. 10-11271

OWNER(S) of property situate in the Township of West Sadsbury, Chester County, Pennsylvania, being 41 Stoney Drive, Parkesburg, PA 19365-1601

UPI No. 36-5-72.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$254,637.13

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **RAYMOND K. & CHRISTINE E. COBLENTZ**

SALE ADDRESS: 1942 Valley Road, #226, Pomeroy, PA 19367

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

SALE NO. 11-6-418

Writ of Execution No. 10-03949

DEBT \$214,533.36

ALL THAT CERTAIN message and tract of land, situate in the Borough of West Grove, Chester County Pennsylvania, bounded and described as follows:

BEGINNING at a point in the bed of Summit Avenue, said point of beginning marking a corner of this about to be described tract and cor-

ner of lands of Norman C. McKim and set on the westerly side of an existing drive; thence leaving said point of beginning and along said Summit Avenue south 86° 01 minutes 15 seconds east, crossing said existing drive 98.22 feet to a point working a corner of this and a corner of lands of May Prigg; thence leaving said Summit Avenue and along said land of May Prigg and also along land of William S. Hickman south 00° 29 minutes 58 seconds east 360.13 feet to an iron pin marking a corner of this, a corner of said lands of William S Hickman and set in line of land of D.M.G. Corporation; thence along said land of D.M.G. Corporation north 77° 59 minutes 27 seconds west. 221.92 feet to an iron pin marking a corner of this and a corner of lands of Violet E Lee Thorpe; thence along said lands of Vilot E Lee Thorpe north 00° 45 minutes 00 seconds east, 181.50 feet to an iron pin marking a corner of this, a corner of said land of Violet E Lee Thorpe and set on the center line of a 20 feet wide unopened alley (per deed of record); thence along the center line of a 20 feet wide unopened alley the following two (2) courses and distances to wit: (1) south 89° 30 minutes 00 seconds east 68.00 feet to an iron pin marking a corner of this and a corner of the aforementioned land of Norman G McKim thence leaving said 20 feet wide unopened alley and along said lands of Norman G McKim; thence leaving said 20 feet wide unopened alley and along said lands of Norman G McKim north 02° 42 minutes 27 seconds east, diagonally crossing the aforementioned existing drive 183.00 feet to the first mentioned point and place of beginning.

BEING know as parcel number 05-04-0295

TAX Parcel #: 05-04-0295

BEING known as: 216 West Summit Avenue, West Grove, PA 19390

PLAINTIFF: Residential Credit Solutions

VS

DEFENDANT: **JEAN LOUISE THOMPSON aka JEAN L. THOMPSON and RONALD S. THOMPSON**

SALE ADDRESS: 216 West Summit Avenue, West Grove, PA 19390

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

SALE NO. 11-6-419
Writ of Execution No. 10-07531
DEBT \$310,484.83

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake at the intersection of Chester Valley Road and the northeast corner of land of Philip B. Weaver, thence south 75 degrees 54 minutes west along land of the said weaver 180 feet to a point in the southern line of land of James S. Freeman and wife; thence along said Freeman's land, north 14 degrees 05 minutes west 67 feet to a stake in the center of a new street, known as Poplar lane; thence along the center of said Poplar Lane, north 75 degrees 54 minutes east 180 feet to a spike in the middle of the Chester Valley Road, aforesaid; thence along the middle of the said Chester Valley Road, south 14 degrees 06 minutes east 67 feet to the place of beginning.

TITLE to said premises is vested in Joanne Caso by Deed from Peter J. Caso and Joanne Caso dated April 6, 2007 and recorded April 25, 2007 in Deed Book 7142, Page 950.

PREMISES being known as: 106 South Valley Road, Paoli, Pennsylvania 19301.

TAX I.D. #: 43-09Q-0032

PLAINTIFF: Chase Home Finance LLC s/b/m/t Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **JOANNE CASO**

SALE ADDRESS: 106 South Valley Road, Paoli, PA 19301

PLAINTIFF ATTORNEY: **EDWARD D. CONWAY, 215-790-1010**

SALE NO. 11-6-420
Writ of Execution No. 09-14104
DEBT \$336,454.01

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of West Grove, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of Harmony Hill made by N.M. Lake and Associates, Inc., L.S. Oxford, P.A., dated 09/24/87 and revised 10/03/88, and recorded as Plan #9013, as follows, to wit:

BEGINNING at a point on the west side of Haines Drive a corner of Lot 4 of said plan, thence extending along Lot 4 south 81 degrees 00

minutes 00 seconds west 373.77 feet to a point in line of lands now or formerly of Charles and William Danneberg thence extending along same north 23 degrees 18 minutes 11 seconds west 129.00 feet to a point a corner of Lot 8; thence extending along same, north 81 degrees 00 minutes 00 seconds east, 202.64 feet to a point a corner of Lot 7 and 6; thence extending along Lot 6 the two following courses and distances (1) south 21 degrees 10 minutes 53 seconds east 102.30 feet to a point (2) north 81 degrees 00 minutes 00 seconds east 169.66 feet to a point on the westerly side of Haines Drive aforesaid; thence extending along same on the arc of a circle curving to the right having a radius of 160.00 feet the arc distance of 25.09 feet to the point and place of beginning.

BEING Lot 5 of said Plan.

CONTAINING 29,856 square feet of land, more or less (gross).

TITLE to said premises is vested in Edgar G Larrea, Margarita Larrea and Michael Larrea by Deed from Albert A. McDaniel, Jr. and Tina P. McDaniel dated June 15, 2000 and recorded July 3, 2000 in Deed Book 4778, Page 0966, Instrument No. 0042130.

PREMISES being known as: 10 Haines Drive, West Grove, Pennsylvania 19390.

TAX I.D. #: 5-3-37.5

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

VS

DEFENDANT: **EDGAR G. LARREA, MARGARITA LARREA and MICHAEL LARREA**

SALE ADDRESS: 10 Haines Drive, West Grove, PA 19390

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

SALE NO. 11-6-421
Writ of Execution No. 09-11136
DEBT \$139,248.94

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, and State of Pennsylvania, on which is located a brick dwelling house designated as No. 316 Walnut Street, bounded and described as follows:

BEGINNING at a point on the south curb line of Walnut Street, where the east curb line of Fulton Street intersects the same; thence along the south curb line of Walnut Street north eighty degrees and forty-five minutes east (north 80 degrees 45 minutes east) twelve and thirty-two one-hundredths (12.32) feet to a corner of land of

John B. Denithorne; thence by the same and passing through the center of the dividing partition between the house herein conveyed and that adjoining on the east, south nine degrees and fifteen minutes east (south 9 degrees 15 minutes east) one hundred nine and forty-nine one-hundredths (109.49) feet to the north line of alley four (4) feet wide; thence by the same north eighty-nine degrees and forty-eight minutes west (north 89 degrees 48 minutes west) twenty-nine and seven-tenths (29.7) feet to a point in the east curb line of Fulton Street; thence along the east curb line of Fulton Street, approximately one hundred six (106) feet to the place of beginning.

CONTAINING two thousand two hundred sixty-three and seventy-two one-hundredths (2,263.72) square feet of land, be the same more or less.

TAX Parcel #16-5-327

PROPERTY address: 318 Walnut Street, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Harry Colon

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-2

VS

DEFENDANT: **HARRY COLON**

SALE ADDRESS: 318 Walnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY:

MICHAEL T. McKEEVER, 215-627-1322

SALE NO. 11-6-423

Writ of Execution No. 09-04693

DEBT \$406,986.56

ALL THAT CERTAIN lot or piece of ground situate in Uwchlan Township, County of Chester Commonwealth of Pennsylvania. Bounded and described according to a Plan of Subdivision for Fran Reardon, made by Henry S. Conre, Inc. a Division of Chester Valley Engineers, Paoli., PA dated 6-5-1980, last revised 10-8-1980 as follows to wit:

BEGINNING at an interior point being a common corner of the herein described Lot & Lot 1 on said Plan, said point also being in line of a certain 50 feet wide private right-of-way as shown & also in the bed of a certain 30 feet wide water easement shown on said Plan; thence, from said beginning point, extending along Lot 1 & crossing over a portion of the aforesaid water easement, & crossing over a portion of a 30 feet wide sanitary sewer easement, south 10 degrees 50 min-

utes 20 seconds east, crossing over a portion of a certain 50 feet wide ARCO oil line right-of-way, 153.95 feet to a point in line of lands n/l of Phylliss S. Robinson; thence extending along last mentioned lands leaving the aforesaid ARCO right-of-way & crossing over a 50 feet wide stream easement south 75 degrees 40 minutes 15 seconds west, 264.35 feet to a concrete monument to be set, a corner of the herein described Lot & Lot 3 on said Plan; thence, extending along Lot 3 north 28 degrees 23 minutes 48 seconds east, recrossing the aforesaid Arco Right of Way, and a portion of the said stream easement 219.54 feet to a point; a corner, continuing along Lot 3 and continuing across the stream easement, and also along the southerly line of the heretofore mentioned 50 feet wide private Right of Way, and through the bed of above mentioned 30 feet wide water easement, north 79 degrees 09 minutes 40 seconds, east 125.00 feet to the first mentioned point and place of beginning.

BEING Lot #2 on said Plan.

CONTAINING 30,939 square feet.

TITLE to said premises is vested in Tammi M. Torbik, by Deed from Henry B. Dieckhaus and Edith E. Dieckhaus, h/w, dated 05/22/2003, recorded 06/02/2003 in Book 5720, Page 2187.

UPI # 33-4-115.5

BEING known as the premises of 610 North Whitford Road, Exton, PA 19341-1780

RESIDENTIAL property

SEIZED in execution as the property of Tammi M. Torbik on No.: 09-04693

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for RFMSI 2007S5

VS

DEFENDANT: **TAMMI M. TORBIK**

SALE ADDRESS: 610 North Whitford Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **WILLIAM E. MILLER, 215-563-7000**

SALE NO. 11-6-424
Writ of Execution No. 10-12210
DEBT \$275,795.40

BY virtue of a Writ of Execution No.
 10-12210

OWNER(S) of property situate in the
 West Whiteland Township, Chester County,
 Pennsylvania, being 1440 Chestnut Court, West
 Chester, PA 19380-2105

UPI No. 41-5-1237

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$275,795.40

PLAINTIFF: Wells Fargo Financial
 Pennsylvania, Inc.

VS

DEFENDANT: **JEANINE M.**
DIGENNARO and HELEN VASILE

SALE ADDRESS: 1440 Chestnut
 Court, West Chester, Pa. 19380-2105

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

SALE NO. 11-6-425
Writ of Execution No. 10-11489
DEBT \$238,074.20

BY virtue of a Writ of Execution No.
 10-11489

OWNER(S) of property situate in the
 East Fallowfield Township, Chester County,
 Pennsylvania, being 300 Crescent Court,
 Coatesville, PA 19320

UPI No. 47-04-0223

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$238,074.20

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **TAMRA LEE**
TENORE and JEFFREY J. TENORE

SALE ADDRESS: 300 Crescent Court,
 Coatesville, Pa. 19320

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

SALE NO. 11-6-426
Writ of Execution No. 10-09118
DEBT \$404,951.00

BY virtue of a Writ of Execution No.
 10-09118

OWNER(S) of property situate in the
 Township of East Caln, Chester County,
 Pennsylvania, being 240 Truman Way,

Downingtown, PA 19335-5306

UPI No. 40-2-1195

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$404,951.00

PLAINTIFF: GMAC Mortgage, LLC
 VS

DEFENDANT: **CARMEN A.**
McKINSTRY and WILLIAM A. McKINSTRY,
III

SALE ADDRESS: 240 Truman Way,
 Downingtown, Pa. 19335-5306

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

SALE NO. 11-6-427
Writ of Execution No. 10-06037
DEBT \$72,199.18

BY virtue of a Writ of Execution No.
 10-06037

OWNER(S) of property situate in the
 East Bradford Township, Chester County,
 Pennsylvania, being 1058 Boot Road,
 Downingtown, PA 19335-4002

UPI No. 51-2-37

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$72,199.18

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **JAMES G. LODGE**
and DOLORETTA M. LODGE

SALE ADDRESS: 1058 Boot Road,
 Downingtown, Pa. 19335-4002

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

SALE NO. 11-6-429
Writ of Execution No. 10-12088
DEBT \$30,780.19

ALL THAT CERTAIN unit, designated
 as Unit E-12, being a unit in Woodmont North, a
 Condominium, located at the intersection of
 Winding Way and Route 113, in the Township of
 East Caln, County of Chester, Commonwealth of
 Pennsylvania, which has heretofore been submit-
 ted to the Pennsylvania Uniform Condominium
 Act, 1980, 68, P.S.A., Sec., 3101, et. Seq., as de-
 signated in the Declaration of Condominium
 Ownership of Woodmont North, a Condominium,
 including the Plats and Plans attached as an exhib-
 it thereto, bearing date the 22nd date of August
 1984, and recorded in the Office for the Recording
 of Deeds, for the County of Chester, on the 22nd

Day of August, 1984, in Deed Book 649 Page 467.

TOGETHER with a .49947 % undivided interest of, in and to the common elements of such condominium as set forth in the aforesaid Declaration of Condominium Ownership.

BEING Parcel Number 40-2-619

BEING the same premises which Woodmont North General Partnership by Harry A. Turkington & Stratton S. Nicolaides, sole General Partners by Deed dated 3/30/1985 and recorded 4/30/1985 in and for Chester County in Deed Book I-65 Page 443 granted and conveyed to Perry Stathacos

UNDER and subject to agreements of record

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

PLAINTIFF: Banco Popular North America Successor by Merger to Quaker City Bank

VS

DEFENDANT: **PERRY STATHACOS**

SALE ADDRESS: 200 Campbell Circle, Unite E-12, a/k/a E-12 Woodmont North, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY:
DANIELLE BOYLE-EBERSOLE, 610-278-6800

SALE NO. 11-6-430

Writ of Execution No. 10-10031

DEBT \$132,698.40

ALL THAT CERTAIN lot of land, together with the improvements thereon erected, designated as Lot No. 158 on a Plan of building lots known as Drumpellier, which is recorded in the Recorder's Office of Chester County, Pennsylvania, in Plan Book No. 1 Page 78.

SITUATED in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north curb line of Walnut Street, a corner of Lot No. 159 deeded to Morris J. Gross; thence by the latter of the northerly direction, one hundred sixty-eight feet to the south side of Buttonwood Street; thence by the latter in a westerly direction, sixty feet to a corner of Lot No. 157; thence by the latter in a

southerly direction, one hundred sixty-eight feet to the north curb line of said Walnut Street; thence by the latter in an easterly direction, sixty feet to the place of beginning.

BEING Tax Parcel No. 16-7-154

BEING the same premises which Charles Kenneth Grant, Executor of the Estate of Willis S. Grant by Deed dated August 4, 1965 and recorded August 5, 1965 in the County of Chester in Deed Book N 36 Page 794 conveyed unto Charles T. Williams and Doris S. Williams, husband and wife, in fee.

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **HEIDE A. WILLIAMS**

SALE ADDRESS: 1017 Walnut Street, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY:
MATTHEW W. HOLT, 610-458-7500

SALE NO. 11-6-431

Writ of Execution No. 10-14265

DEBT \$215,893.50

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

UNIT Number: Lot 142, in Branford Village, a Planned Community, as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania, as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book 4888 Page 85 (referencing subdivision Plan 9015651).

UPI # 47-4-317

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

TITLE to said premises is vested in Thuan Danh Nguyen and Tam Hoang Nguyen, h/w, by Deed from Branford Development Corporation, a Pennsylvania Corporation, dated 07/11/2003, recorded 08/12/2003 in Book 5834, Page 48.

BEING known as the premises of 108 Milbury Road, Coatesville, PA 19320-5603

RESIDENTIAL property

SEIZED in execution as the property of Tam Hoang Nguyen and Thuan Danh Nguyen on No.: 10-14265

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **TAM HOANG NGUYEN and THUAN DANH NGUYEN**

SALE ADDRESS: 108 Milbury Road, Coatesville, Pa. 19320-5603

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

SALE NO. 11-6-432

Writ of Execution No. 10-14152

DEBT \$423,981.15

BY virtue of a Writ of Execution No. 2010-14152

OWNER(S) of property situate in East Nantmeal Township, Chester County, Pennsylvania, being 21 Sycamore Lane, Glenmoore, PA 19343-1814

UPI No. 24-7-13

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$423,981.15

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

VS

DEFENDANT: **EDDY DILLEN and HELEN G. DILLEN**

SALE ADDRESS: 21 Sycamore Lane, Glenmoore, Pa. 19343-1814

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

SALE NO. 11-6-433

Writ of Execution No. 10-07387

DEBT \$786,447.17

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, and described according to a Plan of Triple Creek Farms, made by James R. Pennell, Wawa, Pennsylvania, dated September 1, 1949, as follows:

BEGINNING at a point in the bed of Wildwood Drive (50 feet wide) at the distance of 425 feet measured south 22 degrees 54 minutes east from a point in the bed of Pond Lane (50 feet wide) (said point of beginning being also a corner of Lot No. 15, 461 feet to a point a corner of Lots

Nos. 21 and 22 on the said Plan; thence extending south 22 degrees 54 minutes east along the rear of the said Lot No. 21 200 feet to a point a corner of Lot No. 17 on the said Plan; thence extending south 67 degrees 6 minutes west along the said Lot No. 17 461 feet to a point in the bed of a Wildwood Drive; thence extending along the bed of Wildwood Drive north 22 degrees, 54 minutes west, 200 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 16.

BEING Parcel Number: 54-3-239

IMPROVEMENTS: Residential dwelling.

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **CRAIG A. POPE and KATHRYN E. POPE**

SALE ADDRESS: 13 Wildwood Drive, Malvern, Pa. 19355

PLAINTIFF ATTORNEY: **ARTHUR L. SAGNOR III, 610-436-9300**

SALE NO. 11-6-434

Writ of Execution No. 10-12841

DEBT \$106,074.05

ALL THAT CERTAIN lot or piece of ground situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, as follows:

BEGINNING at a point on the northerly side of Coates Street, a corner of Lot 2, thence extending along the line of Coates Street, south 80 degrees 11 minutes west 25.00 feet to a point on the easterly line of Chester Avenue (unimproved), thence extending along the line of same, north 09 degrees 49 minutes west 150.83 feet to a point on the southerly line Poplar Street (unimproved), thence extending along the line of same, north 77 degrees 45 minutes east 25.025 feet to a point in the line of Lot 2, aforementioned, thence extending along the line of same, south 09 degrees 49 minutes east 151.62 feet to the point of beginning.

BEING Lot 1 on said Plan

CONTAINING 3781 square feet

BEING UPI #16-2-98

TITLE to said premises is vested in Monica L. Lavender, by Deed from Housing Authority of the County of Chester, dated 10/15/2004, recorded 10/20/2004 in Book 6312, Page 1910.

PLAINTIFF: First Horizon Home Loans, a Division of First Tennessee Bank National Association

VS

DEFENDANT: **MONICA L. LAVENDER**

SALE ADDRESS: 745 Coates Street,
Coatesville, Pa 19320

PLAINTIFF ATTORNEY: **CHRISTINE A. PINTO, 856-596-8900**

SALE NO. 11-6-435
Writ of Execution No. 11-00728
DEBT \$235,039.66

ALL THAT CERTAIN lot or piece of ground, situate in Uwchlan Township, Chester, Pennsylvania, bounded and described according to a Final Subdivision Plan, Rhondda, Phase VI, VII, and VIII, prepared by Robert F. Harsch and Associates, Inc., Consulting Engineers, dated 7/26/84 and last revised 10/15/84 and recorded in the Office of the Recorder of Deeds, Chester County as Plan #5346, as follows, to wit:

BEGINNING at a point on the north-westerly side of Neyland Court, a corner of Lot #549 on said Plan; thence extending north 42 degrees, 31 minutes, 22 seconds west, crossing a water and sewer easement, 104.00 feet to a point; thence extending north 47 degrees, 28 minutes, 38 seconds east, 22.00 feet to a point, a corner of Lot #551 on said Plan; thence extending south 42 degrees, 31 minutes, 22 seconds east, recrossing said water and sewer easement, 104.00 feet to a point on the northwesterly side of Neyland Court; thence extending south 47 degrees, 28 minutes, 38 seconds west, 22.00 feet to the first mentioned point and place of beginning.

CONTAINING 2,288 square feet, more or less.

BEING Lot #550 on said Plan.

CHESTER County Tax Parcel 33-5A-44

BEING the same premises which Linda J. Metzger by Deed dated June 28, 1996 and recorded July 12, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4057 Page 66, granted and conveyed unto Kevin H. Meyer and Jennifer Hinkle Meyer, as tenants by the entireties, in fee.

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

VS

DEFENDANT: **KEVIN H. MEYER and JENNIFER HINKLE MEYER**

SALE ADDRESS: 152 Nyland Court,
Exton, Pa. 19341

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

SALE NO. 11-6-437
Writ of Execution No. 10-03269
DEBT \$689,597.49

ALL THAT CERTAIN lot or tract of land situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Brandywine River Estates, prepared by Eastern States Engineering, Incorporated dated 3/20/95 and last revised 4/8/96 and recorded in the Office of the Recorder of Deeds in Chester County as Plan Number 13478.

PLAINTIFF: U.S. Bank National Association, as Successor Trustee to Bank of America N.A. (successor by merger to LaSalle Bank, N.A.) as Trustee on behalf of the Holders of the Thornburg Mortgage Securities Trust 2006-5 Mortgage Pass Through Certificates, Series 2006-5

VS

DEFENDANT: **PETER A. and MARY ANN FRANTZ**

SALE ADDRESS: 1150 Meghan Court, West Chester, PA 19382

PLAINTIFF ATTORNEY: **THOMAS M. FEDERMAN, 215-572-5095**

SALE NO. 11-6-438
Writ of Execution No. 10-14767
DEBT \$228,204.05

BY virtue of a Writ of Execution No. 10-14767

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 1311 South Hanover Street, Pottstown, PA 19465-7637

UPI No. 17-3-266.8, 17-3-266

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$228,204.05

PLAINTIFF: GMAC Mortgage, LLC
VS

DEFENDANT: **ALAN W. CHILCOTE, JR. and JENNIFER R. MEDAGLIA-CHILCOTE a/k/a JENNIFER R. MEDAGALIA-CHILCOTE**

SALE ADDRESS: 1311 South Hanover Street, Pottstown, Pa. 19465-7637

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

SALE NO. 11-6-439
Writ of Execution No. 08-06386
DEBT \$169,466.65

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Honey Brook, Chester County, Penna., bounded and described as follows to wit:

BEGINNING at a corner of the lands now or late of Charles Tindalls Lot in line of land now or late of Anthony Bender on the north side of Turnpike Roads, thence by other lands now or late of Anthony Bender north 49 degrees west 80 feet to a point a corner now or late of Samuel McCormicks Lot, thence by the same, south 42 degrees west 190 feet to the middle of said Turnpikes Road, thence along the middle of the same, by lands now or late of Joseph Roberts, south 52 degrees east 80 feet to Charles Tindalls Corner, thence by the same, north 42 degrees east 190 feet to the place of beginning.

CONTAINING 15,200 square feet more or less.

TITLE to said premises is vested in Marc S. Shusterman and Diane P. Shusterman, husband and wife, by deed from Honeybrook United Methodist Church dated December 11, 1998 and recorded December 18, 1998 in Deed Book 4475, Page 1416, Instrument #96270.

PREMISES being known as: 4771 Horseshoe Pike, Honeybrook, Pennsylvania 19344.

TAX I.D. #: 12-1-14

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

VS

DEFENDANT: **MARC S. SHUSTERMAN and DIANE P. SHUSTERMAN**

SALE ADDRESS: 4771 Horseshoe Pike, Honeybrook, Pa. 19344

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

SALE NO. 11-6-440
Writ of Execution No. 10-10816
DEBT \$201,250.51

ALL THAT CERTAIN tract of land situate in Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E. July 12, 1937, as follows:

BEGINNING at an iron pin in a public road leading to Lincoln Highway, a corner of land of Lester Henry; thence along the same north 84

degrees 5 minute west, 150 feet to an iron pipe in line of lands of W. Merritt Echoff; thence along the same north 5 degrees 55 minutes east, 100 feet to a stake, a corner of lands now or late of Dayton Wanner; thence along the same south 84 degrees 5 minutes east, 150 feet to an iron pin in the afore-said public road; thence along the same south 5 degrees 55 minutes west, 100 feet to the place of beginning.

TITLE to said premises is vested in Anna Gurskey a/k/a Anna M. Gurskey and Paul M. Gurskey, deceased, husband and wife, by Deed from Lester N. Henry and Merle M. Henry dated September 19, 1950 and recorded September 20, 1950 in Deed Book H24, Page 389.

Premises being known as: 31 Morris Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 37-2Q-5

PLAINTIFF: Financial Freedom Acquisition, LLC

VS

DEFENDANT: **ANNA GURSKEY a/k/a ANNA M. GURSKEY and PAUL M. GURSKEY, deceased**

SALE ADDRESS: 31 Morris Lane, Coatesville, Pa. 19320

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

SALE NO. 11-6-442
Writ of Execution No. 10-02361
DEBT \$304,412.35

BY virtue of a writ of execution No.10-02361

OWNER(S) of property situate in the Township of West Pikeland, Chester County, Pennsylvania, being 708 Fox Lane, Chester Springs, PA 19425-2308

UPI No. 34-4N-23

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$304,412.35

PLAINTIFF: JP Morgan Chase Bank National Association, S/I/I Washington Mutual Bank

VS

DEFENDANT: **KEVIN J. O'ROURKE and KIMBERLY A. O'ROURKE**

SALE ADDRESS: 708 Fox Lane, Chester Springs, Pa. 19425-2308

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

SALE NO. 11-6-445
Writ of Execution No. 10-12351
DEBT \$171,079.95

BY virtue of a Writ of Execution No.
 10-12351

OWNER(S) of property situate in the
 Borough of Oxford, Chester County,
 Pennsylvania, being 300 Valley Avenue, Oxford,
 PA 19363-1398

UPI No. 6-8-136

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$171,079.95

PLAINTIFF: Deutsche Bank National
 Trust Company, as Trustee for Soundview Home
 Loan Trust 2006-WF2

VS

DEFENDANT: **RICHARD ARVEL
 MILLER a/k/a RICHARD MILLER, SR.**

SALE ADDRESS: 300 Valley Avenue,
 Oxford, Pa. 19363

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

SALE NO. 11-6-446
Writ of Execution No. 10-15084
DEBT \$293,911.34

BY virtue of a Writ of Execution No.
 2010-15084-RC

OWNER(S) of property situate in the
 Township of Uwchlan, Chester County,
 Pennsylvania, being 357 Devon Drive, Exton, PA
 19341-1748

UPI No. 33-5I-303

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$293,911.34

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT C. KENT
 and LISA KENT**

SALE ADDRESS: 357 Devon Drive,
 Exton, Pa. 19341-1748

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

SALE NO. 11-6-447
Writ of Execution No. 10-06232
DEBT \$126,267.91

BY virtue of a Writ of Execution No.
 10-06232

OWNER(S) of property situate in the
 Township of Schuylkill, Chester County,

Pennsylvania, being 10 McKinney Lane, a/k/a Box
 94 Valley Forge Road, Phoenixville, PA 19460

UPI No. 27-6-124

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$126,267.91

PLAINTIFF: Sovereign Bank, S/B/M
 to Main Line Bank F/K/A Main Line Federal
 Savings Bank

VS

DEFENDANT: **ORANG REZA
 JOOBEEN and PARVIN ARAS**

SALE ADDRESS: 10 McKinney Lane,
 a/k/a Box 94 Valley Forge Road, Phoenixville, Pa.
 19460

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

SALE NO. 11-6-448
Writ of Execution No. 10-09253
DEBT \$255,436.07

BY virtue of a Writ of Execution No.
 10-09253

OWNER(S) of property situate in the
 Township of East Nottingham, Chester County,
 Pennsylvania, being 732 Slate Hill Drive, Oxford,
 PA 19363-1831

UPI No. 69-3-64.31

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$255,436.07

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **THOMAS S. PAN-
 NELL and HEATHER C. PANNELL**

SALE ADDRESS: 732 Slate Hill
 Drive, Oxford, Pa. 19363-1831

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

SALE NO. 11-6-449
Writ of Execution No. 09-09308
DEBT \$182,835.58

BY virtue of a Writ of Execution No.
 09-09308

OWNER(S) of property situate in the
 Borough of Phoenixville, Chester County,
 Pennsylvania, being 304 Locust Drive,
 Phoenixville, PA 19460-3622

UPI No. 15-10-154

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$182,835.58

PLAINTIFF: JP Morgan Chase Bank,

N.A., S/B/M to Washington Mutual Bank, FA
VS
DEFENDANT: **ANNE M. WALLACE and PATRICK T. WALLACE**
SALE ADDRESS: 304 Locust Drive,
Phoenixville, Pa. 19460-3622
PLAINTIFF ATTORNEY: **ALLISON F. WELLS, 215-563-7000**

SALE NO. 11-6-450
Writ of Execution No. 10-13187
DEBT \$214,605.57

BY virtue of a Writ of Execution No.
10-13187

OWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 560 Peck Road,
Downingtown, PA 19335-1625

UPI No. 33-4-40.6

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$214,605.57

PLAINTIFF: Wells Fargo Bank, N.A.,
S/B/M Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **DANIEL W. FISHER
and CARA M. FISHER**

SALE ADDRESS: 560 Peck Road,
Downingtown, Pa. 19335-1625

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

SALE NO. 11-6-451
Writ of Execution No. 10-11356
DEBT \$397,888.54

ALL THAT CERTAIN lot or parcel of
land, with the buildings and improvements thereon
erected, situate in the Township of East
Marlborough, County of Chester and
Commonwealth, as shown on that certain Final
Land Development Plan of 'Schoolhouse Lane, a
Planned Community', prepared by D.L. Howell &
Associates, Inc., Civil Engineering / Land
Surveying, dated January 24, 2002, last revised
June 14, 2002, recorded in the Office for the
Recording of Deeds, in and for the County of
Chester, at West Chester, Pennsylvania, as Plan
File Number 16294; described herein according to
an 'Asbuilt Plan of Units 87-90' for Schoolhouse
Realty Associates, L.P., by Edward B. Walsh &
Associates, Inc., Civil Engineers & Surveyors,
dated May 27, 2003, last revised December 9,
2003, endorsed hereto, as follows, to wit:—

BEGINNING at a point, said point

being the northeasterly most corner of Unit
Number 87 (as shown on said Plan) and being
measured south 10 degrees 06 minutes 31 seconds
west 31.29 feet from a concrete monument set at a
point of curvature of a radius return curve on the
southerly right-of-way line of Cherry Lane (33.00
feet wide) (as shown on said Plan); thence from the
point of beginning, along the exterior face of Unit
Number 87, the five following courses and distances,
viz: (1) south 01 degrees 01 minutes 25
seconds west 6.40 feet to a point; (2) north 88
degrees 58 minutes 35 seconds west 00.40 feet to
a point; (3) south 01 degrees 01 minutes 25 seconds
west 16.20 feet to a point; (4) south 88
degrees 58 minutes 35 seconds east 00.50 feet to a
point; and (5) south 01 degrees 01 minutes 25 seconds
west 00.90 feet to a point in the centerline of
a party wall common to Unit Numbers 87 and 88;
thence along said centerline north 88 degrees 58
minutes 35 seconds west 62.00 feet to a point on
the exterior face of unit Number 87; thence along
the same the twelve following courses and distances,
viz: (1) north 01 degrees 01 minutes 25 seconds
east 15.00 feet to a point; (2) south 88
degrees 58 minutes 35 seconds east 00.30 feet to a
point; (3) south 01 degrees 01 minutes 25 seconds
west 00.40 feet to a point; (4) south 88 degrees 58
minutes 35 seconds east 9.80 feet to a point; (5)
north 01 degrees 01 minutes 25 seconds east 10.20
feet to a point; (6) south 88 degrees 58 minutes 35
seconds east 26.80 feet to a point; (7) north 01
degrees 01 minutes 25 seconds east 2.90 feet to a
point; (8) south 88 degrees 58 minutes 35 seconds
east 8.50 feet to a point; (9) south 01 degrees 01
minutes 25 seconds west 2.90 feet to a point; (10)
south 88 degrees 58 minutes 35 seconds east 9.00
feet to a point; (11) south 01 degrees 01 minutes 25
seconds west 1.30 feet to a point; and (12) south 88
degrees 58 minutes 35 seconds east 7.50 feet to the
first mentioned point and place of beginning.

BEING Unit Number 87, as shown on
the above mentioned Plans.

BEING known as 329 Cherry Lane.

BEING UPI #61-6-348.

TOGETHER with and under and sub-
ject to the covenants, restrictions, easements,
terms, rights, agreements, conditions, exceptions,
reservations and exclusions as contained and set
forth in that certain Declaration of Covenants,
Conditions and Restrictions of Schoolhouse Lane,
a Planned Community, dated July 9, 2002, as
recorded in the Office for the Recording of Deeds,
in and for the County of Chester, at West Chester,
Pennsylvania, in Record Book 5328 Page 991 &c.,
with that certain First Amendment to declaration,
dated March 12, 2004, recorded as aforesaid, in

Record Book 6113 Page 889 &c., with that certain Amendment to Declaration, dated June 10, 2004, recorded as aforesaid, in Record Book 6235 Page 1653 &c., with that certain Third Amendment to Declaration, dated November 10, 2004, recorded as aforesaid, in Record Book 6335 Page 904 &c., with that certain Fourth Amendment to Declaration, dated December 12, 2005, recorded as aforesaid, in Record Book 6736 Page 1752 &c., and with any other amendments/and or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

TITLE to said premises is vested in Jeffrey T. Yamas, by Deed from Bentley as Schoolhouse Associates, LP, a Pennsylvania Limited Partnership, acting herein by and through its sole general partner, Bentley at Schoolhouse, Inc., a Pennsylvania Corporation, dated 11/21/2006, recorded 12/06/2006 in Book 7025, Page 2354.

UPI #61-6-348

BEING known as the premises of 329 Cherry Lane, Kennett Square, PA 19348-4711

RESIDENTIAL property

SEIZED in execution as the property of Jeffrey T. Yamas, on No.: 2010-11356

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY T. YAMAS**

SALE ADDRESS: 329 Cherry Lane, Kennett Square, PA 19348

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

SALE NO. 11-6-452

Writ of Execution No. 09-09630

DEBT \$197,319.52

ALL THAT CERTAIN lot or tract of land being situate in the Borough of South Coatesville, County of Chester, and the Commonwealth of Pennsylvania, said tract being shown as Lot 5S on a Final Subdivision/Land Development Plan prepared for Coatesville Area-Hope VI Project, Cambria Park, prepared by D.C. Gohn Associates, Inc. on May 24, 2001 and last revised November 21, 2002, bounded and described as follows, to wit:

BEGINNING at a point on the north right of way line of Montclair Avenue at the intersection with the west line of Cambria Heights Lane as shown on the above referenced Final Subdivision/Land Development Plan; thence along the same, on a line curving to the left having a radius of 3,492.32 feet and a arc length of 60.95 feet to a point at the southeast corner of lands of

now or formerly Nickolas and Lena Dematteo; thence along the same, north 33 degrees, 59 minutes, 53 seconds west 127.06 feet to a point in the south line of Lot 10S; thence along same and along Lot 11S, north 56 degrees, 00 minutes, 07 seconds east 60.86 feet to a point in the west line of Cambria Heights Lane; thence along same, south 33 degrees, 59 minutes, 53 seconds east 123.89 feet to a point on the north side of Montclair Avenue at the intersection with the west line of Cambria Heights Lane the point or place of beginning.

BEING Lot 5S on said Plan.

TITLE to said premises is vested in Jose A. Rodriguez and Elba R. Riveria-Rodriguez, h/w, by Deed from TCB Hillside Limited Partnership, dated 05/29/2007, recorded 06/05/2007 in Book 7176, Page 2374.

UPI #9-2-78.1F

BEING known as the premises of 38A Montclair Avenue, Coatesville, PA 19320-3917

RESIDENTIAL property

SEIZED in execution as the property of Jose A. Rodriguez and Elba R. Rivera-Rodriguez on No.: 09-09630

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSE A.**

RODRIGUEZ & ELBA R. RIVERA-RODRIGUEZ

SALE ADDRESS: 38A Montclair Avenue, Coatesville, PA 19320-3917

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

SALE NO. 11-6-453

Writ of Execution No10-11373

DEBT \$197,319.52

ALL THAT CERTAIN parcel of land situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, shown as Lot 4 on a Lot Plan for George Harlan, prepared by Howard W. Doran, Inc., Professional Engineers-Professional Land Surveyors, Newtown Square, Pennsylvania, dated June 12, 1996 and revised October 9, 1996 and recorded in Plan File No. 13666 as follows:

BEGINNING at an interior point, which point marks the intersection of the north line of the cul-de-sac which forms the east terminus of Tyler Lane Private Road, typically 50 feet wide, with the south line of lands now or late of Omar Hijab and Carol Armstrong; thence from the point of beginning, along said lands the following (2) courses and distances: (1) north 75 degrees 35

minutes 50 seconds east 222.73 feet to a point; (2) north 11 degrees 33 minutes 30 seconds west 136.78 feet to a point in the dividing line between Tredyffrin Township to the south and Charlestown Township to the north which point is a corner of lands now or late of John C. and Mary J. Duncan; thence along said line and lands, north 73 degrees 05 minutes 30 seconds east 301.79 feet to the southwest corner of lands now or late of Marc A. Calabrese; thence continuing along said Township line, partly along Calabrese and along lands now or late of Stephen R. and Sarah C. Winckelman, respectively, and also crossing a certain 20 foot wide easement for equestrian and pedestrian use, also known as Horseshoe Trail, north 80 degrees 39 minutes 44 seconds east 424.31 feet to the northwest corner of lands now or late of William F. Barrett; thence along the same, south 10 degrees 47 minutes 55 seconds east 497.44 feet to the northeast corner of Lot 3, as shown on said Plan; thence along the same, the following (2) courses and distances: (1) north 82 degrees 00 minutes 00 seconds west 876.68 feet to an angle point; (2) south 75 degrees 35 minutes 50 seconds west 52.73 feet to a point in the Tyler Lane cul-de-sac, aforesaid; thence along the same, on a curve to the left having a radius of 60.00 feet, an arc distance of 84.20 feet to the point of beginning.

CONTAINING 6.487 acres of land be the same more or less.

BEING Lot No. 4 as shown on said Plan.

TOGETHER with right of ingress, egress and regress over said Tyler Lane Private Road.

UNDER and subject nevertheless to the 20 foot wide equestrian/pedestrian easement use, as shown on said Plan.

TITLE to said premises is vested in David L. Jones and Kelly A. McBride-Jones, by Deed from J.B. Properties, LLC., (PA Limited Liability Company) and David L. Jones and Kelly A. McBride-Jones, dated 04/28/2008, recorded 06/12/2008 in Book 7454, Page 1697.

UPI #43-3-18.3

BEING known as the premises of 2250 Old Sentinel Trail Lot 4, Malvern, PA 19355-7500

RESIDENTIAL property

SEIZED in execution as the property of David L. Jones and Kelly A. McBride Jones on No.: 10-11373

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **DAVID L. JONES & KELLY A. McBRIDE-JONES**

SALE ADDRESS: 2250 Old Sentinel Trail Lot 4, Malvern, PA 19335

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

**MOVING?
Let Us Know!**



If you are moving or you would like your *CHESTER COUNTY LAW REPORTER* sent to a different mailing address, please fill out this form and return it to:

CHESTER COUNTY LAW REPORTER
15 West Gay Street, 2nd Floor
West Chester, PA 19380
Fax to: 610/692-9546

SUBSCRIBER NAME: _____

Current Mailing Address:

CHANGE TO:

New Mailing Address:



Chester County Law Reporter

The Official Legal Publication for Chester County

Chester County Law Reporter - Legal Advertising Rates effective January 1, 2011

Estate Notices* (3 publications; 1 proof)	\$80.00
Fictitious Name* (1 publication; 1 proof)	\$80.00
All Corporation Notices , including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof)	\$80.00
Change of Name Notice* (1 publication; 1 proof)	\$80.00
Adoption Notice (3 publications; 1 proof).....	\$180.00
Private Sheriff Sale Notices (1 proof; 1 publication).....	\$375.00
County Sheriff Sale Notices (printed monthly; 3 publications).....	\$325.00
(up to 1 column in length - \$2.50 per line for each additional line over 1 column)	
Annual Tax Sale (County)	\$2.50/line + layout costs
Legal Notice Rate (camera ready; per insertion)	\$7.00 per 100 characters/spaces
Orphans' Court Accounts (printed monthly; 2 publications)	\$60.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Annual Meetings, etc. (1 publication; 1 proof).....	20 cents per space/character
Additional Proof of Publication	\$10.00

**A standard form is available for advertising. Contact the Office of the Law Reporter (610)692-1889 or download from our website www.chescobar.org*

Commercial/Classified Rates:

The *Chester County Law Reporter* is published weekly, 52 issues per year. The rates listed below represent an ad run for 13 consecutive issues. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file. For more information, contact **Stephanie Gibbs at 610-692-1889, or by e-mail: sgibbs@chescobar.org**

1/3 page (business card size) - 13 issues	\$350.00
1/2 page - 13 issues -	\$650.00
full page - 13 issues	\$1,000.00
Classified Ads 20 cents per space & character (\$25 minimum)	



Skeptics say she will never start her own company.

A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Chester County Bar Association

FOR LEASE

15 West Gay Street, West Chester, PA

4,800 SF

3rd Floor Office

Downtown West
Chester

Flexible Floor
Plan

Elevator Served

Up to 10 parking
spaces
available



Available For Lease:
\$19.00 PSF, NNN



Chuck Swope, CCIM and Jim Lees
Swope Lees Commercial Real Estate, LLC
610-429-0200

www.SwopeLees.com
Chuck@SwopeLees.com | Jim@SwopeLees.com

Information concerning this and all offerings is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



Don't wait.

**The time to review
your Insurance
premiums and
coverage is NOW.**



AFFINITY

USI Colburn is the trusted source and insurance administrator for the Chester County Bar Association.

Our portfolio of endorsed products designed for today's legal professionals includes:

- Medical
- Dental
- Vision
- Group Life
- Professional Liability
- Directors and Officers
- Business Overhead Expense
- Traditional Term Life
- 10-year Term Life
- 20-year Term Life
- Disability
- AD&D
- Long Term Care
- Hospital Indemnity Project
- Auto
- Homeowners

These plans reflect our commitment to provide your association with one of the best member benefit programs around.

Find out more.

USI Colburn Insurance.

Phone: **1.800.664.7910**

E-mail: info@colburn.com

Web: www.colburn.com

USI Colburn Insurance Service
a member company



**REALTIME REPORTING • VIDEOTAPING
CONFERENCE ROOMS • MIN-U-SCRIPT • ASCII DISK**

Service should be...

our first name. For 27 years, **Varallo Alfe Reporting** has provided the Media, West Chester and local areas with helpful, reliable, quality service... and we here at **Varallo Alfe Reporting** are looking forward to serving you for the next 27 years. So visit either of our offices, we're waiting for you.



V A R A L L O A L F E
R E P O R T I N G I N C

229 N. Olive Street
Media PA 19063

610-565-6150

26 S. High Street
West Chester PA 19382

610-429-3556



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

Wealth Planning Investment Management Trust Services Private Banking



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

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