



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 59

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 8, 2011

No. 36

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Chester County Law Reporter

(USPS 102-900)

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

**Owned and Published by
CHESTER COUNTY BAR ASSOCIATION**

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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.

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IN RE: ESTATE OF HALL

Estate – Suretyship – Dead Man’s Act

1. Pursuant to 8 P.S. §1, Every written agreement hereafter made by one person to answer for the default of another shall subject such person to the liabilities of suretyship, and shall confer upon him the rights incident thereto unless such agreement shall contain in substance the words: “This is not intended to be a contract of suretyship,” or unless each portion of such agreement intended to modify the rights and liabilities of suretyship shall contain in substance the words: “This portion of the agreement is not intended to impose the liability of suretyship.”
2. Customarily, a suretyship arrangement arises when a creditor refuses to extend credit to a debtor unless a third party (the surety) agrees to provide additional security for repayment of the debt by undertaking the debtor’s obligation to the creditor if the debtor fails to perform. In general terms, a suretyship represents a three-party association wherein a creditor is entitled to performance of a contractual duty by the principal debtor or alternatively, if the debtor defaults, by the debtor’s surety.
3. A key attribute of a contract of suretyship is indemnity, that is, that the principal debtor must reimburse the surety for payment the latter has made to a creditor. This right of reimbursement is equitable in nature to prevent unjust enrichment to the principal debtor. In sum, a surety’s remedy runs not to the collateral, but to the principal debtor.
4. Ms. Carr sought to testify to Decedent’s intent that he be treated as a primary obligor on the Note, and that, in the event of his death, the mortgage should be paid from the sale of the proceeds of the residence. Ms. Carr argued that the *devisavit vel non* exception rendered her testimony competent. This Court ruled that, pursuant to the Dead Man’s Act, she was incompetent to testify in that regard.
5. The Dead Man’s Act seeks to prevent injustice to a decedent’s estate by permitting someone who claims a contract or obligation by the decedent to testify when the decedent’s lips are sealed by death. The purpose of the *devisavit vel non* exception is to allow testimony as to the intent of the testator to be elicited from those who would otherwise be incompetent to testify under the Dead Man’s Act. This exception is usually applied when there are competing claimants to an estate. Testimony regarding a contractual relationship between the decedent and surviving spouse is clearly proscribed under the Dead Man’s Act. To state this another way, the purpose of the *devisavit vel non* exception is to permit testimony to ascertain the decedent’s testamentary intent.
6. Decedent and Ms. Carr were in a committed relationship for 11 years prior to his death and lived together from 2000 to August 2007 in his residence. Ms. Carr executed a promissory note in her name alone to a bank. As collateral for

Ms. Carr's loan, Decedent granted the bank a mortgage on his residence, and executed the mortgage document accordingly. The principal balance on the Note was paid off by Decedent's estate so that the title company would deliver clear title to the purchaser. The Executor of the estate filed a Petition seeking reimbursement from Ms. Carr. The Court ordered Ms. Carr to reimburse the estate. The Executor filed his final Account. The Objections raised by Ms. Carr questioned whether the obligation of the Note was a debt of Decedent. This Court finds that the Decedent was not primarily obligated to repay the Note; but rather, by virtue of having granted collateral to secure it, he served as a surety. Therefore, by satisfying Ms. Carr's obligation from the sale of Decedent's real estate, the Estate is entitled to reimbursement from Ms. Carr. This Court found that the *devisavit vel non* exception did not apply to the testimony proffered by Ms. Carr. For the foregoing reasons, this Court Held Ms. Carr's Objections to the First and Final Account of Mark R. Hall are denied.

R.E.M.

C.C.P. Chester County, Pennsylvania Orphan's Court Division No. 1507-1258; In Re Estate of Robert Hall, Deceased

Joseph A. Ryan for Executor Mark R. Hall
James C. Sargent, Jr. for Objector Sandra Carr
Platt, J., May 13, 2011:-

[59 Ches. Co. Rep. IN RE: ESTATE OF HALL

IN RE: ESTATE OF : IN THE COURT OF COMMON PLEAS
ROBERT HALL, Deceased : CHESTER COUNTY, PENNSYLVANIA
: ORPHANS' COURT DIVISION
: NO. 1507-1258

Joseph A. Ryan, Esquire, Attorney for Executor Mark R. Hall
James C. Sargent, Jr., Esquire, Attorney for Objector Sandra Carr

ADJUDICATION OF OBJECTIONS TO ACCOUNT

Robert Hall ("Decedent") died on August 16, 2007, leaving his Last Will and Testament dated August 21, 2002. Letters Testamentary were granted to Decedent's son, Mark R. Hall on August 22, 2007.

Decedent and Sandra Carr were in a committed relationship for 11 years prior to his death, and they lived together from 2000 to August 2007 in his residence at 605 Pewter Drive, Exton, in Chester County, Pennsylvania. The Pewter drive property was titled solely to Decedent. Pursuant to Decedent's Will, if Ms. Carr was not living at Decedent's residence at the time of his death, the property should be sold and the proceeds divided fifty percent (50%) to Ms. Carr and fifty percent (50%) to Decedent's children. Article First of Decedent's Will also directed payment of his "debts" from his estate.

While Decedent and Ms. Carr were living together in 2006, Ms. Carr executed a promissory note ("Note") in her name alone for \$125,000 to Susquehanna Bank. The loan proceeds were used to pay some of Ms. Carr's credit card debt and some of Decedent's credit card debt, among other purposes. Decedent was not named as a borrower nor obligor on the Note, and did not execute it. As collateral for Ms. Carr's loan, Decedent granted the bank a mortgage on his residence, and executed the mortgage document accordingly. Before and after Decedent's death, Ms. Carr made all of the payments on the loan until the residence was sold on October 15, 2007. The principal balance on the Note at the time of sale was \$123,174, and it was paid off by Decedent's estate at closing so that the title company would satisfy the mortgage, and deliver clear title to the purchaser. The remaining net proceeds of sale, \$93,183, were placed in escrow.

On July 28, 2008, the Executor of the estate filed a Petition for Distribution of Escrow, Return of Property and Other Relief, seeking reimbursement from Ms. Carr of the \$123,174, less a credit of \$108,178. The Executor claimed that Ms. Carr's fifty percent distribution of the sale proceeds was \$108,178 ($\$123,174 + \$93,183 = \$216,357 \div 2 = \$108,178$).¹ Thus, the Executor claimed that Ms. Carr

¹The Estate also claimed that Ms. Carr owed \$16,227 representing her share of the inheritance tax, and requested that Ms. Carr return an engagement-style ring. In the November 10, 2008 Order, I denied the Estate's request for return of the ring.

owed \$14,996 (\$123,174 – 108,178) to the estate.

I held a hearing on the Executor's Petition on October 24, 2008, and on November 10, 2008, I ordered Ms. Carr to reimburse the estate \$14,996. On December 3, 2008, Ms. Carr filed exceptions to the November 10, 2008 Order. On February 6, 2009, after oral argument, I denied Ms. Carr's Exceptions.

Ms. Carr appealed the denial of her exceptions to the Superior Court on February 24, 2009. That court quashed the appeal as the Order denying Ms. Carr's exceptions was not a final, appealable order as no account had been filed or confirmed.

Mark R. Hall, Executor of decedent's estate, filed his First and Final Account on February 2, 2011. The Account shows distribution to Ms. Carr in the amount of \$108,178. That figure is comprised of Ms. Carr's portion of the net real estate proceeds used to satisfy the mortgage, \$93,183, plus the \$14,996 reimbursement Ordered by my November 10, 2008 Order. The Executor's Petition for Adjudication and Statement of Proposed Distribution raises as a question requiring distribution the disposition of \$93,183 held in escrow (to which Ms. Carr claims an entitlement of one-half) and the reimbursement of \$14,996 previously Ordered.

Ms. Carr filed timely Objections to the First and Final Account, disputing the characterization by the accountant of the Susquehanna Bank indebtedness as a personal indebtedness of Ms. Carr, and not a debt of the Decedent and of the Estate. Because of that mischaracterization, Ms. Carr asserts that the Account miscalculates her 50% interest in the real estate proceeds under the Will.

The Account was called for audit. Counsel agreed to waive an evidentiary hearing as the testimony would be identical to that taken October 24, 2008. Thus, the record of that hearing became the record on Ms. Carr's Objections. Counsel were given the opportunity to argue through existing and or supplemental briefs. The matter is now ripe for adjudication.

The Objections raised by Ms. Carr can be distilled into one overarching question for my consideration: was the obligation of the Note a debt of Decedent? If so, the Estate was obligated to pay it off, pursuant to paragraph First of the Will. If not, the Estate must be reimbursed by the primary obligor whose debt it satisfied.

For the reasons stated below, I find that the Decedent was not primarily obligated to repay the Note; but rather, by virtue of having granted collateral to secure it, he served as a surety. Therefore, by satisfying Ms. Carr's obligation from the sale of Decedent's real estate, the Estate is entitled to reimbursement from Ms. Carr. The Estate has properly recouped what it is owed through set off of Ms. Carr's share of real estate proceeds plus the shortfall as Ordered by me on November 10, 2008.

Suretyship

Pursuant to 8 P.S. §1, **What constitutes contract of suretyship**

Every written agreement hereafter made by one person

to answer for the default of another shall subject such person to the liabilities of suretyship, and shall confer upon him the rights incident thereto unless such agreement shall contain in substance the words: "This is not intended to be a contract of suretyship," or unless each portion of such agreement intended to modify the rights and liabilities of suretyship shall contain in substance the words: "This portion of the agreement is not intended to impose the liability of suretyship."

The statutory provision has been held to apply to a promise to answer for the default of a maker of a promissory note. *Bishoff v. Fehl*, 29 A.2d 58, 59 (Pa. 1942).

"Customarily, a suretyship arrangement arises when a creditor refuses to extend credit to a debtor unless a third party (the surety) agrees to provide additional security for repayment of the debt by undertaking the debtor's obligation to the creditor if the debtor fails to perform. In general terms, a suretyship represents a three-party association wherein a creditor is entitled to performance of a contractual duty by the principal debtor or alternatively, if the debtor defaults, by the debtor's surety." *Continental Bank v. Axler*, 510 A.2d 726, 729 (Pa. Super. 1986).

Instantly, page 2 of the Note states:

COLLATERAL. I acknowledge this Note is secured by the following collateral described in the security instrument listed herein: a Mortgage dated July 14, 2006, to Lender on real property located in Chester County, Commonwealth of Pennsylvania.

(P-5, page 2).

The evidence showed that Ms. Carr, and Ms. Carr alone, signed the Note. Decedent signed the mortgage. Because Ms. Carr did not have collateral to secure the loan, Decedent granted security in his property as collateral. The Note is the evidence of indebtedness. Thus, Decedent became a surety by granting the mortgage on his real estate. Ms. Carr became the principal debtor. The two documents refer to Susquehanna Bank as "Lender", Decedent as "Grantor" and Ms. Carr as "Borrower".

A key attribute of a contract of suretyship is indemnity, that is, that the principal debtor must reimburse the surety for payment the latter has made to a creditor. *Almi Inc. v. Dick Corp.*, 375 A.2d 1343, 1349 (Pa. Cmwlth. 1977). This right of reimbursement is equitable in nature to prevent unjust enrichment to the principal debtor. "The status of surety confers the right to exoneration from the principal debtor." *Craighead v. Swartz*, 67 A. 1003, 1004 (Pa. 1907). "[W]here a

surety has performed upon the default of the principal debtor, the surety has a right to reimbursement from the principal debtor and is subrogated to the rights of the creditor... In sum, a surety's remedy runs not to the collateral, but to the principal debtor." *Reuter v. Citizens & Northern Bank*, 599 A.2d 673, 677 (Pa. Super. 1991) (citations omitted).

At the hearing, Ms. Carr argued that the terms of Decedent's Will evidence his intent that all debts, including the mortgage, be paid out of his estate. The Will was written several years before the loan was undertaken. Regardless, Decedent was not the "Borrower" on the loan, and he was not obligated on the Note. Ms. Carr was the debtor. Decedent, as surety, was obligated to repay the debt of the principal debtor if Ms. Carr defaulted due to her inability to repay the lender. The Estate, as successor surety, paid the principal balance of the loan and is entitled to reimbursement from Ms. Carr.

Ms. Carr sought to testify to Decedent's intent that he be treated as a primary obligor on the Note, and that, in the event of his death, the mortgage should be paid from the sale of the proceeds of the residence. Ms. Carr argued that the *devisavit vel non* exception rendered her testimony competent. I ruled that, pursuant to the Dead Man's Act, she was incompetent to testify in that regard.

Dead Man's Act – *Devisavit vel non* Exception

42 Pa. C.S.A. §5930 provides,

Except as otherwise provided in this subchapter, in any civil action or proceeding, where any party to a thing or contract in action is dead, or has been adjudged a lunatic and his right thereto or therein has passed, either by his own act or by the act of the law, to a party on the record who represents his interest in the subject in controversy, neither any surviving or remaining party to such thing or contract, nor any other person whose interest shall be adverse to the said right of such deceased or lunatic party, shall be a competent witness to any matter occurring before the death of said party... unless the issue or inquiry be *devisavit vel non*, or be any other issue or inquiry respecting the property of a deceased owner, and the controversy is between parties respectively claiming such property by devolution on the death of such owner, in which case all persons shall be fully competent witnesses.²

²I have omitted the other exceptions to the Dead Man's Act as they have not been relied on by Ms. Carr.

The Dead Man's Act seeks to prevent injustice to a decedent's estate by permitting someone who claims a contract or obligation by the decedent to testify when the decedent's lips are sealed by death. *See Hall Estate*, 535 A.2d 47 (Pa. 1987). The purpose of the *devisavit vel non* exception "is to allow testimony as to the intent of the testator to be elicited from those who would otherwise be incompetent to testify under the Dead Man's Act. This exception is usually applied when there are competing claimants to an estate... Testimony regarding a contractual relationship between the decedent and surviving spouse is clearly proscribed under the Dead Man's Act." *In re Estate of Hartman*, 582 A.2d 648, 652 (Pa. Super. 1990). To state this another way, the purpose of the *devisavit vel non* exception is to permit testimony to ascertain the decedent's testamentary intent.

I found that the *devisavit vel non* exception did not apply to the proffered testimony. The issue was not whether Ms. Carr had a right to share in property that passed by devolution on the death of Decedent. The term "devolution" encompasses the transfer of a decedent's estate both by operation of law and by will." *In re McClain's Estate*, 392 A.2d 1371 (Pa. 1978). As I stated at the October 24, 2008 hearing, "no one is disputing that [Ms. Carr] is entitled to 50 percent of the proceeds... the issue is whether or not there's a debt" for which the Estate is liable (N.T., 10/24/08, at 33-34). Thus, Ms. Carr's testimony regarding Decedent's intent with respect to the mortgage and Note was proscribed under the Dead Man's Act.

For the foregoing reasons, Ms. Carr's Objections to the First and Final Account of Mark R. Hall are denied.

AND NOW, this 13th day of May, 2011, it is ORDERED and DECREED that, for the foregoing reasons, Ms. Carr's Objections to the First and Final Account of Mark R. Hall are overruled.

BY THE COURT:

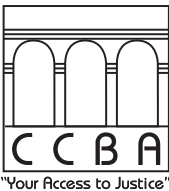
/s/ Katherine B. L. Platt, J.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2011-05622-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Justin William Homa was filed in the above-named court and will be heard on September 26, 2011, at 9:30 AM, in Courtroom 16 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: May 20, 2011

Name to be changed from: Justin William Homa to: Justin William Farnsworth

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 The Tenui Group Inc., has been organized under the Business Corporation Law of 1988, as amended, and has filed Articles of Incorporation with the Pennsylvania Department of State on July 14, 2011.

CORPORATION NOTICE

NOTICE is hereby given that Application For Registration of Fictitious Name have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Application For Registration of Fictitious Name pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The Fictitious Name of the corporation is: Eastern Poultry and Food Distributors.

Articles of Incorporation were (will be) filed on August 16, 2011.

The purpose or purposes for which it was organized are as follows: The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

TOM MOHR LAW OFFICE, P.C., Solicitors
301 West Market Street
West Chester, PA 19382

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for HOUSE OF TIRES WHOLESALE, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for PATRIOTIC SONS REAL ESTATE, INC, a Business-Statutory Close Corporation organized under the Pennsylvania Business Corporation Law of 1988.

LENTZ, CANTOR & MASSEY, LTD.,
Solicitors
460 East King Road
Malvern, PA 19355

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on the 17th day of August, 2011, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 for ZCOM of GATEWAY INC.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – For-Profit Corporation have been filed for Advanced Truck Systems Corp. with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania on August 22, 2011, pursuant to provisions of the Pennsylvania Business Corporation Law of 1988. ROBERT F. ADAMS, Solicitor
Gawthrop Greenwood
17 E. Gay Street, Suite 100
West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 11, 2011.

The name of the corporation is: BULLDOG MANAGEMENT & EQUIPMENT SERVICES, INC.

The corporation has been organized under the Business Corporation Law of 1988, as amended. WAYNE C. BUCKWALTER, Solicitor
CohenSeglias Pallas Greenhall & Furman, PC
30 South 17th Street
19th Floor
Philadelphia, PA 19103

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 23, 2011 for Chun Ji Martial Arts, Incorporated, in accordance with the provisions of the Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Martial Arts Training School.

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

BENNER, Emma Louise, a/k/a E. Louise Benner, late of East Pikeland Township. Lorraine Lauritano and David M. Frees, III, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CARMICHAEL, Alison G., late of West Brandywine Township. Robert W. Carmichael and Ann M. Garrett, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executors. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

CIRUCCI, Alice L., late of West Chester. Emma Jane DeVault, care of ELLEN B. SHEEHAN, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executrix. ELLEN B. SHEEHAN, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

CONNOR, Lois T., late of Tredyffrin Township. Robert Porter Boyd, 555 Hollow Road, Radnor, PA 19087 and The Bryn Mawr Trust Company, c/o Susan W. O'Donnell, 10 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010, Executors. NEIL E. CASS, Esquire, Duane Morris LLP, 30 S. 17th Street, Philadelphia, PA 19103, atty.

HARRINGTON, Irene L., late of Honey Brook Township. Security National Trust Company, Attn: Joseph A. Myers, Sr. Vice President, 100 East King Street, 2nd Floor, P.O. Box 1267, Lancaster, PA 17608, Executor. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

HOGUE, Eleanor W., late of Honeybrook Township. ALLEN H. TOLLEN, Esquire, 15 East Front Street, Media, PA 19063, Executor. ALLEN H. TOLLEN, Esquire, 15 East Front Street, Media, PA 19063, atty.

JACOBSEN, Anita, a/k/a Anita D. Jacobsen, late of Wayne, Tredyffrin Township. Audrey Copeland, 424 N. Valley Forge Road, Devon, PA 19333, Executrix.

KENNEDY, Alice B., late of Malvern. Patricia K. Beaver, care of CZAPLICKI & GREGOR, PC, 16 Campus Blvd, Suite 200, Newtown Square, PA 19073, Executrix. CZAPLICKI & GREGOR, PC, 16 Campus Blvd, Suite 200, Newtown Square, PA 19073, atty.

MALIN, John C., late of West Chester. Lea E. Buchanan and Thomas J. Barrett, care of ELLEN B. SHEEHAN, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executors. ELLEN B. SHEEHAN, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

MC DERMOTT, Elizabeth M., a/k/a Elizabeth Mary Mc Dermott, late of East Goshen Township. Elizabeth Beaty and Christopher Mc Dermott, care of CATHERINE M. HARPER, Esquire, 400 Maryland Drive, Fort Washington, PA 19034-7544, Executors. CATHERINE M. HARPER, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, atty.

OSGOOD, Jeanne M., late of Uwchlan Township. F. Taylor Osgood, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JACK F. WOLF, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

REEDER, Clarence H., late of Penn Township. William E. Reeder, 20 Netherwood Drive, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RUOSS, George O., Jr., late of West Nantmeal Township. Barry D. Ruoss, 31 Hilldale Drive, Ephrata, PA 17522, Executor. **WAYNE C. BUCKWALTER**, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 30 South 17th S., 19th Fl, Philadelphia, PA 19103, atty.

SCANLON, Claire P., a/k/a Claire Powers Scanlon and Claire M. Scanlon, late of East Goshen Township. Thomas J. Scanlon, Jr. and Arthur J. Kania, care of **JOHN LASAK**, Esquire, 560 E. Lancaster Avenue, Suite 108, St. Davids, PA 19087, Executors. **JOHN LASAK**, Esquire, Kania, Lindner, Lasak & Feeney, 560 E. Lancaster Avenue, Suite 108, St. Davids, PA 19087, atty.

TROSTLE, Robert S., late of Penn Township. Christine C. Trostle and Carol Lynn Shortlidge, care of L. **PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrices. L. **PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

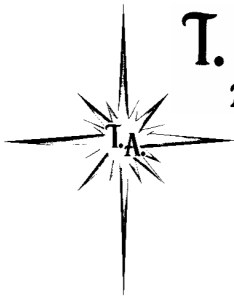
BAUER, Robert F., late of East Bradford Township. Gregory M. Bauer, 200 North Adams Street, West Chester, PA 19380, Executor. **HENRY DIBENEDETTO FORREST**, Esquire, 1001 E. Darby Road, Havertown, PA 19083, atty.

BONANNO, Josephine R., late of West Chester, East Goshen Township, PA. Stephanie Basso, 14 Winding Way, Mt. Laurel, NJ 08054, Executrix.

BROWN, Violet Blanche, late of Westtown Township. Stephen W. Brown, 5 West Biddle Street, West Chester, PA 19380, Executor. **MICHELLE D. BLACKWELL**, Esquire, 1207 Culbertson Circle, West Chester, PA 19380, atty.

CAIN, John C., Jr., late of Kennett Square. Diane L. Juul, 275 Firethorne Drive, West Chester, PA 19382, Executrix. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, atty.

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CANSLER, Dale B., late of Upper Uwchlan Township. Tamara C. Cansler, 106 Skyline Drive, Downingtown, PA 19335, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

CARMODY, Ann, late of Borough of Phoenixville. Shawn Tracy, care of **EDWARD R. DOUGHERTY**, Esquire, 614 Darby Road, Havertown, PA 19083, Executor. **EDWARD R. DOUGHERTY**, Esquire, 614 Darby Road, Havertown, PA 19083, atty.

CHEW, Gloria A., late of West Chester, Chester County, Birmingham Township. Sharon Woodhouse, 678 Highpoint Drive, West Chester, PA 19382, Executor.

DOUGLAS, Jane A., a/k/a Jane Anderson Douglas, late of Kennett Square. David H. Douglas, care of **LINDSEY J. CONAN**, Esquire, 755 N. Monroe Street, Media, PA 19063, Executor. **LINDSEY J. CONAN**, Esquire, Mackrides Associates, 755 N. Monroe Street, Media, PA 19063, atty.

EVANS, Virginia W., late of Tredyffrin Township. PNC Bank, N.A., P.O. Box 3822, 101 North Pointe Blvd., Lancaster, PA 17604, Executor. **JAY R. WAGNER**, Esquire, Stevens & Lee, 111 North 6th Street, Reading, PA 19601, atty.

FOLEY, Earl J., late of Oxford Borough. Gloria E. Hickey and A. Christine Higgins, care of **WINIFRED MORAN SEBASTIAN**, Esquire, PO Box 381, Oxford, PA 19363, Executrices. **WINIFRED MORAN SEBASTIAN**, Esquire, PO Box 381, Oxford, PA 19363, atty.

GREENE, Bernadette T., late of East Pikeland Township. Arthur R. Greene, PO Box 842, Kimberton, PA 19442, Executor.

HAGNER, Mark, late of Parkesburg. William Hagner, 2932 Stoney Creek Road, Norristown, PA 19401, Executor. **NEIL HILKERT**, Esquire, 1008 Upper Gulph Road, Wayne, PA 19087, atty.

HAMBLÉN, James E., late of Tredyffrin Township. Robert A. Hamblen, 4032 Snowgoose Circle, Roanoke, VA 24018, Executor. **WILLIAM D. KRAUT**, Esquire, Kraut and Kraut, P.C., 903 Shady Grove Way, West Chester, PA 19382, atty.

HEIKEN, Frederick C., late of West Goshen Township. Frederick J. Heiken and Edith Dingle Maines, care of **W. DONALD SPARKS**, Esquire, 344 W. Front Street, Media, PA 19063, Executors. **W. DONALD SPARKS**, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 344 W. Front Street, P.O. Box 319, Media, PA 19063, atty.

LLEWELLYN, Regina V., a/k/a Regina Victoria Llewellyn, late of Borough of West Chester. Michaelene P. Llewellyn, 350 Devon Way, West Chester, PA 19380, Executrix. **RICHARD B. ANTHONY**, Esquire, P.O. Box 337, Rosemont, PA 19010-0337, atty.

MOORE, Edward J., Jr., a/k/a Ed Moore, late of Willistown Township. Barbara Moore, 12 Spruce Road, Newtown Square, PA 19073, Executrix.

O'MARA, Eleanor M., late of West Chester. John O'Mara, 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.

PAUL, Charles A., late of Honey Brook, PA. Jessie L. Freeman, 1059 Windy Knoll Road, West Chester, PA 19382-7432, Executrix.

PRICE, Arick Thomas, late of West Grove. Allen Thomas Price, care of **ANITA M. D'AMICO**, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executor. **ANITA M. D'AMICO**, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

RICE, Margaret R., late of Parkesburg. Shirley A. Suhobrus Winters, care of **JANIS M. SMITH**, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executrix. **JANIS M. SMITH**, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

SCHRUM, Arthur M., late of Upper Uwchlan Township. Linda Richenderfer, 1302 Whispering Brook Drive, Newtown Square, PA 19072, Executrix. **ROBERT S. SHOEMAKER**, Jr., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

SEIBOLD, Edna L., late of North Coventry Township. Helen M. Kulp, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

WARGO, Joshua A., late of Downingtown. William S. Wargo, care of JEFFREY A. KROBERGER, Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038, Executor. JEFFREY A. KROBERGER, Esquire, McLafferty & Kroberger, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038, atty.

3rd Publication

ALTLAND, Millard W., a/k/a Millard Winfield Altland, Jr., late of East Fallowfield. Ann Marie Altland, care of DONNA J. WENGIEL, Esquire, Two N. State Street, Newtown, PA 18940, Executrix. DONNA J. WENGIEL, Esquire, Stuckert and Yates, Two N. State Street, P.O. Box 70, Newtown, PA 18940, atty.

BYE, Bertha M., late of Kennett Township. Faye A. Massey, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

COONEY, Frank T., a/k/a Frank Cooney, late of West Caln Township. Dorothy Fisher, 1024 Telegraph Road, Coatesville, PA 19320, Executrix. DAVID S. SOBOTKA, Esquire, 519 Walnut Street, Reading, PA 19601, atty.

CRAMPHORN, Virginia J., late of Downingtown. Edwin A. Cramphorn, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

DUNYAK, Joseph J., a/k/a James J. Dunyak, a/k/a J. James Dunyak, late of Borough of Phoenixville. Mark A. Dunyak, Post Office Box 597, Douglassville, PA 19518, Executor. JEFFREY R. BOYD, Esquire, Boyd & Karver, 7 East Philadelphia Avenue, Boyertown, PA 19512, atty.

CHARLES T. DeTULLIO

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

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GROSSMAN, Solomon, late of Downingtown. Edmond J. Nader and Kathleen Nader, care of REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executors. REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

HALLMAN, Sandra A. Merrick, late of Paoli. Calvin Hallman, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

HECK, Elsie Kramer, a/k/a Elsie L. Heck, late of West Whiteland Township. Linda Heck Blanton, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HOLLIDAY, Catherine D., late of Borough of Kennett Square. Jane B. Holliday, P.O. Box 335, Sugar Grove, NC 28679 and Catherine Boyce, 2240 Bear Valley Parkway #125, Escondido, VA 92027, Executrices. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

MAILEY, Jeffrey D., SR., late of West Chester. Todd Mailey, 20 Marian Road, Phoenixville, PA 19460, Executor.

MCCULLEY, Patricia W., late of Malvern Borough. Lisa Hollis McCulley, 5 Oak Hill Circle, Malvern, PA 19355, Executrix. MARY KAY KELM, Esquire, 418 Stump Road, Suite 103, Montgomeryville, Montgomeryville, PA 18936, atty.

MEDLAND, Hubert R., late of Newtown Square. Paula Squitere, 1834 Strasburg Road, Coatesville, PA 19320, Executor. MICHAEL J. REED, Esquire, 212 West Gay Street, West Chester, PA 19380, atty.

O'BRIEN, Nora O'Flynn, late of Kennett Township. Richard J. O'Flynn O'Brien, Denis F. O'Flynn O'Brien and Robert P. O'Flynn O'Brien, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

OWEN, Georgia R., late of Landenberg. Janet L. Riale, care of EARL K. RIGLER, JR., Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executrix. EARL K. RIGLER, JR., Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

RINEER, John H., late of East Fallowfield Township. John Rineer, Jr., 927 Stargazers Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SCHELDT, Elizabeth L., late of Pennsbury Township. Richard H. Scheldt, 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.

SOMERS, H. Peter, a/k/a Hans Peter Somers, late of Willistown Township. Stephen A. Somers, care of BRIAN R. PRICE, Esquire, 140 E. Butler Avenue, Chalfont, PA 18914, Executor. BRIAN R. PRICE, Esquire, Brian R. Price & Associates, 140 E. Butler Avenue, Chalfont, PA 18914, atty.

STOLTZFUS, Margaret E., late of West Fallowfield Township. Maxine M. Stoltzfus, 3094 Limestone Road, Cochranville, PA 19330 and Carl M. Stoltzfus, 321 Sproul Road, Kirkwood, PA 17536 and Joy L. Bohmier, P.O. Box 3, Kelton, PA 19346, Executors. LINDA KLING, Esquire, Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

TAKACS, Michael P., SR., a/k/a Mike Takacs, late of West Chester. Mary Catherine Takacs, 808 Steward Lane, West Chester, PA 19382, Administratrix. DONALD F. KOHLER, JR., 27 South Darlington Street, West Chester, PA 19382, atty.

WILKINSON, William H., late of Tredyffrin Township. William L. O'Connor, 1500 E. Lancaster Avenue, Paoli, PA 19301, Executor.

WINCHESTER, Elsie M., late of Oxford. Elaine M. Hastings, care of R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

ZUBCZENKO, John, a/k/a Iwan Zubczenko, late of East Nottingham Township. Lida Z. Borden, 1111 Lofting Lane, West Chester, PA 19382, Executor. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed in the Pennsylvania Department of State for Corle Enterprises, LLC, in accordance with the provisions of the Limited Liability Act of 1994.

TRISHA W. HALL, Solicitor
Bayard, P.A.

222 Delaware Avenue
Ste. 900

Wilmington, DE 19899
(302) 655-5000

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa.C.S. Section 5306.

The name of the corporation is Whitford Charitable Fund, Inc. with Articles of Incorporation filed on June 20, 2011.

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

JAY G. FISCHER, Solicitor
Valocchi & Fischer
342 E. Lancaster Avenue
Downingtown, PA 19335

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **MINQUAS FIRE COMPANY #2**, a non-profit corporation, with its registered office located at 202 E. Lancaster Avenue, Downingtown, PA 19335 have been filed under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177), as amended.

The nature and character of the amendment is to amend the purpose clause of the corporation so as to qualify as a tax-exempt organization under Section 501 (c) (3) of the Internal Revenue Code of 1954 or corresponding provisions of any subsequent federal tax law.

The Articles of Amendment were filed on July 25, 2011 with the Department of State.

ROBERT L. WHITE, Solicitor
29 Flanders Drive
Drums, PA 18222

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NOTICE OF LEGAL ACTION

TO: Rich Simpson Mechanical Contracting, Inc.

CAPTION:

R. C. LEGNINI COMPANY, INC. : IN THE COURT OF COMMON

vs. : PLEAS OF CHESTER

RICH SIMPSON MECHANICAL : COUNTY, PENNSYLVANIA

CONTRACTING, INC.

: No. 11-03503

NATURE OF ACTION: Breach of Contract

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.

Thomas S. Myers, Jr.
Attorney for Plaintiff
1800 East Lancaster Avenue
Paoli, PA 19301
610-296-9932

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

Vincent B. Mancini & Associates	:
414 East Baltimore Pike	:
Media, PA 19063 Plaintiff(s)	: No. 10-11340
	:
Vs	:
	:
Greg and Marykate Gagnon	:
929 S. High Street	:
Suite 257	:
West Chester, PA 19382	:
Defendants	:

PRAECIPE FOR WRIT OF SUMMONS

TO THE OFFICE OF JUDICIAL SUPPORT:

Issue summons in civil action in the above case and forward to
[X] Sheriff or [] Attorney.

/s/ Lee A. Stivale
Signature of Attorney / Pro Se

Name	<u>Lee A. Stivale, Esquire</u>
Address	<u>414 E. Baltimore Pike, Media, PA 19063</u>
Telephone	<u>610.566.8064</u>
Attorney / Pro Se	<u>Attorney</u>

Date: _____ Attorney Supreme Court ID Number 46511

* * * * *

To: Greg Gagnon and Marykate Gagnon
YOU ARE NOTIFIED THAT THE ABOVE-NAMED PLAINTIFF(S) HAS/HAVE COMMENCED AN
ACTION AGAINST YOU.

Office of the Prothonotary

Date: _____ By: /s/

Attested eo die a true and correct copy of the original

1st Publication

FREDERIC BRADLEY MAC KENZIE
REVOCABLE TRUST DATED
SEPTEMBER 9, 1996

FREDERIC BRADLEY MAC KENZIE,
Deceased

Late of the Township of Treddyfrin, Chester
County, PA

All persons having claims or demands against
FREDERIC BRADLEY MAC KENZIE REVO-
CABLE TRUST DATED SEPTEMBER 9, 1996,
FREDERIC BRADLEY MAC KENZIE,
deceased, to make known the same and all per-
sons indebted to the decedent to make payment
without delay to MARGARET JEAN MAC
KENZIE and JAMES A. MAC KENZIE,
Trustees, c/o EDWARD M. WATTERS, III, 899
Cassatt Road, Berwyn, PA 19312,

Or to their Attorney:

EDWARD M. WATTERS, III
Pepper Hamilton LLP
899 Cassatt Road
Berwyn, PA 19312

2nd Publication**NOTICE**

LIVING TRUST OF NORMAN M. FISCHER
and DOROTHY C. FISCHER, Dated 12/16,
1994, as Amended.
NORMAN M. FISCHER, JR., also known as
NORMAN M. FISCHER, Deceased

Late of the Township of East Bradford,
Chester County, PA

All persons having claims or demands against
the LIVING TRUST OF NORMAN M. FISCH-
ER and DOROTHY C. FISCHER, Dated 12/16,
1994, as Amended, NORMAN M. FISCHER,
JR., a/k/a NORMAN M. FISCHER, deceased, to
make known the same and all persons indebted to
the decedent to make payment without delay to
DOROTHY C. FISCHER, Trustee, c/o
RONALD A. LUONGO, Esquire, 20 Paoli Pike,
Suite 201, Paoli, PA 19301,

Or to her Attorney:

RONALD A. LUONGO
Life & Legacy Law Center, P.C.
20 Paoli Pike, Suite 201
Paoli, PA 19301

3rd Publication**TRUST NOTICE****EDGAR M. SNIDER REVOCABLE LIVING TRUST AGREEMENT**

Late of Kennett Township, Chester County, Pennsylvania.

All persons having claims or demands against the Edgar M. Snider Revocable Living Trust Agreement, dated April 4, 2003, to make known the same and all persons indebted to the decedent, Edgar M. Snider, to make payment without delay to:

DONNA MEROW, TRUSTEE
c/o Bricker, Landis, Hunsberger & Gingrich, LLP
114 East Broad Street
PO Box 64769
Souderton, PA 18964

DIANNE CHANDLER, TRUSTEE
c/o Bricker, Landis, Hunsberger & Gingrich, LLP
114 East Broad Street
PO Box 64769
Souderton, PA 18964

OR their Attorney,
Dorothy K. Weik, Esquire
BRICKER, LANDIS, HUNSBERGER, LLP
114 East Broad Street, P.O. Box 64769
Souderton, PA 18964
215-723-4350

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Dana Pirone Carosella, Esq.

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Author and Speaker on ethics matters

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(215) 751-2863

SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, SEPTEMBER 15, 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, OCTOBER 17, 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.

3rd Publication

CAROLYN B. WELSH, SHERIFF

**SALE NO. 11-9-585
Writ of Execution No. 10-14769
DEBT \$308,736.36**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of the Quarters made by McCormick Taylor Associates, dated 6-12-1980 and last revised 6-6-1980 and recorded at Chester County as Plan No. 3185 as follows, to wit:

BEGINNING at a point on the south-east side of roadway a spur at a corner of Lot 30 on

said Plan, thence extending from said point beginning and along the said side of the road north 7 degrees 8 minutes 25 seconds east 28 feet to a corner of Lot 28, thence extending along the same leaving the said side of the road south 82 degrees 51 minutes 39 seconds east 93.96 feet to a point hence extending still along the same north 82 degrees 12 minutes 41 seconds east 105.86 feet to a point, thence extending south 10 degrees 2 minutes 41 seconds east 28.02 feet to a corner of Lot 30 on said Plan, thence extending along the same the two following courses and distances (1) south 82 degrees 12 minutes 41 seconds west 110.63 feet to a point (2) north 82 degrees 51 minutes 39 seconds west 97.63 feet to a point on the southeast side of roadway a spur being the first mentioned point and place of beginning.

BEING Lot 29 on said Plan

PARCEL No.: 43-5F-72

BEING known as: 29 Treaty Drive, Wayne, PA 19087.

BEING the same premises which Daniel Von Allmen and Emily Von Allmen, husband and wife, by Deed dated December 18, 2007 and recorded December 26, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7334, Page 1094, granted and conveyed unto Nancy Nowlan.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: NANCY NOWLAN
SALE ADDRESS: 29 Treaty Drive, Wayne, PA 19087

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

SALE NO. 11-9-587

Writ of Execution No. 11-01666

DEBT \$484,599.10

ALL THAT CERTAIN piece or lot of ground, situate in the Township of Kennett, County of Chester, and State of Pennsylvania, bounded and described according to a Final Subdivision Plan known as "Banes Wood" made by C.D. Houtman and Son, Inc., dated 01/16/1987 as follows to wit:

BEGINNING at a point on the south east side of Bane Drive at a corner of land now or late of Louis M. Marson, Jr. on said Plan; thence extending from said beginning points along lands now or late of Louis M. Marson, Jr. south 22 degrees 10 minutes east 476.71 feet to a point a corner of lands now or late of D. Antony DeFrank;

thence extending along the same north 86 degrees 30 minutes 49 seconds west 330.00 feet to a point a corner of Lot No. 2; thence extending along the same the (2) following courses and distances: (1) north 35 degrees 54 minutes 50 seconds east 162.14 feet to a point; and (2) north 30 degrees 00 minutes west 245.00 feet to a point on the south east side of Bane Drive aforesaid; thence extending along the same the (2) following courses and distances: (1) north 60 degrees 00 minutes east 110.00 feet to a point of curve; and (2) on a line curving to the right, having a radius of 175 feet the arc distance of 86.94 feet to the first mentioned point and place of beginning.

BEING Lot #1 as on said Plan.

CONTAINING 1.974 acres.

PARCEL No.: 62-4-1441-1A

BEING known as: 996 Baneswood Drive, Kennett Square, PA 19348.

BEING the same premises which Dina Builders, a Pennsylvania Corporation, by Deed dated April 28, 1989 and recorded May 4, 1989 in and for Chester County, Pennsylvania, in Deed Book Volume 1524, Page 155, granted and conveyed unto Michael L. Moser and Susan T. Moser, husband and wife, as tenants by entireties.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: SUSAN & MICHAEL L. MOSER

SALE ADDRESS: 996 Baneswood Dr, Kennett Square, PA 19348

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

SALE NO. 11-9-588

Writ of Execution No. 11-01955

DEBT \$342,619.67

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 Subdivision Plan of Greenville Meadows, made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/29/1986 and recorded on 7/7/1986, as Plan #6412, as follows, to wit:

BEGINNING at a point on the southwesterly side of Kennett Pike (Route 52) in line of land now or formerly of Vincent W. Haedrich; thence along the southwesterly side of Kennett

Pike, south 19 degrees 51 minutes 36 seconds east, 286.67 feet to a point of curve; thence leaving the southwesterly side of Kennett Pike along the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 31.63 feet to a point on the northwesterly side of Montbard Drive, said point also being a corner of land designated as Open Space "A"; thence along said Open Space "A", south 69 degrees 11 minutes 04 seconds west, 288.45 feet to a point, a corner of Lot #2; thence along Lot #2, north 28 degrees 28 minutes 00 seconds west 264.98 feet to a point in line of lands now or formerly of Siegfried H. Geist; thence along the same, north 61 degrees 32 minutes 00 seconds east, 80.18 feet to a concrete monument, a corner of land now or formerly of Vincent W. Haedrich; thence along the same, north 61 degrees 19 minutes 00 seconds east, 269.46 feet to the place of beginning.

BEING known as Lot #1 as shown on said Plan.

BEING known as 272 Kennett Pike a/k/a 272 Kennett Pike, Chadds Ford, PA 19317

TAX Parcel Number: 62-2-34

RESIDENTIAL dwelling

PLAINTIFF: Astoria Federal Savings & Loan Association

VS

DEFENDANT: CESARE PROTTO

SALE ADDRESS: 272 Kennett Pike, Chadds Ford, PA 19317

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

SALE NO. 11-8-589

Writ of Execution No. 11-00567

DEBT \$46,218.60

ALL THAT CERTAIN lot of ground, with the frame messuage thereon erected, known as 334 Penn Street, located on the south side of Penn Street in the Borough of Phoenixville, County of Chester, and Commonwealth of PA, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Penn Street 13.5 feet from the center between the curbs thereof and in line with the center of the party wall between Nos. 334 and 336 Penn Street; thence along the south side of Penn Street north 89 degrees east 35 feet to a corner of lands now or late of Casimir Cionicki; thence along the same south 00 degrees 30 minutes east 67.7 feet to an iron pin, a corner of lands now or late of Teresa Conway; thence along the same

south 89 degrees west 34 feet to an iron pin; thence along lands nor or late of Cecilia A. Kelly and now passing the center of the party wall between 334 and 336 Penn Street north 1 degree 30 minutes west 66.7 feet to the place of beginning.

TITLE to said premises is vested in Harry L. Rivenbark by Deed from Delaware Valley Paving, Inc. dated January 31, 2006 and recorded April 20, 2006 in Deed Book 6820, Page 1484.

PREMISES being known as: 334 Penn Street, Phoenixville, Pennsylvania 19460.

UPI #: 15-5-487

PLAINTIFF: Delaware Valley Paving Inc.

VS

DEFENDANT: **HARRY L. RIVENBARK, JR**

SALE ADDRESS: 334 Penn Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **GEORGE J. D'AMBROSIO, 610-429-1369**

SALE NO. 11-9-590

Writ of Execution No. 09-07343

DEBT \$381,613.58

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

BEGINNING at a stake in the middle of Pine Street, at a corner of a lot of land of Margaret Watt, now Robert Todd and wife and running thence along the middle of said street, north 32 ¼ degrees west 69.87 feet to a stake, a corner of land, north 37 ¾ degrees east 249.48 feet to a stake in the middle of a public alley; thence along the middle of said alley south 16 ¼ degrees east 72.22 feet to a stake; another corner of the land now of the said Robert Todd and wife; and thence by said land south 57 ¾ degrees west 231.00 feet to the place of beginning.

CONTAINING 1836 square feet of land be the same more or less.

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

IMPROVEMENTS: Residential dwelling

UPI #6-4-105

TITLE to said premises is vested in Guy H. Hastings, his heirs and assigns, by Deed from Sharon L. Andrews, Executrix of the Estate

of Elizabeth A. Hastings dated 1/30/2006 and recorded 2/28/2006 in Record Book 6776, Page 96.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **GUY H. HASTINGS**

SALE ADDRESS: 55 Pine Street, Oxford, PA 19363

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

SALE NO. 11-9-591

Writ of Execution No. 07-02431

DEBT \$391,779.58

ALL THAT CERTAIN lot or piece of ground, situate on the Township of Penn, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of the Estates at London Brook, prepared by Crossan-Raimato, Inc., dated October 16, 2002, last revised February 11, 2003 and recorded in Chester County as Plan No. 16700, as follows, to wit:

BEGINNING at a point on the easterly side of Winchester Lane, a corner of Lot No. 33 as shown on said Plan; thence from said point of beginning, along the said side of Winchester Lane on the arc of a circle curving to the left having a radius of 675 feet the arc distance of 95.75 feet to a corner of Open Space "B"; thence along Open Space "B" the following two courses and distances: (1) south 88 degrees, 7 minutes, 55 seconds, east 156.47 feet (2) south 5 degrees, 55 minutes, 54 seconds, west 117.85 feet to a corner of Lot No. 33; thence along Lot No. 33 north 80 degrees, 0 minutes, 15 seconds, west 156.47 feet to the first mentioned point and place of beginning.

BEING Lot No. 32

PARCEL No. 58-3-403

TOWNSHIP of Penn

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated August 30, 2005 and recorded October 6, 2005 in the Office for the Recorder of Deeds in and for the County of Chester, in Deed Book 6642, Page 1001, granted and conveyed unto Alessandro Spennato, unmarried and Concetta Spennato, married, as joint tenants with the right of survivorship, in fee.

PLAINTIFF: Washington Mutual Bank (F/K/A) aka Washington Mutual Bank FA

VS

DEFENDANT: **ALESSANDRO & CONCETTA SPENNATO**

SALE ADDRESS: 307 Winchester Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHRISOPHER DeNARDO, 610-278-6800**

SALE NO. 11-9-592

Writ of Execution No. 09-12788

DEBT \$258,807.99

ALL THAT CERTAIN lot or-piece of ground, situate in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Property for "Whiteland Manor Homes, Inc.", made by Henry S. Conrey, Inc., dated 12/30/1974, last revised 6/03/1975 and recorded in Chester County as Plan No. 1387, as follows to wit:

BEGINNING at a point on the southerly side of Street B, a corner of Lot No. 17 as shown on said Plan; thence extending along the southerly side of Street B, north 79 degrees 26 minutes 00 seconds east 35 feet to the point, a corner of Lot No. 15; thence extending along Lot No. 15, south 10 degrees 34 minutes 00 seconds east 120 feet to a point in line of Lot No. 13; thence partly along Lot No. 13 and partly along Lot No. 12, south 79 degrees 26 minutes 60 seconds west, 35 feet to a point, a corner of Lot No. 17; thence extending along Lot No. 17, north 10 degrees 34 minutes 00 seconds west, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on said Plan

CONTAINING 4,200 square feet more or less

BEING known as: 514 Thomas Road, Downingtown, PA 19335

TAX ID#: 11-5-72.21

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **JOHN T. & KATHLEEN D. FONOCK**

SALE ADDRESS: 514 Thomas Road, Downingtown, PA 19335

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

SALE NO. 11-9-593

Writ of Execution No. 10-07905

DEBT \$201,049.08

BY Virtue of a Writ of Execution No. 10-07905

OWNER(S) of property in the Borough of Phoenixville, Chester County, Pennsylvania, being 916 Township Line Road, Phoenixville, PA 19060-3028.

LPI No. 15-4-48

Improvements thereon: residential dwelling

Judgment Amount: \$201,049.06

PLAINTIFF: Wells Fargo Financial Pennsylvania

VS

DEFENDANT: **CHARLES D. & TERRY E. HIMES**

SALE ADDRESS: 916 Township Line Rd., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **VIVEK SRIVASTAVA, (215) 563-7000**

SALE NO. 11-9-594

Writ of Execution No. 10-15664

DEBT \$151,933.50

BY virtue of a Writ of Execution No. 10-15664

OWNER(S) of property situate in the Township of West Fallowfield, Chester County, Pennsylvania, being 5 King Road, aka RD #1 Homeville Road, Cochranville, PA 19330-1790

UPI No. 44-7-8

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$151,933.50

PLAINTIFF: Aurora Loan Services LLC

VS

DEFENDANT: **DENNIS & JUDY LAUB**

SALE ADDRESS: 5 Kind Rd, aka RD #1 Homeville Rd, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **VIVEK SRIVASTAVA, 215-563-7000**

SALE NO. 11-9-595

Writ of Execution No. 07-00073

DEBT \$179,737.15

ALL THAT CERTAIN second floor dwelling Unit #18 having a floor elevation of

398.68 feet above sea level on U.S.G.S. Datum, located in Phase I of Subdivision Plan of Bradford Square, East Bradford Township, County of Chester and State of Pennsylvania made by Brubacher Ex., Inc., Narvon, PA, one thereof (building locations) dated 9/27/1984 and the other thereof (as-built building plans) dated 9/28/1984 and revised 10/17/1984, more fully described as follows, to wit:

BEGINNING in the center line of the party wall between Units Nos. 18 and 20, thence along the center line of aforementioned party wall, south 14 degrees 37 minutes 15 seconds east, a distance of 32 feet; thence along the exterior of dwelling Unit No. 18, the 15 following courses and distances (1) south 75 degrees 22 minutes 45 seconds west, a distance of 22.23 feet (2) south 14 degrees 37 minutes 15 seconds east, a distance of 2 feet (3) south 75 degrees 22 minutes 45 seconds west, a distance of 9.67 feet (4) north 14 degrees 37 minutes 15 seconds west, a distance of 2.83 feet (5) north 59 degrees 37 minutes 15 seconds west, a distance of 2.83 feet (6) north 14 degrees 37 minutes 15 seconds west, a distance of 3.50 feet (7) north 30 degrees 22 minutes 45 seconds east, a distance of 2.83 feet (8) north 14 degrees 37 minutes 15 seconds west, a distance of 6 feet (9) south 75 degrees 22 minutes 45 seconds west, a distance of 2 feet (10) north 14 degrees 37 minutes 15 seconds west, a distance of 6.50 feet (11) north 75 degrees 22 minutes 45 seconds east, a distance of 2 feet (12) north 14 degrees 37 minutes 15 seconds west, a distance of 10.50 feet (13) north 75 degrees 22 minutes 45 seconds east, a distance of 13.50 feet (14) south 14 degrees 37 minutes 15 seconds east, a distance of 6 feet and 9 (15) north 75 degrees 22 minutes 45 seconds east, a distance of 18.50 feet to the place of beginning.

ALSO ALL THAT CERTAIN first floor entrance, beginning at a point on the exterior wall of building Unit No. 17, said point being 11.08 feet from the center line of party wall between Units Nos. 17 and 18, thence along Building Unit 17, south 75 degrees 22 minutes 45 seconds west, a distance of 7.16 feet, thence along the exterior of first floor entrance way for Building Unit No. 18, the 3 following courses and distances (1) south 14 degrees 37 minutes 15 seconds east, a distance of 5 feet to a point (2) north 75 degrees 22 minutes 45 seconds east, a distance of 7.16 feet to a point and (3) north 14 degrees 17 minutes 15 seconds west, a distance of 5 feet to a point, the place of beginning.

IMPROVEMENTS: residential

dwelling

ID #51-05-0417/UPI #51-5-417

TITLE to said premises is vested in Cherri J. Morrell by Deed from E. Gregory Holmberg dated 3/27/2001 and recorded 4/6/2001 in Record Book 4927, Page 679.

PLAINTIFF: Lasall Bank N A (Trustee) (Assignor) aka MLMI Trust

VS

DEFENDANT: **CHERRI MORRELL aka CHERRI J. MORRELL**

SALE ADDRESS: 706 Scotch Way, West Chester, PA 19382

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

SALE NO. 11-9-596

Writ of Execution No. 09-13142

DEBT \$279,326.23

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., P.O. Box 612 E. Baltimore Pike, Kennett Square, PA., 19348, dated 3/9/1987, last revised 6/11/1987 and recorded # 7246-48 as follows, to wit:

BEGINNING at a point on the southerly side of Lamberts Lane (50 feet wide), a corner of Lot 60 on said Plan; thence extending along said Lot, south 17 degrees 42 minutes 26 seconds west, 134.74 feet to a point in line of Lot 70; thence extending along same, north 51 degrees 46 minutes 15 seconds west, 13.69 feet to a point in the line of Lot 69; thence extending along same, north 70 degrees 03 minutes 35 seconds west, 122.04 feet to a point in the line of Lot No. 62; thence extending along same, north 17 degrees 42 minutes 26 seconds east, 125.57 feet to a point on the southerly side of Lamberts Lane, aforementioned; thence extending along same, south 72 degrees 17 minutes 34 seconds east, 124.78 feet to the point of beginning.

CONTAINING in area 16,000 square feet.

BEING No. Lot No. 61 on said Plan.

BEING Chester County UPI #38-2-286

TITLE to said premises is vested in Paul J. Spano, Jr. and Bonnie L. Spano, husband and wife, by Deed from GE Mortgage Services, LLC, F/K/A GE Capital Mortgage Services, Inc. dated May 7, 2003 and recorded June 6, 2003 in

Deed Book 5729, Page 1279.

PREMISES being known as: 36 Lamberts Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 38-02-0286

PLAINTIFF: Onewest Bank FSB

VS

DEFENDANT: **PAUL & BONNIE**

SPANIO

SALE ADDRESS: 36 Lamberts Ln., Coatesville, PA 19320

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

SALE NO. 11-9-598

Writ of Execution No. 11-02959

DEBT \$144,961.09

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

BEGINNING at a point in Ridge Avenue, and southwest corner of lands of Annetta Zohu; thence by said A. Zohu, north 08° 30' west 211.50 feet to a point in the center of a twenty foot alley; thence by said alley's center line, north 81° 30' east 33.33 feet to a point, and northwest corner of lands of Carolyn W. Frank and Lawrence T. Weinman, and passing through a party wall, south 08° 30' east 211.50 feet to a point in the center of Ridge Avenue; thence by said Ridge Avenue center line, south 81° 30' west 33.33 feet to the point of beginning.

PARCEL No.: 07-03-0137

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

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

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MATTHEW &**

ROSITA TAYLOR

SALE ADDRESS: 523 Ridge Ave., Atglen, PA 19310

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

SALE NO. 11-9-599

Writ of Execution No. 10-00054

DEBT \$239,966.19

BY virtue of a Writ of Execution No. 10-00054

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 32 Galicia Drive, a/k/a 32 Galacia Drive, Phoenixville, PA 19460-2010

UPI No. 26-4H-26

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$239,966.19

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DANIEL & TERESA DIANTONIO**

SALE ADDRESS: 32 Galicia Dr, Phoenixville, PA 19460

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

SALE NO. 11-9-600

Writ of Execution No. 10-11046

DEBT \$120,031.01

BY virtue of a Writ of Execution No. 10-11046

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 1115 South Caln Road, Coatesville, PA 19320-4619

UPI No. 47-6-28

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$120,031.01

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS**

SALE ADDRESS: Firms, or Associations claiming right, title or, interest from or under David C. Melson deceased, 1115 South Caln Road, Coatesville, PA 19320

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

SALE NO. 11-9-601

Writ of Execution No. 10-03790

DEBT \$157,876.54

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances, on the

north side of Highland or Second Avenue, in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of said Highland Avenue, 150 feet measured from the west side of Chestnut Street being a corner of Charles L. Humpton's Land, and extending thence along said Humpton's land north 10 degrees 23 minutes west, 195 feet to an iron pin in the middle of South Alley; thence along the middle of said alley north 79 degrees 37 minutes east, 50 feet to a point; thence along land of the Roman Catholic Church south 10 degrees 23 minutes east, 195 feet to a point in the middle of Highland avenue; thence along the middle of said Avenue south 79 degrees 37 minutes west, 50 feet to the place of beginning.

TITLE to said premises is vested in Keith A. Walker, Jr. and Keith A Walker Jr by Deed from Harry Charles Reci and Karen Louise Reci, husband and wife, dated August 7, 2003 and recorded November 7, 2003 in Deed Book 5925, Page 317.

PREMISES being known as: 609 West 2nd Avenue, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 08-05-0136

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **KEITH A. WALKER, JR**

SALE ADDRESS: 609 W. 2nd Ave, Parkesburg, PA 19365

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

SALE NO. 11-9-602

Writ of Execution No. 11-03730

DEBT \$189,930.63

ALL THAT CERTAIN southerly half of a double brick house, designated as House No. 12, together with the lot or piece of land belonging thereto, situate on the westerly side of North Main Street, in the Borough of Spring City, County of Chester and State of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center of Main Street; thence by a line passing through the center of the partition dividing this herein described southerly half of the said double brick house from the northerly half of the same, which is about to be conveyed to A. Frank Rushon, south

fifty-six and three-fourths degrees west ninety-seven feet to an iron pin at the edge of the concrete base back of a frame shed; thence south sixty-three degrees west eighty-three and one-half feet to an iron pin in the line of the American Mechanics lot; thence by the same south thirty degrees fifty-five minutes east twenty nine feet to a corner of the Post Office Lot, owned by Milton Latshaw; thence by the same north fifty-eight degrees thirty-five minutes east one hundred eighty-one and one-third feet to the center of Main Street aforesaid, where formerly stood a lime stone, thence on the center of the same north thirty-three and one-fourth degrees west twenty-four and one-third feet to the place of beginning.

PARCEL ID Number: 14-04-0354

BEING the same premises which Thomas E. Tomcho by Deed dated July 30, 2002 and recorded August 5, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5347 Page 1317, as Instrument Number 10112480, granted and conveyed unto Theodore F. Locke and Kimberly Anne Locke, husband and wife, in fee.

PLAINTIFF: Household Finance Consumer Discount Company
VS

DEFENDANT: **THEODORE & KIMBERLY ANNE LOCKE**

SALE ADDRESS: 12 N. Main S.t, Spring City, PA 19475

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

SALE NO. 11-9-603

Writ of Execution No. 11-01630

DEBT \$147,267.04

ALL THAT CERTAIN message and tract or land (composed of three tracts) situate in the Township of Highland, County of Chester and State of Pennsylvania, bounded and described in accordance with the description of prior deeds, as follows, to wit:

BEGINNING at a point in line of land now or late of Joseph McCauley and L. Windle; thence along land now or late of L. Windle, north seventy-three and one-half degrees east one hundred eighty-seven perches to a point, thence by land now or late of John Whalen and Curtin Martin, the following courses and distances, to wit: north thirty-eight and three-fourth degrees west, thirty-four and four tenths perches; thence north twenty-eight degrees west, sixty-eight perches

thence north twenty-seven and one-half degrees west twenty-two and two-tenths perches; thence north twenty-eight and one-half degrees west four-teen and eight-tenths perches; thence north twenty-four and one-half degrees west forty-six perches to a point, thence south seventy-one and one-half degrees west, fifty-three and eight-tenths perches to a road; thence along said road the three following courses and distances, to wit: south eight degrees east, forty-six perches thence south thirteen and one-half degrees east, nine and five-tenths perches; thence south twenty and one-half degrees east, forty-five and three-tenths perches to a point; thence by land now or late of Samuel Walker and D. J. Bent, south seventy-four and one-fourth degrees west one hundred twelve and five tenths perches to point in the aforesaid land, now or late of Joseph McCauley; thence by the same south thirty-eight degrees east eighty-three and six tenths perches to the first mentioned point and place of beginning.

BEING known as: 55 Martin Road, Coatesville, PA 19320

PROPERTY ID No.: 45.3-73

TITLE to said premises is vested in Franklin C. Sheridan, Jr. and Wanda J. Sheridan, his wife, their heirs and assigns, as tenants by the entireties by Deed from V. Edward Canale and Pearl E. Canale, his wife dated 06/25/1993 recorded 06/30/1993 in Deed Book 03580 Page 1753.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Ameriquist Mortgage Securities Inc

VS

DEFENDANT: **FRANKLIN & WANDA SHERIDAN**

SALE ADDRESS: 55 Martin Rd, Coatesville, PA 19320

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

SALE NO. 11-9-604

Writ of Execution No. 10-08343

DEBT \$389,250.82

BY virtue of a Writ of Execution No. 10-08343

OWNER(S) of property situate in West Caln Township Chester County, Pennsylvania, being 123 Dominic Drive, Coatesville, PA 19320-5546

UPI No. 28-4-125.8

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$389,250.82

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **DAVID & PATRICIA HEATON**

SALE ADDRESS: 123 Dominic Dr, Coatesville, PA 19320

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

SALE NO. 11-9-605

Writ of Execution No. 10-14784

DEBT \$365,871.25

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

BEGINNING at a point in the south curb line of Merchant Street 104.76 feet west from the point where the said south curb line of Merchant Street intersects the west curb line of 6th Avenue; thence south along land now or late of Isaac Braunstein 150 feet to the north line of Lumber Street at a point 92.67 feet west from the west curb line of 6th Avenue; thence along the north line of said Lumber Street west 20 feet to a corner of land now or late of Charles V. Kendrick; thence along the said land passing through the center of the middle wall or partition of a double brick dwelling; the same being the accepted dividing line north 150 feet to the south curb line of Merchant Street; thence along the south curb line of Merchant Street east 20 feet to the place of beginning.

BEING known as 582 Elm Street (erroneously described in prior Deed referenced below as 528 Elm Street).

BEING the same premises which the Estate of Mack A. Harris, by Michael J. Robinson, Administrator D.B.N., and Michael J. Robinson and Marlene Robinson, individually, by Deed dated May 3, 207 and recorded June 6, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania, in Record Book 7179, Page 750, *et seq.*, granted and conveyed unto Michael J. Robinson, in fee.

SEIZED in execution as the property of Michael Robinson, a/k/a Michael J. Robinson, on Judgment No. 10-14784.

BEING Chester County UPI # 16-6-68. AND including the residential dwelling

thereon.

PLAINTIFF: CIT Small Business
Lending Corporation
VS

DEFENDANT: **MICHAEL ROBIN-
SON a/k/a MICHAEL J. ROBINSON**

SALE ADDRESS: 582 Elm St,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
WILLIAM PONTZ, 717-299-7254**

**SALE NO. 11-9-606
Writ of Execution No. 11-00148
DEBT \$105,837.16**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to Title Plan for Bala Investments prepared by Peter Krassa, Jr. and Associates, Inc., Consulting Engineers, dated 5/21/1997, last revised 8/7/1997, and recorded in the County of Chester as Plan #14058 as follows, to wit:

BEGINNING at a point on the south-westerly side of Peck Road at a common corner of Lots #2 and #3 as shown on said Plan; thence, from said beginning point and extending along the side of said road south 32 degrees 35 minutes 37 seconds east 62.97 feet to a point, a corner of lands now or late of Robert Maguire et ux; thence, extending along lands of the same the two (2) following courses and distances: (1) south 64 degrees 25 minutes 31 seconds west 183.22 feet to a point, and; (2) south 09 degrees 35 minutes 17 seconds east continuing along lands now or late of Greenbriar Civic Association 275.06 feet to a point; thence, continuing along lands of said Association south 73 degrees 38 minutes 00 seconds west 132.27 feet to a point, a corner of lands now or late of Thomas Armstrong et ux; thence, extending along lands of the same north 31 degrees 55 minutes 14 seconds west crossing over a certain calculated 100 year flood plain 270.57 feet to a point, a corner of Lot #4; thence, extending along the same the three (3) following courses and distances: (1) north 58 degrees 04 minutes 46 seconds east re-crossing the aforesaid flood plain 148.53 feet to a point; (2) north 09 degrees 35 minutes 17 seconds west crossing over a certain 30 feet wide storm sewer easement 58.18 feet to a point of curve, and; (3) along the arc of a circle curving to the right having a radius of 62.50 feet the arc distance of 25.74 feet to a point, a corner of Lot #2

aforesaid; thence, extending along the same the two (2) following courses and distances: (1) along the arc of a circle curving to the right having a radius of 62.50 feet the arc distance of 55.00 feet to a point of tangent, and; (2) north 64 degrees 25 minutes 31 seconds east 175.52 feet to a point, being the first mentioned point and place of beginning.

UNDER and subject to certain rights, easements and conditions as may now appear of record.

BEING Lot #3 on said Plan.

TITLE to said premises is vested in Cara Fisher a/k/a Cara M. Fisher, Daniel Fisher a/k/a Daniel W. Fisher, by Deed from James W. Rogers dated May 24, 2000 and recorded June 2, 2000 in Deed Book 4762, Page 0203.

PREMISES being known as: 560 Peck Road, Downingtown, Pennsylvania 19335.

TAX I.D. #: 33-04-0040.060

PLAINTIFF: Wells Fargo NA

VS

DEFENDANT: **DANIEL & CARA
FISHER**

SALE ADDRESS: 560 Peck Road,
Downingtown, PA 19335

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

**SALE NO. 11-9-607
Writ of Execution No. 11-01410
DEBT \$177,119.32**

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester, and State of Pennsylvania, bounded and described according to a subdivision of land for J. Norris Carr, made by Meizner, Civil Engineers and Surveyors, Collegeville, Pa., dated November 4, 1974, last revised November 25, 1974, as follows, to wit:

BEGINNING at an iron pin on the northeasterly side of Planebrook Road (50 feet wide) which iron pin is measured the 2 following courses and distances from a point of curve on the northwesterly side of Golf View Lane (40 feet wide) (as shown on said Plan), (1) extending from said point of curve on a line curving to the right having a radius of 20 feet the arc distance of 25.45 feet to a point of tangent; and (2) north 29 degrees 53 minutes west, 298.83 feet to a point and place

of beginning; thence extending from said beginning point along the northeasterly side of Planebrook Road, north 29 degrees 53 minutes west, 20.12 feet to an iron pin, a corner of land now or late of John Mowrer; thence extending along the same and along Lot No. 1-B on said Plan, north 66 degrees 29 minutes east, crossing over a certain drainage ditch, 379.92 feet to a point; thence extending still along Lot No. 1-B and along other land now or late of John Mowrer, north 30 degrees 15 minutes west, crossing the southerly right of way at a corner of Lot No. 16 on said Plan, now or late of M. Knox; thence extending along the same and along Lot No. 15 on said Plan, now or late of A. Capetola and partly along Lot No. 14 on said Plan, now or late of James Corle, and continuing along the center line of the aforesaid Philadelphia Electric Company right of way, north 87 degrees 56 minutes 50 seconds east, 175.58 feet to an iron pin a corner of Lot No. 10 on said Plan, now or late of Mrs. Robert N. Carr; thence extending along the same and recrossing the southerly right of line of the aforesaid Philadelphia Electric Company right of way, south 19 degrees 41 minutes 40 seconds east, 288.01 feet to an iron pin a corner of Lot No. 4 on said Plan; thence extending along the same the 2 following courses and distances: (1) south 70 degrees 47 minutes 34 seconds west, 104.76 feet to an iron pin and (2) north 29 degrees 53 minutes west, 49.89 feet to an iron pin; thence extending still along Lot No. 4 and along Lot No. 2 on said Plan; south 66 degrees 29 minutes west, recrossing the aforesaid Drainage Ditch, 379.58 feet to the first mentioned point and place of beginning.

CONTAINING 49,443 square feet of land, more or less.

BEING Lot No. 1-A as shown on said Plan.

PREMISES "B"

ALL THAT CERTAIN interior lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision made for John L. Mowrer, by Chester Valley Engineering, Inc., Paoli, PA., dated July 16, 1984 revised March 4, 1985 and described as follows, to wit:

BEGINNING at an interior point marked by an iron pin dividing parcels 1 and 2 and being north 19 degrees 41 minutes 40 seconds west 246.14 feet from a monument on the northwesterly side of Golf View Lane (40 feet wide); said

point also being the southwest corner of Lot No. 1; thence extending along lands of Janet Lee Fry, north 19 degrees 41 minutes 40 seconds west, 289.38 feet to a point in lands now or late of James A. Corle; thence extending along last mentioned lands and along lands now or late of Walton F. Hill, north 87 degrees 56 minutes 50 seconds east 157.40 feet to a point in line of lands now or late of John P. Gross, Jr.; thence extending along the last mentioned lands south 19 degrees 41 minutes 40 seconds east 119.88 feet to an iron pin, a corner of Lot No. 1; thence extending along same, south 31 degrees 13 minutes 43 seconds west, 193.22 feet to an iron pin, the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING .705 acres of land be the same more or less.

AS to Premises "A" being the same premises which William J. Fausnaught, by Indenture dated June 30, 1998 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4379 page 1736 &c., granted and conveyed unto Thomas W. Domenick, in fee.

AS to Premises "B" being the same premises which William J. Fausnaught, by Indenture dated June 30, 1998 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book and page 4379/1739 &c., granted and conveyed unto Thomas W. Domenick, in fee.

BEING Parcel Nos 42-3Q-20 and 42-3R-32.1

TITLE to said premises is vested in Thomas W. Domenick by Deed from William J. Fausnaught dated June 30, 1998 and recorded July 9, 1998 in Deed Book 4379, Page 1736 and Page 1739.

PREMISES being known as: 159 Planebrook Road, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-3R-31.1 & 42-3Q-20
PLAINTIFF: Malvern Federal Savings Bank

VS
DEFENDANT: **THOMAS W. DOMENICK**

SALE ADDRESS: 159 Planebrook Rd, Malvern, PA 19355

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

SALE NO. 11-9-608**Writ of Execution No. 10-01447****DEBT \$358,161.46**

ALL THAT CERTAIN message and lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the west side of South High Street, between Sharpless Street and Normal Avenue, in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west line of High Street at the distance of 199 feet southerly from the southwest corner of High and Sharpless Street, and also opposite the middle of the division wall between this and the adjoining message on the south; thence westerly through the middle of the said division wall 151.06 feet to a 16 feet wide alley; thence northerly along said alley, 30.12 feet to the line of land now or late of James Brothers; thence along said land easterly 150.04 feet to the west line of High Street, aforesaid; thence southerly along the west line of High Street, 30 feet to the place of beginning.

TOGETHER with the right to use a certain 16 feet wide alley and 14 feet wide alley adjacent as described in deed recorded in Deed Book K-11 Page Volume 257 Page 16.

TITLE to said premises is vested in Michael W. Dorn by Deed from Jayne A. Moore, Susan E. Bolton and James Michael Taylor and Connie Dee Talor dated March 2, 2006 and recorded March 10, 2006 in Deed Book 6786, Page 122.

PREMISES being known as: 612 South High Street, West Chester, Pennsylvania, 19382.

TAX I.D. #: 1-9-1092

PLAINTIFF: Deutsche Bank National Trust

VS

DEFENDANT: **MICHAEL W. DORN**

SALE ADDRESS: 612 South High Street, West Chester, PA 19382

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

SALE NO. 11-9-609**Writ of Execution No. 10-15378****DEBT \$172,156.65**

ALL THOSE CERTAIN lots or parcels of land, situate in North Coventry Township, Chester County, Pennsylvania, being Lot No. 89

and the north 36 feet 36 inches of Lot No. 90 in Hanover Heights Terrace in Plan Book 1, Page 91, in the Recorder of Deeds Office at West Chester, Pennsylvania.

BEING UPI No. 17-3C-165.

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

VS

DEFENDANT: **UNKNOWN HEIRS**

SALE ADDRESS: 537 Kline Avenue, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **THOMAS M. FEDERMAN, 215-563-7000**

SALE NO. 11-9-610**Writ of Execution No. 10-08336****DEBT \$205,331.36**

ALL THAT CERTAIN lot or piece of ground situate in the Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for Bailey Road Associates, L.P., made by Edward B. Walsh, Inc. Downingtown, PA dated 6-30-1997 last revised 4-3-1998 and recorded in Chester County as Plan #14343 as follows to wit:

BEGINNING at a point on the westerly side of Road "A", a corner of Lot 42, thence extending along same, south 39 degrees 40 minutes 02 seconds west crossing the bed of a 50 feet wide Transcontinental Gas Pipeline Right of Way, and a 20 feet wide sanitary sewer easement, 223.85 feet to a point in the line of Lot 33, thence extending along same, and in the bed of a 20 feet wide storm sewer easement, north 27 degrees 54 minutes 50 seconds west 107.54 feet to a point in the line of Lot 34, thence extending along same north 58 degrees 37 minutes 01 seconds east recrossing the bed of a 50 feet wide Transcontinental Gas Pipeline Right of Way, 80.15 feet to a point in the bed of same, thence extending along same, and in the bed of same, north 27 degrees 54 minutes 50 seconds west 30.00 feet to a point in the line of Lot 40, thence extending along same, and crossing the bed of a 50 feet wide Transcontinental Gas Pipeline Right of Way, north 62 degrees 05 minutes 10 seconds east 120.00 feet to a point on the westerly side of Road "A", aforementioned, thence extending along same, south 27 degrees 54 minutes 50 seconds east 8.03 feet to a point of curve, thence extending along same, along the arc of a circle curving to the left with a radius of 175.00

feet, the arc distance of 50.22 feet to a point of beginning.

BEING Lot 41 on said Plan.

CONTAINING 17,821 sq. feet.

UNDER AND SUBJECT to restrictions which appear on record

BEING the same premises which Bailey Road Associates, L.P. by Deed dated February 20, 2002 and duly recorded with the Chester County Recorder of Deeds on February 27, 2002, in Deed Book Volume 5212, Page 303, granted and conveyed unto Matthew D. LaRue and Denise M. LaRue, husband and wife.

PROPERTY known as: 114 Garden View Drive, Thorndale, PA 19372

BEING UPI #39-4-240

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **DENISE & MATTHEW LaRUE**

SALE ADDRESS: 114 Garden View Dr, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0808**

SALE NO. 11-9-611

Writ of Execution No. 10-15334

DEBT \$188,077.75

ALL THAT CERTAIN tenement and tract of land on the southern corner of Dayton and Emmett Streets, in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point of intersection of the western curb line of Dayton Street with the southern curb line of Emmett Street; thence along the western curb line of Dayton Street south 15 degrees east 75 feet and 9 inches to a mark on the curb at a corner of land now or late of Annie Buckeley, thence along south 75 degrees 30 minutes west 207 feet and 9 inches to a pin; thence along the eastern line of North Street north 13 degrees 15 minutes west 74 minutes east 205 feet and 5 inches to the point of beginning.

BEING the same premises which Martin G. Fabian, by Indenture dated November 22, 2002 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 5491 Page 1636 &c., granted and conveyed unto Jeanne R. Peterson, in fee.

BEING Parcel No. 15-5-311.

IMPROVEMENTS consist of a single family residential dwelling.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **MARK ANDREW DEERY and SARAH JOHNSON**

SALE ADDRESS: 240 Dayton St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **NANCY J. GLIDDEN, 610-692-1371**

SALE NO. 11-9-612

Writ of Execution No. 10-14156

DEBT \$2,548,656.98

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in Kennett Township, Chester County Pennsylvania, bounded and described according to a final subdivision plan for Stephen S. and S. Scott Danby and William L. Page made by Register Associates Inc., dated 10/5/1994 revised 1/10/1995 and recorded in Chester County as Plan no. 12808 as follows, to wit.

BEGINNING at a point on the title line in the bed of Public Road, SR 3040 known as Rosedale Road, a corner of Lot B on said Plan; thence extending along said Lot and crossing the northwardly side of said road, north 01 degrees, 04 minutes, 17 seconds west 127.30 feet to a point a corner of other lands now or formerly of William L. Page; thence extending along said lands the two following courses and distances (1) north 00 degrees, 07 minutes, 28 seconds east 189.93 feet to a point and (2) north 89 degrees, 52 minutes, 32 seconds west 148.00 feet to a point in line of lands now or formerly of Robert J. Fragile; thence extending along lands, north 00 degrees, 30 minutes, 00 seconds east 364.15 feet to a point in the bed of said Septa Railroad; thence extending through the bed of the same the two following courses and distance (1) north 82 degrees, 30 minutes, 00 seconds east 148.71 feet to a point and (2) north 89 degrees, 30 minutes 00 seconds east 162.76 feet to a point on the title line in the bed of public road T-420 known as McFarlan Road; thence extending through the bed of said road, south 00 degrees, 05 minutes, 00 seconds west 703.91 feet to a point of intersection with the title line in the bed of Rosedale Road; thence extending through the bed of Rosedale Road, north 89 degrees, 30 minutes, 00 seconds west 162.38 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN tract or parcel of land with the buildings erected, situate in Kennett Township, Chester County, Pennsylvania described according to a Plan prepared by George E. Regester Jr. and Sons Inc., dated February 28, 1982 and last revised September 11, 1985, being Drawing No. G-258 and being Parcel A on the said plan to wit.

BEGINNING at a point set in the title line Public Road L.R. 16042 known as Rosedale Road marking a corner of this about to be described tract and a corner of lands of Steve W. Lewis; thence leaving the said point of beginning and along the title line of Rosedale Road, north 89 degrees, 30 minutes, 00 seconds west 20.56 feet to a point marking a corner of lands of Robert J. Fragel; thence along the same and leaving Rosedale Road, north 00 degrees, 30 minutes, 00 seconds east 316.21 feet to a point marking a corner of lands of Danby Lumber Company; thence along the same, south 89 degrees, 52 minutes, 32 seconds east 148.01 feet to a point; thence continuing partly along the same and partly along parcel B on the said plan, south 00 degrees, 07 minutes, 28 seconds west 189.93 feet to a point set in line of lands of Steve W. Lewis, aforesaid mentioned; thence along the same the following 2 courses and distances to wit, (1) south 89 degrees, 50 minutes, 53 seconds west 122.10 feet to an old spike (2) south 03 degrees, 30 minutes, 00 seconds west 126.03 feet to the mentioned first point and place of beginning.

BEING Parcel "A" as shown on said Plan.

TOGETHER with the reserving the free, right, liberty and privilege of a 15 feet wide right of way existing drive leading in a westerly direction from McFarlan Road through and across Parcel "B" and partly through Parcel "A", in common with the owners, tenants and occupiers of Parcel "A" as and for a driveway, right of way and watercourse at all times hereafter, forever.

ALL THAT CERTAIN tract or parcel of land situate in Kennett Township, Chester County, Pennsylvania, described according to a plan prepared by Regester Associates Inc., dated October 5, 1994 and last revised January 10, 1995 being Drawing No. P-659 and being Parcel "B" on the said plan, to wit.

BEGINNING at a point in the title line of Public Road S.R. 3040 known as Rosedale Road marking a corner of the herein described tract and a corner of lands of William L. Page; thence leav-

ing the said point of beginning, leaving Rosedale Road and along lands of William L. Page the following 2 courses and distances to wit (1) north 03 degrees, 30 minutes, 00 seconds east 126.03 feet to a point (2) north 89 degrees, 03 minutes, 00 seconds east 122.10 feet to a point marking a corner of land of Stephen S. and S. Scott Danby and a corner of Parcel "A" on the said plan; thence along Parcel "A" south 01 degrees, 04 minutes, 17 seconds east 127.130 feet to a point in the title line of Rosedale Road, aforementioned; thence along the same, north 89 degrees, 30 minutes, 00 seconds west 132.18 feet to the first mentioned point and place of beginning.

TAX ID/Parcel No. 62-4-79.2 and 62-4-79

PREMISES A, Being the same premises which Stephen S. Danby and S. Scott Danby, Jr. by Deed dated 1-21-2000 and recorded 10-11-2000 in Chester County in Record Book 4833 Page 1648 conveyed unto Stephen S. Danby and S. Scott Danby, Jr., in fee.

PREMISES B, Being the same premises which William L. Page and Nancy L. Page by Deed dated 1-10-2003 and recorded 1-30-2003 in Chester County in Record Book 5553 Page 1771 conveyed unto Stephen S. Danby and S. Scott Danby, Jr., in fee.

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **STEPHEN S. & S. SCOTT (JR) DANBY**

SALE ADDRESS: 475 McFarlan Rd, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ROSETTA B. PACKER, 215-979-3800**

SALE NO. 11-9-613

Writ of Execution No. 10-03206

DEBT \$143,022.72

By virtue of a Writ of Execution No. 10-03206

OWNER(S) of property situate in the Township of Westtown, Chester County, Pennsylvania, being 1518 Manley Road, Unit A7, West Chester, PA 19382-7762

UPI No. 67-02-0206

Improvements thereon: residential dwelling

Judgment Amount: \$143,022.72

PLAINTIFF: Deutsche Bank Trust Company

VS

DEFENDANT: ANNA MARTIN

SALE ADDRESS: 1518 Manley Road
Unit A 7, West Chester, PA 19382

PLAINTIFF ATTORNEY: LAUREN

R. TABAS 215-563-7000**SALE NO. 11-9-616****Writ of Execution No. 07-06217****DEBT \$223,410.01**

BY virtue of a Writ of Execution No.
07-06217

OWNER(S) of property situate in the
Borough of West Chester, Chester County,
Pennsylvania, being 147 East Miner Street, West
Chester, PA 19382

UPI No. 01-09-0336

IMPROVEMENTS thereon:
Residential dwelling

JUDGMENT amount: \$223,410.01

PLAINTIFF: The Deutsche Bank
National Trust Company (Trustee) AKA Pooling
and Servicing Agreement Series

VS

DEFENDANT: LINDA LOUTEY

SALE ADDRESS: 147 East Miner
Street, West Chester, PA 19382

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

SALE NO. 11-9-617**Writ of Execution No. 11-02207****DEBT \$539,999.49**

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

BOUNDED on the north by message
and lot late of Mary D. Biddle, now Edith M.
Johnson; on the west by said High Street: on the
south by message and lot late of Emma D. Webb
and Louisa Darlington, now of Edward Epbridge
and wife: and on the east by a 20 feet wide alley,
being 59 feet in front on said High Street and
extending back of that width between parallel
straight lines 173 feet more or less to the alley
aforementioned.

PARCEL No.: 1-4-112

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

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

PLAINTIFF: Aurora Loan Services

LLC

VS

DEFENDANT: DIANA JARAMIL-
LO

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

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

SALE NO. 11-9-618**Writ of Execution No. 10-12983****DEBT \$225,517.71**

BY virtue of a Writ of Execution No.
10-12983

OWNER(S) of property situate in the
Parkesburg Borough, Chester County,
Pennsylvania, being 408 5th Avenue, Parkesburg,
PA 19365-1439

PARCEL No. 8-5-363.26

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$225,517.71

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: WAYNE & MEGAN
BICKINGS

SALE ADDRESS: 408 5th Ave,
Parkesburg, PA 19365

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

SALE NO. 11-9-619**Writ of Execution No. 09-14161****DEBT \$81,581.60**

BY virtue of a Writ of Execution No.
09-14161

OWNER(S) of property situate in the
Borough of Oxford, Chester County,
Pennsylvania, being 752 Broad Street, Oxford, PA
19363-1623

UPI No. 6-9-62-1E

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$81,581.60

Loans
PLAINTIFF: First Horizon Home
VS
DEFENDANT: **JAMES F. RUM-
FORD**
SALE ADDRESS: 752 Broad Street,
Oxford, PA 19363
PLAINTIFF ATTORNEY: **JENINE
REBECCA DAVEY, 215-563-7000**

SALE NO. 11-9-620
Writ of Execution No. 10-09244
DEBT \$203,115.87

BY virtue of a Writ of Execution No.
10-09244

OWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 2406 Bridgewater Court,
Chester Springs, PA 19425-8737
UPI No. 33-2-286

IMPROVEMENTS thereon: residential
dwelling
JUDGMENT amount: \$203,115.87
PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **DEBORAH L. GEN-
TILINI**
SALE ADDRESS: 2406 Bridgewater
Court, Chester Springs, PA 19425
PLAINTIFF ATTORNEY: **MICHELE
M. BRADFORD, 215-563-7000**

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