

**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 59

WEST CHESTER, PENNSYLVANIA, APRIL 28, 2011

No. 17

TABLE OF CONTENTS

59 CHESTER COUNTY REPORTS

Commonwealth vs. Watson

*Motion to suppress – Writ of Habeas Corpus – Drugs – Runaway –
Gang gathering - Pretext*114 (2011)

Classified Ads Page 36

Meeting Space
West Chester

Legal Notices

See Table of Contents 1

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION

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

www.chescobar.org
gcunningham@chescobar.org

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

Richard Meanix, Editor

Assistant Editors

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

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

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

2011 CCBA Officers

Lance J. Nelson, *President*

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

Kim Denise Morton, *Vice President*

Lisa Comber Hall, *Treasurer*

Craig Styer, *Secretary*

George C. Zumbano

Immediate Past President

Executive Director

Wendy C. Hoffman

2011 CCBA Directors

Mary-Ellen H. Allen

Rami Bishay

Stacey Fuller

Hon. Thomas G. Gavin

Stanley J. Lieberman

Jane P. Marks

David M. Melchiorre

Jeffrey R. Sommer

2011 YLD Division

Lisa Esposito Grady, *Chair*

Juan P. Sanchez, *Chair-Elect*

Amanda Sundquist, *Immediate Past Chair*

Commonwealth vs. Watson

Motion to suppress – Writ of Habeas Corpus – Drugs – Runaway – Gang gathering - Pretext

An officer was informed of a runaway child who was reported to be at a residence on Chestnut Street; however, no description of the “runaway” was ever provided, calling into question how the police would know for whom they were looking. The officer thought there was a gang gathering at the residence. A detective assembled a dozen or more officers to go to the residence. Upon arrival at the residence, glass was missing from the rear door and the odor of marijuana emanating from the residence was noted. A juvenile was observed, contact attempted and entry made when the juvenile ran back in the residence. The Court noted the thought of gang activity in a high drug area provided a pretext as to why the officers actually entered the residence. The Court Held there were no exigent circumstances justifying the warrantless entry of the residence and granted the Motion to Suppress and the Motion for Writ of Habeas Corpus as to all of the counts charged, to wit, Possession with Intent to Deliver, Possession of Drug Paraphernalia and Recklessly Endangering Another Person.

R.E.M.

C.C.P., Chester County, Pennsylvania Criminal Division No. 1470-2010;
Commonwealth of Pennsylvania vs. Khalil Watson

Jessica A. Krilivsky for the Commonwealth

Nellie Bey for Defendant

Gavin, J., December 20, 2010:-

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS
: CHESTER COUNTY, PENNSYLVANIA
vs.
: CRIMINAL DIVISION
KHALIL WATSON : NO: **1470-2010**

Jessica A. Krilivsky, Esquire, Attorney for the Commonwealth
Nellie Bey, Esquire, Attorney for Defendant

OPINION

ISSUE

Was defendant properly held for court on the charges of Possession with Intent to Deliver (35 P.S. §780-113(a)(30)), Possession of Drug Paraphernalia (35 P.S. §780-113(a)(32)) and Recklessly Endangering Another Person (18 Pa. C.S.A. §2705)? Was entry of the home lawful?

FINDINGS OF FACT

A

Transcript of April 19, 2010

Officer Claude Simpkins testified that:

1. He is a Coatesville Police Officer and is familiar with drugs and drug paraphernalia. Page 1 generally.
2. He is familiar with marijuana and has been qualified as an expert regarding “narcotics.” Page 2 generally.
3. On February 18, 2010 he was informed of a runaway child who was reported to be at a residence on Chestnut Street. Page 2, lines 17 & 18.
4. Upon arrival at the residence the (odor of) marijuana emanating from the residence was noted. Page 3, line 2.
5. A juvenile was observed, contact attempted and entry made when the juvenile ran back in the residence. Page 3, lines 9-12.
6. Several juveniles were present who were drinking. Page 3, line 14.
7. A 3 year old child was present. Page 3, line 18.
8. The child was close to alcohol, marijuana and a knife. Page 4, lines 1-2.

9. Defendant had custody of the child. Page 4, lines 19-21.
10. Bags of marijuana packaged for sale and a scale were found. Page 5-6 generally.
11. The 3 year old was asleep on a couch. Page 8, line 13.
12. Defendant was found in a bedroom. Page 7, line 19.
13. Four or five other people were present in the home. Page 8, line 22.
14. The persons referenced in FF#13 said they lived in the residence. Page 9, line 5.

B

Hearing of October 28, 2010¹

Officer Simpkins testified that:

15. He was flagged down by an Hispanic male regarding his runaway son.
16. He spoke to a detective at the Coatesville Police Department who assembled 12-15 officers to go to the residence, 327 E. Chestnut Street.
17. Glass was missing from the rear door, the odor of marijuana was emanating from the house and when no one came to the door when the officers announced "Coatesville Police," they entered.
18. He thought the residence was abandoned.
19. Defendant owns the residence.
20. He thought there was a "gang gathering" at the residence.

DISCUSSION

It is inconceivable to me that this case was even presented to a Magisterial District Judge for consideration given the numerous red flags evident, e.g.,

1. No description of the "runaway" was ever provided, calling into question how the police would know for whom they were looking.
2. Assembling 12-15 officers to go to the residence might be warranted in a "hostage" situation or one where it was alleged that the "runaway" was being brutalized, but not where the police were simply looking for a "runaway."
3. Officer Simpkins comment re "gang activity" explains the 12-15 officers as does the known (of which I take judicial notice) drug reputation of the Chestnut Street area. These two facts together scream "pretext" as to why the officers really went there.

¹These findings are from my bench notes.

4. The sighting of an unidentified juvenile (Hispanic, African-American, Caucasian?) who walked away when the police identified themselves provided no justification to enter the residence.
5. Finding contraband in an area where 5-6 people were located should have suggested that assigning possession, constructive or otherwise, of the contraband to one person was tantamount to the birthday party exercise of pinning the tail on the donkey while blindfolded.
6. Just how is a “sleeping” 3 year old child endangered by the presence of contraband?
7. What exigent circumstance warranted entry of the home, given the fact it was surrounded by 12-15 officers?

In the not too distant past, facts such as these would have prompted a “you’ve got to be kidding me” response from the prosecuting attorney and this case would not have seen the light of day. The officers would have been told, “right result (child rescued, contraband seized, party broken up) for the wrong reason (illegal entry),” learn from your mistake! Would that those days return. Discretion, properly exercised, would do much to preserve valuable resources for the cases that should be prosecuted.

Nothing in the transcript as supplemented by the in-court testimony makes out any of these offenses even having in mind the minimal evidentiary requirements to establish a prima facie case. See: *Commonwealth v. Fountain*, 811 A.2d 24, 25-26 (Pa.Super. 2002).

There were no exigent circumstances justifying the warrantless entry of the residence.

Based on the foregoing, I enter my

ORDER

AND NOW, this 20th day of December, 2010, the MOTION TO SUPPRESS and the MOTION FOR WRIT OF HABEAS CORPUS as to ALL² Counts are **GRANTED**.

BY THE COURT:

/s/ Hon. Thomas G. Gavin

² In its Motion for Writ of Habeas Corpus the defense did not challenge the counts charging Corruption of Minors, 18 Pa.C.S.A. §6301(a)(1), and Endangering the Welfare of Children, 18 Pa.C.S.A. §4304(a), however, these counts are also properly dismissed. Given the circumstances of the police entry into the home, and the facts presented to me regarding the elements of these crimes, neither count has been sufficiently established to survive review.

The Ultimate Piggy Bank



Access Up To \$50 Million In FDIC Insurance

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

1 First
Resource
Bank

CDARS®

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

MemberFDIC



TABLE OF CONTENTS
LEGAL NOTICES

Audit List. 2
Change of Name 3
Corporation Notice 3
Estate Notices **1st Publication** 4
Estate Notices **2nd Publication** 6
Estate Notices **3rd Publication** 8
Fictitious Name 10
Notice of Hearing 10
Notice of Intention to Withdraw from Doing Business 10
Notice of Action to Quiet Title 11
Public Notice 12
Sheriff’s Sales 15
1st Publication

Lawyer Referral



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

**Do You Need a Qualified
LAWYER?**

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

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

**Chester County
Legal Resources**

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

**Chester County
Bar Association**

NOTICES

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

CLERK OF THE ORPHANS’ COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, MAY 4, 2011
Courtroom 15 at 9:00 A.M. PREVAILING TIME
THE HONORABLE JOHN L. HALL

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

ESTATE OF MARTHA ANN MCCOWAN, DECEASED A/K/A MARTHA A. MCCOWAN FIRST AND FINAL ACCOUNT OF: ELIZABETH BARRETT HERNANDEZ, ADMINISTRATOR CTA ATTORNEY(S): H. MICHAEL COHEN, ESQUIRE	1508-1454
ESTATE OF DENA BREWSTER, DECEASED FIRST AND FINAL ACCOUNT OF: NEIL W. HEAD, ADMINISTRATOR ATTORNEY(S): MARY RUTH LASOTA, ESQUIRE	1509-0626
ESTATE OF CHARLES M. SMITH, DECEASED FIRST AND INTERIM ACCOUNT OF: WELLS FARGO BANK, N.A., EXECUTOR ATTORNEY(S): F. HARRY SPIESS JR, ESQUIRE	1509-0200

CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2010-08472-NC

NOTICE IS HEREBY GIVEN that on July 15, 2010, the Petition of KATHRYN KOEHNE, was filed in the above named Court, praying for a Decree to change her name to KATHRYN BURKE.

The Court has fixed June 20, 2011 at 9:30 o'clock a.m., in Courtroom No. 5, Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

ROBERT P. SNYDER
Attorney for Petitioner
121 Ivy Lane
King of Prussia, PA 19406
(610) 265-8050

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for FunkyD, Inc., a business corporation, organized under the Pennsylvania Business Corporation Law of 1988.

KAPLIN STEWART MELOFF REITER &
STEIN, P.C., Solicitors
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422-0765

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for BIG LOU PRODUCTIONS, INC., a business corporation, organized under the Pennsylvania Business Corporation Law of 1988.

JOHN J. RENDEMONTI, P.C., Solicitor
14 Regency Plaza
Glen Mills, PA 19342

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

**CORPORATION OUTFITS AND
LIMITED LIABILITY COMPANY OUTFITS**

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113 FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 31, 2011 for Corner Pond Farm, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: farm operation

VICKY ANN TRIMMER, Solicitor

Persun & Heim, P.C.

P.O. Box 659

Mechanicsburg, PA 17055-0659

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 20, 2011 for Michoacana Grill, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: To operate a restaurant, and to exercise all privileges which a business corporation may now or hereafter be authorized to engage in, do, exercise and enjoy pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as from time to time amended.

A. DUIE LATTA, Solicitor

MacElree Harvey

17 West Miner Street

P.O. Box 660

West Chester, PA 19381-0660

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

ANTHONY, Jean Maddock, late of Tredyffrin Township. Stacy Maddock Merrigan and Gary Maddock Anthony, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

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

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

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

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

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

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

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

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

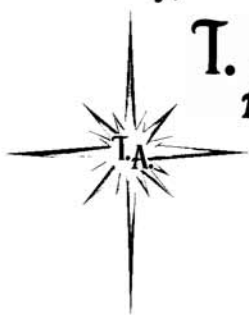
MILLER, Frances F. Lynne M. Feldman, 40 Woodview Drive, Doylestown, PA 18901, Executrix. **BRETT B. WEINSTEIN**, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

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

ROSS, Robert N., late of West Fallowfield Township. H. Suzanne Peterson, Betsy R. Bradford and **L. Peter Temple**, 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.

STOLTZFUS, Samuel Z., late of Honey Brook Township. Wilma J. Stoltzfus, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Sreet, West Chester, PA 19382-2924, Executrix. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Sreet, West Chester, PA 19382-2924, atty.

Friendly, Knowledgeable & Responsive



T.A. TITLE INSURANCE COMPANY

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

Title Insurance Services ✧ Convenient Closings ✧ Title Searches

Contact our local offices or inquire about our Agency Program

Paoli Office

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

Downingtown Office

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

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

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

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

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

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

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

2nd Publication

BAIR, Robert T., Jr., late of Penn Township. Deborah Bair Weizenegger and Laurie Bair Deckers, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BOOK, Forrest C., Jr., late of West Caln Township. Forrest C. Book III and Dorl Hilton, care of NICHOLAS T. GARD, Esquire, 912 West Main Street, Suite 402, New Holland, PA 17557, Executors. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 912 West Main Street, Suite 402, New Holland, PA 17557, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

CHARLES T. DeTULLIO

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

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

Criminal Law

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

Traffic Cases

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

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

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

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

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

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

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

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

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

3rd Publication

BARBIN, John E., late of Spring City, PA. Beverly Barefield, Facility Reimbursement Officer, Southeastern Veterans' Center, One Veterans Drive, Spring City, PA 19475-1230, Administrator. JOHN J. CANTWELL, JR., Esquire, Pennsylvania Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, atty.

BRADSHAW, Richard, late of Borough of West Chester. Adell Kochubka, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

CHOVANES, Michael, a/k/a Michael Chovanes Jr., late of Chester County. Beverly Barefield, Facility Reimbursement Officer, One Veterans' Drive, Spring City, PA 19475-1241, Administrator. STEPHEN J. BUSHINSKI, Esquire, Office of Chief Counsel, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, atty.

COBLENTZ, Homer R., late of Honey Brook Township. Martha F. Coblentz, 3642 Horseshoe Pike, Honey Brook, PA 19344, Executrix. LINDA KLING, Esquire, Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

CRANDON, Barbara C., late of Penn Township. Ruth C. Clark, 7 Raintree Road, Chadds Ford, PA 19317, Executor. W. JEFFREY WHITTLE, Esquire, Cooch and Taylor, P.O. Box 1680, Wilmington, DE 19899-1680, atty.

CRYSLER, Margaret R., late of Willistown Township. Elizabeth J. Crysler, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

GRAHAM, Garth K., late of East Goshen Township. Erika Wunsch Graham, care of JILL R. FOWLER, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

HOLTAN, Winnifred E., a/k/a Winifred E. Holtan, late of Uwchlan Township. Gwendolyn M. Holtan, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

HOPKINS, Joan Lange, a/k/a Joan Coxé Hopkins, Joan Coxé Fletcher Hopkins, Joan Coxé Fletcher Lange Hopkins, late of Willistown Township. Robert T. Lange, Jr., care of EDWARD GERARD CONROY, Esquire, P. O. Box 885, West Chester, PA 19381-0885, Executor. EDWARD GERARD CONROY, Esquire, P. O. Box 885, West Chester, PA 19381-0885, atty.

KLINK, Geraldine F., late of East Coventry Township. Debra D. Keller, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, atty.

LINDNER, Leslie A., late of Parkesburg. Heather A. Lindner, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

LUMINELLO, Mary A., late of Borough of West Chester. Ida M. Scott and Dominic J. Luminello, Jr., care of JENNIFER A. JANIS, Esquire, 212 West Gay Street, West Chester, PA 19380, Executors. JENNIFER A. JANIS, Esquire, Tupitza & Associates, P.C., 212 West Gay Street, West Chester, PA 19380, atty.

MACKEY, Patricia C., late of Borough of West Chester. R. David Mackey and Laurel DiPrimio, care of LYNDIA M. KELLY, Esquire, 1255 Drummers Lane, Suite 105, Wayne, PA 19087, Executors. LYNDIA M. KELLY, Esquire, Palmarella, Curry & Kelly, P.C., 1255 Drummers Lane, Suite 105, Wayne, PA 19087, atty.

MCDANIEL, Daniel R., a/k/a Daniel McDaniel, late of City of Coatesville. Adele D. Jankowski, care of SAMUEL G. FORTE, Esquire, 9225 Frankford Avenue, Philadelphia, PA 19114, Administratrix. SAMUEL G. FORTE, Esquire, 9225 Frankford Avenue, Philadelphia, PA 19114, atty.

MENIGE, George A., late of Borough of West Chester. Peter Fascia, CPA, Nihill & Riedley, P.C., The Public Ledger Building, Suite 800, 150 S. Independence Mall, West Philadelphia, PA 19106, Executor. MATTHEW A. LIPMAN, Esquire, McElroy, Deutsch, Mulvaney & Carpenter, LLP, 1617 John F. Kennedy Blvd, Suite 1500, Philadelphia, PA 19103-1815, atty.

MEREDITH, Sandra Mason, late of West Bradford Township. Edward J. Zonetti, Jr., care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

PACIELLO, Ann, late of West Chester, East Goshen Twp. Herbert Crane, 336 West Bay Dr., Venice, FL 34285, Executor.

REDDISH, John J., late of Pennsbury Township. Jorin Reddish and Robert G. Flynt, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SHELTON, Charles David, a/k/a C. David Shelton, late of East Nottingham Township. Helen K. Shelton, care of George G. Heiney, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. George G. Heiney, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

SINAPI, Erma, late of City of Coatesville. John Sinapi, 131 North Christiana Avenue, Gap, PA 17527, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

STEEN, Beulah E., late of Uwchlan Township. William E. Steen and C. Raymond Steen, Jr., care of DOLORES M. TROIANI, Esquire, 131 Lancaster Avenue, Devon, PA 19333, Executors. DOLORES M. TROIANI, Esquire, 131 Lancaster Avenue, Devon, PA 19333, atty.

TELISCHAK, Barrie D., late of Coatesville, Penn Township. Susan T. Libman, 132 Nason Hill Road, Sherborn, MA 01770-1232, Administratrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

WEIDMAN, James Henry, a/k/a James H. Weidman, late of Tredyffrin Township. Evelyn W. Ryder, 369 North Valley Forge Road, Devon, PA 19333 and Joy S. W. Brown, 140 Steeplechase Road, Devon, PA 19333, Executrices. **CHRISTOPHER S. DANA**, Esquire, 3914 Darby Road, Bryn Mawr, PA 19010, atty.

ZEHNER, David T., a/k/a David T. Zehner, Jr., late of Coatesville. Edward Zehner, 3 Wanoma Circle, Rehoboth Beach, DE 19971-7704, Executor. **TODD ALLEN ELLIOTT**, Esquire, Elliot Legal Services, 835 West Chester Pike, West Chester, PA 19382-4863, atty.

FICTITIOUS NAME

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

Wizwit Catering, with its principal place of business at 189 Pennsylvania Avenue, Malvern, PA 19355.

The application has been (or will be) filed on: April 13, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: J. Scott Walsh.

FICTITIOUS NAME REGISTRATION

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on April 1, 2011 for an Application for the conduct of business in Chester County, Pennsylvania, under the assumed or fictitious name, style or designation of **SCHOONER MARKETING**, with an address of 1205 Mountainview Drive, Wayne, PA 19087.

The name and address of the person interested in said business is **RICHARD A. BARTELS**, 1205 Mountainview Drive, Wayne, PA 19087.

1st Publication

NOTICE OF HEARING

In re: DECREASE IN NUMBER OF MEMBERS OF AVONDALE BOROUGH COUNCIL FROM SEVEN (7) TO FIVE (5) COUNCILORS: IN THE COURT OF COMMON PLEAS: CHESTER COUNTY, PENNSYLVANIA: CIVIL ACTION: NO. 2011-03861-EL. AND NOW, this 14th day of April, 2011, upon consideration of the Petition of Electors of the Borough of Avondale, requesting the Court to decrease the number of members of Avondale Borough Council from seven to five councillors pursuant to Borough Code Section 818, 53 P.S. § 45818, a hearing on the Petition is hereby scheduled for the 4th day of May, 2011, at 1:30 p.m. in Courtroom No. 1, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. BY THE COURT: signed **JAMES P. MacELREE II, P.J.**

NOTICE OF INTENTION TO WITHDRAW FROM DOING BUSINESS

Veritas Christian Academy, Inc., a foreign business corporation incorporated under the laws of Delaware, intends to withdraw from doing business in this Commonwealth. The address including street and number, if any, of its principal office under the laws of its jurisdiction of incorporation is 3500 S. DuPont Highway, Dover, DE 19901. Its last registered office in this Commonwealth is 123 Anderson Farm Road, Phoenixville, PA 19460 and is deemed for venue and official publication purposes to be located in Chester County, Pennsylvania.

NOTICE

IN THE COURT OF
COMMON PLEAS OF
CHESTER COUNTY
PENNSYLVANIA
CIVIL ACTION-
LAW NO. 10-15433

ROLAND ORIS
VS.
ABRAM & IDA SHORT et al.

ACTION TO QUIET TITLE

TO: ABRAM SHORT, et al.,
DEFENDANT

You have been sued in court. An Action to Quiet Title has been instituted against you by the Plaintiff, ROLAND ORIS, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lein interests you may have with respect to the premises located at 654 Weadley Rd, Wayne Pa, Chester County, Pennsylvania.

NOTICE

You are hereby notified that If you wish to defend against the claims set forth, you must take action within twenty (20) days from the publication of this notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

LAWYERS' REFERENCE SERVICE
CHESTER COUNTY BAR ASSOCIATION
15 WEST GAY ST.
WEST CHESTER, PA 19380
TELEPHONE: 610-429-1500

Roland Oris,
6828 Torresdale Avenue, 1st Floor
Philadelphia, PA 19135
(215) 333-2233

3rd Publication**DOWNINGTOWN AREA SCHOOL DISTRICT
CHESTER COUNTY, PENNSYLVANIA****PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale ("the Petition") on Friday, April 29, 2011, in Courtroom # 3 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 1:30 p.m. The purpose of the hearing is to address Downingtown Area School District's ("the School District") Petition for approval to sell by private sale, under the terms set forth below and contained in the Petition, the School District's former warehouse located at 320 Boot Road, East Caln Township, Chester County, Pennsylvania also known as tax parcel number 40-03-0011.060E, deed reference Book 7051 page 1713 ("the Property").

The Property is approximately two acres and is improved with a 20,008 square feet flex warehouse with related improvements, including approximately 2000 square feet of finished administrative space within the warehouse and an asphalt parking area. The warehouse is also improved with a gas fired heater, a fire suppression sprinkler system, six roll-up doors and fluorescent lighting throughout and is serviced by public water, public sewer and natural gas. The Property is located within the I-1 Industrial Zoning District of East Caln Township.

The Property is being sold pursuant to an Agreement of Sale to Michael Homajani ("the Purchaser") with an address of Import Cars of West Chester, 700 East Market Street, West Chester, PA 19382. The Purchaser has offered \$1.9 Million for the Property and has offered to pay all real estate transfer tax. The School District has agreed to pay a broker's fee to Times Real Estate, Inc. in the amount of 3% of the purchase price. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale.

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District's Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place Downingtown, PA 19335, c/o Richard A. Fazio, (610) 269-8460. For more information, please contact:

Guy A. Donatelli, Esquire
Lamb McErlane PC
24 East Market Street
West Chester, PA 19381
Direct Dial: (610) 701-4419
Facsimile: (610) 692-0877
Email: gdonatelli@chescolaw.com

Guy A. Donatelli, Solicitor Downingtown Area School District

Solicitor

County of Lancaster

Will work closely with the Board of Commissioners, department heads, and other County officials; the Solicitor will be responsible to provide and/or supervise a full range of legal services relating to County operations.

KEY JOB ASPECTS:

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

MINIMUM QUALIFICATIONS:

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

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

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

Mark Hendrickson, Director
Office of Human Resources
150 North Queen St., Suite 312
Lancaster, PA 17603

EOE Employer

ATTORNEY DISCIPLINARY/ETHICS MATTERS

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

James C. Schwartzman, Esq.

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania
Former Federal Prosecutor • Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania • Pennsylvania Interest on Lawyers Trust Account Board
Selected by his peers as one of the top 100 *Super Lawyers* in PA • Named by his peers to *Best Lawyers in America* in the areas of legal malpractice and professional responsibility

Dana Pirone Carosella, Esq.

Representing attorneys in disciplinary and ethics matters for 16 years
Author and Speaker on ethics matters

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

(215) 751-2863

Wisler Pearlstine, LLP



We're on the move...

...but just up the street,
and our commitment to our clients
and community is stronger than ever.

*Wisler Pearlstine, LLP is pleased to announce
our new office location:*

Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422-2323
610.825.8400

www.wislerpearlstine.com

SHERIFF SALE OF REAL ESTATE

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

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

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

CAROLYN B. WELSH, SHERIFF

1st Publication

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

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

BEGINNING at a point on the norther-

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

BEING Lot 81 on said Plan.

CONTAINING 14,971 square feet.

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

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

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

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

VS

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

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

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

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

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

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

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

PROPERTY address: 1445 Burgoyne

Road

PARCEL ID: 41-8-11

UPI 41-8-11

PLAINTIFF: HP Builders

VS

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

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

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

SALE NO. 11-5-354

Writ of Execution No. 10-13981

DEBT \$219,611.43

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

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

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

BEING the same premises which John

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

PARCEL No. 15-14-168

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

VS

DEFENDANT: **CHRISTINE M. RIVARD**

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

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

SALE NO. 11-5-355

Writ of Execution No. 10-13693

DEBT \$122,980.80

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

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

PARCEL No.: 15-9-483

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

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

PLAINTIFF: US Bank National

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

VS

DEFENDANT: **YVETTE D. LIND-**

SAY

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

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

SALE NO. 11-5-357

Writ of Execution No. 10-14780

DEBT \$161,955.24

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

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

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

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

BEING UPI #6-4-141.1

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

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

PLAINTIFF: One West Bank, FSB

VS

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

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

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

SALE NO. 11-5-358

Writ of Execution No. 10-07340

DEBT \$584,185.79

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

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

BEING Chester County tax parcel number 61-02-0016

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

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

VS

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

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

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

SALE NO. 11-5-359

Writ of Execution No. 10-12082

DEBT \$141,045.24

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

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

UPI No. 41-5-245

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$141,045.24

PLAINTIFF: GMAC Mortgage, LLC

VS

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

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

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

SALE NO. 11-5-360

Writ of Execution No. 10-08324

DEBT \$274,486.70

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

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

BEING Lot 492 on said Plan.

BEING UPI #33-5E-238

BEING known as: 113 Talgrath Court

(Uwchlan Township), Exton, PA 19341

PROPERTY ID No.: 33-05E-0238

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

PLAINTIFF: HSBC Mortgage Services, Inc.

VS

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

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

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

SALE NO. 11-5-361

Writ of Execution No. 10-05689

DEBT \$274,485.88

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

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

CONTAINING 1.50 acres of land

BEING Lot 72 as shown on said Plan.

PART of Parcel No. 69-3-59.2

BEING known as: 170 Darlington Circle, Lincoln University, PA 19352

PROPERTY ID No.: 69-03-0194

TITLE to said premises is vested in

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

PLAINTIFF: Household Finance
Consumer Discount Company
VS

DEFENDANT: **KEVIN
McGONIGAL and KIMBERLY McGONIGAL**

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

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

SALE NO. 11-5-362
Writ of Execution No. 10-14402
DEBT \$237,086.44

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

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

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

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

178.00 feet.

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

BEING UPI #38-2P-44 part of
BEING the same premises which
Alfred R. Hanscom and Verna G. Hanscom, husband and wife and Alan R. Hanscom, by Deed dated September 12, 2005 and recorded September 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6621, Page 1318, as Instrument Number 10575708, granted and conveyed unto Greg Abbott, in fee.

PARCEL No. 38-2P-44.1.
PLAINTIFF: Beneficial Consumer
Discount Company, d/b/a Beneficial Mortgage Co.
of Pennsylvania

VS
DEFENDANT: **GEORGE ABBOTT
and FIDA ABBOTT**

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

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

SALE NO. 11-5-563
Writ of Execution No. 10-00523
DEBT \$235,710.95

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

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

UPI No. 50-9B-32
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$325,710.95
PLAINTIFF: Aurora Loan Services
LLC

VS
DEFENDANT: **JACQUELINE C.
WILLIAMS**

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

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

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

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

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

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

BEING Lot No. 2 as shown on said Plan.

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

SAID driveway described as follows:

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

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

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

BEING the same premises which Cara S. Walker, by Indenture dated June 27, 2003 and recorded in the Recorder of Deeds, in and for the

County of Chester, aforesaid, in Record Book, 5779, Page 1919, *et seq.*, granted and conveyed unto Warren B. Scott, Jr. and Regina A. Scott.

PLAINTIFF: Malvern Federal Savings Bank

VS

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

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

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

SALE NO. 11-5-365

Writ of Execution No. 10-13087

DEBT \$341,362.84

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

TRACT NO. 1

BEGINNING at a stone in line of lands now or late of Mrs. Mayhew, a corner of Tract No. 2; thence by same North 88 degrees east 99 perches to a stone; thence south 3 degrees east 9 perches to a stone; thence east 24 perches to land now or late of William E. Dinges; thence by said land south 02 degrees east 2 perches to a stone in the road; thence by said road and by said land now or late of John Irwin, south 51 degrees west 8 perches and seven tenths; thence by same south 31 and ½ degrees west 11 perches and five tenths to land now or late of William Moore; thence by same and land of Jerry Hurley, south 88 degrees west 54 perches to a stone; thence by Hurley's land south 65 degrees west 29 perches to a stone; thence by same south 47 and ½ degrees west 37 perches to a stone; thence by land now or late of Mrs. Mayhew, north 2 degrees west 62 perches to the place of beginning.

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

BEGINNING at a spike set in the title line of Baker Road (T-393) said point being north 4 degrees 11 minutes east 346.73 feet from the title line intersection of said Baker Road and the title line located in the bed of Hurley Road (T-411) said spike also being a corner of other lands of Julia E. Reason; thence from said point of beginning along

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

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

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

BEING Lot #2 as shown on said Plan.

BEING part of the same premises which Lee Jones and Jean Jones, husband and wife and Florence A. Perry by her agent Lee A. Jones acting under Power of Attorney, by indenture dated June 2, 2005 and recorded in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania, aforesaid in Record Book 6510 Page 1388, granted and conveyed unto John M. Cannon and James G. Lodge, in fee.

UNDER and subject to a Common Driveway Easement as shown on Plan to be used

in conjunction with the owners and occupiers of Lots 1, 2, and 3 as shown on said Plan. Subject to the proportionate part of the expense of same.

IMPROVEMENTS: Residential dwelling.

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

PLAINTIFF: First Resource Bank
VS

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

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

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

SALE NO. 11-5-366

Writ of Execution No. 08-07316

DEBT \$395,763.65

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

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

UPI No. 52-5M-196

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$395,763.65

PLAINTIFF: HSBC Bank USA, Incorporated

VS

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

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

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

SALE NO. 11-5-367

Writ of Execution No. 10-13152

DEBT \$36,680.52

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

BEGINNING at the southwest corner thereof, a point in a public road leading westward from State Highway Route No. 10, a corner of land of Howard Stanton, thence extending by said land of Howard Stanton, north 9 degrees 30 minutes west, 380.50 feet to an iron pin; thence by land formerly of north 77 degrees 45 minutes east, 279.70 feet to an iron pin, thence by land of the Grantors

to be conveyed to John Shields and Emma Shields, south 6 degrees 29 minutes east, 369.40 feet to a point in the public road aforesaid, thence along in said road, by land conveyed to Honey Brook Borough, south 75 degrees 10 minutes west, 260.20 feet to the place of beginning.

CONTAINING 2.30 acres.

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

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

TAX Parcel No. 22-03-0001.010

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

IMPROVEMENTS: a residential dwelling

BLR No. 22-3-1.1

PLAINTIFF: Susquehanna Banks, formerly known as Community Banks

VS

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

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

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

SALE NO. 11-5-368

Writ of Execution No. 10-14701

DEBT \$174,536.89

ALL THAT CERTAIN lot, piece or parcel of land with the improvements erected thereon situate in West Nottingham Township) Chester County, Pennsylvania, known as 190 Lees Bridge Road, being Lot No. 4 as shown on a Subdivision Plan for Chris and Diana Burhans prepared by Donald F. Taylor) P.E. Consulting Engineer, dated February 14, 1988 and recorded as Plan No. 8243, and being more particularly bounded and described in accordance with a recent mortgage inspection plan prepared by the Pelsa Company, professional land surveyors, dated March 23, 1998, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lee's Bridge Road, said point of beginning being the southeast corner of Lot No. 3 as shown on said Plan, and the southwest corner of the about to be described Lot; thence from said

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

PARCEL No.: 68-2-19.2C

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

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

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

VS

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

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

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

SALE NO. 11-5-369

Writ of Execution No. 10-11461

DEBT \$29,421.48

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

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

UPI No. 16-6-899

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$29,421.48

PLAINTIFF: GMAC Mortgage, LLC

VS

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

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

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

SALE NO. 11-5-370
Writ of Execution No. 09-01903
DEBT \$120,603.76

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

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

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

UPI #56-8-32

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

RESIDENTIAL property

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

09-01903

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

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

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

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

SALE NO. 11-5-371
Writ of Execution No. 10-13537
DEBT \$276,775.31

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

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

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

BEING known as 1170 Newark Road,
Toughkenamon, PA 19374

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

PARCEL No. 60-1Q-24

IMPROVEMENTS: Residential prop-
erty.

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

VS
 DEFENDANT: **BERTHA
 RODRIGUEZ**
 SALE ADDRESS: 1170 Newark Rd.,
 Toughkenamon, PA 19374
 PLAINTIFF ATTORNEY: **GREGO-
 RY JAVARDIAN, 215-942-9690**

SALE NO. 11-5-372
Writ of Execution No. 05-07754
DEBT \$563,840.19

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

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

BEING Lot 1.

CONTAINING 2.000 acres.

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

RESIDENTIAL dwelling
 PLAINTIFF: Hudson United Bank
 VS
 DEFENDANT: **JOHN V. & ANITA C.
 COLONA, ET AL**
 SALE ADDRESS: 510 Stonecroft Ln.,

Chester Springs, PA 19425
 PLAINTIFF ATTORNEY: **HELEN
 HEIFETS, 215-568-1155**

SALE NO. 11-5-373
Writ of Execution No. 09-06579
DEBT \$17,3816.38

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

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

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

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

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

PROPERTY ID No.: 38-05G-0002

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

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABC Capital I. Inc. Trust 2007-HE1

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

SALE ADDRESS: 39 South Park Ave.,

Coatesville, PA 19320

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

SALE NO. 11-5-374

Writ of Execution No. 10-00849

DEBT \$309,090.76

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

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

BEING Lot No. 4 on said Plan.

BEING UPI No. 37-2-18.10.

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

PROPERTY ID No.: 37-02-0018.100

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

PLAINTIFF: Capital One, NA

VS

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

SALE ADDRESS: 50 Old Mill Rd.,
Coatesville, PA 19320

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

SALE NO. 11-5-375

Writ of Execution No. 10-12379

DEBT \$213,069.57

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

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

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

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

BEING known as 2901 Doris Court,
Phoenixville, PA 19460

TAX Parcel Number: 2603-J-0168-
0000

RESIDENTIAL dwelling

PLAINTIFF: Household Finance
Consumer Discount

VS

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

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

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

SALE NO. 11-5-376

Writ of Execution No. 10-13403

DEBT \$308,410.33

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

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

BEING Lot No. 85 on said Plan.

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

UPI #21-5-367

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

RESIDENTIAL property

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

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **EDWARD R. WOODCOCK**

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

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

SALE NO. 11-5-377

Writ of Execution No. 08-05967

DEBT \$886,967.32

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

dances, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Glenhardie, north made by Yerkee Engineering Co., Bryn Mawr, Pennsylvania, dated 4/18/67 and last revised 2/27/70 as follows, to wit:

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

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

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

TAX Parcel Number: 43-1R-24

RESIDENTIAL dwelling

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

VS

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

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

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

SALE NO. 11-5-378

Writ of Execution No. 10-04972

DEBT \$3,812.00

ALL THAT CERTAIN lot or piece of

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

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

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

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

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

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

PLAINTIFF: Greystone Homeowners Association, Inc

VS

DEFENDANT: **NADIN BAZIRGAN-
IAN**

SALE ADDRESS: 2 Windsor Circle,
Wayne, PA 19087

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

SALE NO. 11-5-380

Writ of Execution No. 10-11544

DEBT \$120,105.57

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

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

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

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

UPI #36-5A-27

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

RESIDENTIAL property

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

PLAINTIFF: Suntrust Mortgage, Inc
VS

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

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

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

SALE NO. 11-5-381

**Writ of Execution No. 10-07500
DEBT \$276,376.78**

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

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

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

BEING BLR NO. 41-5-1002

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

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

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

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

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

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

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

CONTAINING 1.901 acres of land, more or less.

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

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

UPI #69-9-18.2A

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

RESIDENTIAL property

SEIZED in execution as the property of

Marilyn C. Mercer on No.: 10-13104
 PLAINTIFF: Wells Fargo Bank, NA
 VS
 DEFENDANT: **MARILYN C. MERCER**

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

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

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

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

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

BEING Unit No. 171 on said Plan.

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

UPI #39-5A-73

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

RESIDENTIAL property

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

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

VS

DEFENDANT: **RALPH L. BROWNLOWE, JR a/k/a RALPH BROWNLOWE, JR**
 SALE ADDRESS: 456 Delphi Ct.,
 Downingtown, PA 19335

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

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

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

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

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

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

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

UPI #23-5-34.3

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

RESIDENTIAL property

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

PLAINTIFF: Wells Fargo Bank, NA.
 VS

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

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

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

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

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

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

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

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

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

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

PLAINTIFF: Wells Fargo Bank, NA.

VS

DEFENDANT: **JASON P. WALSH**

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

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

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

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

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

PARCEL #69-2Q-28 1A

BEING # 122 Mount Pleasant Road

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

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

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

BEING UPI #6-4-178

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

1A

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

IMPROVEMENTS: a residential dwelling.

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

PLAINTIFF: Patriot Group, LLC

VS

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

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

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

SALE NO. 11-5-387

Writ of Execution No. 10-00034

DEBT \$187,779.18

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

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

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

PARCEL #05-04-0157

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

PLAINTIFF: Fannie Mae

VS

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

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

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

SALE NO. 11-5-388

Writ of Execution No. 10-08109

DEBT \$302,458.34

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

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

UPI No. 23-4-40.2B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$302,458.34

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

SALE NO. 11-5-389

Writ of Execution No. 10-07308

DEBT \$66,434.07

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

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

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

BEING Lot No. 32.

CONTAINING 1.524 acres, more or less.

BEING known as 824 Scholl Road, Pottstown, PA 19465

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

PARCEL No. 17-2-21.23

IMPROVEMENTS: Residential property.

SUBJECT to mortgage

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

DEFENDANT: **JODY J. MYERS**

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

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-2090**

SALE NO. 11-5-390

Writ of Execution No. 01-01290

DEBT \$125,630.19

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

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

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

HAVING erected thereon a single family, residential dwelling.

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

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

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

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

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

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

VS

DEFENDANT: **STEVEN DEVEAUX and VANESSA E. DEVEAUX**

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

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

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

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

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

UPI No. 21-5D-69

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$173,982.54

PLAINTIFF: Aurora Loan Services,

LLC

VS

DEFENDANT: **PATSY L. HOGAN**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VS

DEFENDANT: **GEORGE BRUNSON and GLORIA BRUNSON**

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

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

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

TRACT 1

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

TRACT II

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

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

VS

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

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

PLAINTIFF ATTORNEY: **THOMAS**

M. FEDERMAN, 215-572-5095

SALE NO. 11-5-395

Writ of Execution No. 10-09620

DEBT \$96,200.06

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

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

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

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

PARCEL #7-3-64

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

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

RESIDENTIAL property

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

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

VS

DEFENDANT: **GREGGORY S.**

UMBLE

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

PLAINTIFF ATTORNEY: **MICHELE**

BRADFORD, 215-563-7000

SALE NO. 11-5-396

Writ of Execution No. 09-11979

DEBT \$154,773.81

ALL THAT CERTAIN lot or parcel with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and

described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the northerly side of Branford Way, said point being a corner of Lot #29 (as shown on said Plan); thence from said point of beginning extending along said road the three following courses and distances: (1) on a line curving to the left having a radius of 175.00 feet an arc distance of 11.03 feet to a point of reverse curve; thence (2) on a line curving to the right having a radius of 30.00 feet an arc distance of 31.18 feet to a point of reverse curve; thence (3) on a line curving to the left having a radius of 50.00 feet an arc distance of .21 feet to a point, being a corner of Lot #27; thence leaving said road extending along Lot #27 north 03 degrees 47 minutes 14 seconds east 99.40 feet to a point in line of Open Space, being a corner of Lot #27; thence extending partially along said Open Space south 86 degrees 12 minutes 46 seconds east 40.00 feet to a point, being a corner of Lot #29; thence leaving said Open Space extending along Lot #29 and through the partition wall dividing the buildings on Lots #28 and #29 south 03 degrees 47 minutes 14 seconds west 97.59 feet to the first mentioned point and place of beginning.

BEING Lot #28 on the above-mentioned plan.

BEING known as 11 Branford Way, Coatesville, PA 19320

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

PARCEL No. 09-10-0047.280

IMPROVEMENTS: residential property.

PLAINTIFF: Suntrust Mortgage, Inc VS

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

SALE ADDRESS: 11 Branford Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-2090**

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

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

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

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

BEING Lot No. 11-a Barley Sheaf Farm.

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

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

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

PLAINTIFF: Beneficial Consumer Discount Company, et al

VS

DEFENDANT: **CYNTHIA H. GOOD**

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

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

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

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

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

BEING Unit 154 on said Plan.

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

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

RESIDENTIAL property

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

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

PLAINTIFF: Wells Fargo Bank, NA
VS

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

SALE ADDRESS: 441 Bianca Circle, Downingtown, PA 19335

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

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

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

BEGINNING at a point on the westerly side of Coventryville Road (T-140), a corner of lands of Carl Pence and Maryann Pence as shown on said Plan; thence from said point of beginning, along the said side of Coventryville Road the following four courses and distances: (1) on the arc of a circle curving to the left having a radius of 253.29 feet the arc distance of 88.63 feet to a point of tangent (2) south 01 degree 07 minutes east, crossing Pigeon Creek, 119.74 feet (3) south 0 degrees 05 minutes west 66.19 feet to a point of curve (4) on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 32.74 feet to a point on the northerly side of a common private street; thence along the said side of said common private street the following three courses and distances: (1) north 86 degrees 08 minutes west 159.45 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 65.45 feet to a point of tangent (3) north 56 degrees 08 minutes west 250.00 feet to a corner of Lot #4; thence along Lot #4 north 12 degrees 05 minutes west 298.18 feet to a point in line of lands Kenneth Delgetto; thence along said lands of Kenneth Delgetto and others the following four courses and distances: (1) north 77 degrees 55 minutes east, re-crossing said Pigeon Creek, 250.64 feet (2) south 78 degrees 50 minutes 25 seconds east 215.91 feet (3) south 18 degrees 55 minutes 25 seconds east 184.11 feet (4) south 46 degrees 26 minutes 37 seconds east 8.92 feet to the first mentioned point and place of beginning.

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

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

BEING UPI 17-6-29.

BEING part of the same premises which Michael Andybur and Mary Andybur, by Indenture bearing date 11/11/2005 and recorded in the Office of the Recorder of Deeds, in and for the

County of Chester in Deed Book 6693 Page 243 etc, granted and conveyed unto and Victor Chmura and Mary Chmura, as tenants by the entireties, in fee.

PLAINTIFF: Susquehanna Home Finances, LLC
 VS

DEFENDANT: **MARY & VICTOR CHMURA**

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

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

CLASSIFIED ADS SECTION

MEETING SPACE?

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

SAMPLE AD

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



Skeptics say she will never start her own company.

A lawyer says she will.

She is Daniel Jones.

A lawyer helps her get over.

She can't get a loan for office space.

A lawyer sees to it that she does.

She starts a business plan.

A lawyer helps her draft one.

Skeptics will also wonder about her own company.

A lawyer helped her prove them wrong.

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

FOR LEASE

15 West Gay Street, West Chester, PA



4,800 SF

3rd Floor Office

Downtown West
Chester

Flexible Floor
Plan

Elevator Served

Up to 10 parking
spaces
available

Available For Lease:
\$19.00 PSF, NNN



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

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

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



Don't wait.

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



AFFINITY

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

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

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

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

Find out more.

USI Colburn Insurance.

Phone: **1.800.664.7910**

E-mail: info@colburn.com

Web: www.colburn.com

USI Colburn Insurance Service
a member company



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

Service should be...

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



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

229 N. Olive Street
Media PA 19063

610-565-6150

26 S. High Street
West Chester PA 19382

610-429-3556



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

Wealth Planning Investment Management Trust Services Private Banking



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

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