

**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

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## **TABLE OF CONTENTS**

### **59 CHESTER COUNTY REPORTS**

#### **Commonwealth v. Gomez**

*Writ of habeas corpus – Simple assault – Recklessly endangering another person –  
Terroristic threats – Possessing instrument of crime . . . . .*103 (2011)

#### **Classified Ads . . . . Page 10**

Meeting Space  
*West Chester*

#### **Legal Notices**

**See Table of Contents . . . . . 1**

# Chester County Law Reporter

(USPS 102-900)

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**Commonwealth v. Gomez**

Writ of habeas corpus – Simple assault – Recklessly endangering another person – Terroristic threats – Possessing instrument of crime

1. Defendant was held for court by the Magisterial District Judge on counts of Simple Assault, Recklessly Endangering Another Person, Terroristic Threats, and Possessing Instruments of Crime. Defendant filed a Writ of Habeas Corpus. The case involved preliminary hearing testimony by a male victim sitting behind the wheel in a car and charges involving that victim as well as a female in the front passenger seat. It is alleged that Defendant brandished a knife, that it came within 7 or 8 inches of the driver, that defendant threatened the driver and pulled on the driver's window, which caused it to shatter. The driver got out of the vehicle and said he was going to call the police. Defendant then walked away.
2. The Court determined Defendant's comments and actions were solely directed at the driver and, thus, granted the Writ as to the simple assault charge with the passenger as the victim.
3. The *mens rea* for recklessly endangering another person is a conscious disregard of a known risk of death or great bodily harm to another person. The testimony does not indicate Defendant had such an intent. Thus, the Writ was granted as to this charge.
4. Regarding the charge(s) of terroristic threats, the Court deemed the comments by Defendant as made in the heat of the moment and, thus, not terroristic threats, and granted the Writ as to that charge(s).
5. The Defendant's comments, combined with the fact that Defendant was holding the knife in his hand while attempting to pull open the window that separated him from the driver made the otherwise lawful knife an instrument of crime and Defendant was properly held for court on this charge.
6. The Court Held the Writ of Habeas Corpus was granted as set forth above.

R.E.M.

C.C.P., Chester County, Pennsylvania Criminal Action No. 1986-2010;  
Commonwealth of Pennsylvania vs. Juan Luis Gomez

Jessica Krilivsky for the Commonwealth  
David B. Miller for Defendant  
Gavin, J., December 1, 2010:-

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS  
: CHESTER COUNTY, PENNSYLVANIA  
vs.  
: CRIMINAL  
JUAN LUIS GOMEZ : NO. 1986-2010

### OPINION

#### ISSUE

Did the Commonwealth present sufficient evidence at the preliminary hearing to warrant Defendant being held for court on counts of Simple Assault, Recklessly Endangering Another Person, Terroristic Threats, and Possessing Instruments of Crime.

#### FACTS

The Commonwealth presented one witness/victim at the preliminary hearing held on May 27, 2010, Chester C. Cummings, Jr. The salient points of Mr. Cummings' testimony are:

1. On May 17, 2010 at approximately 5:45 p.m. Defendant approached his vehicle while holding a knife. See pages 1 & 2 generally.

2. "The knife that he had in his hand. He started walking up to the car and he was like – hey mother fucker what you got to say now? What you got to say now mother fucker, you want to give me your finger now? You want to run your mouth now? Get the fuck out of the car! And I started to put the window up. I got it halfway up, I said I ain't got nothing to say to you. I'm not here to talk to you. I'm not here to visit you. My daughter came to see her friends. I don't give a fuck, get the fuck out of the car! The knife's still in his right hand. He grabbed the window – get out of the car! The window flexed, he fell backwards. He got back up, grabbed the window again – get the fuck out of the car mother fucker! Busted the window out. The window shattered all inside the car, cut my nose and the rest landed on the floor." Page 2, line 20 to page 3, line 8.

3. The knife came within seven or eight inches of where he sat in the driver's seat. Page 3 lines 15 and 16.

4. "Well, he just kept saying get the fuck out of the car and I'll whoop your ass, give me your finger and cussing me out. (inaudible)" Page 4 lines 1 and 2.

### **Simple Assault**

Defendant is charged with 2 counts of attempting by physical menace to put Chester Cummings and Monica Cummings in fear of imminent serious bodily injury. 18 Pa.C.S.A. §2701(a)(3),(b).

The record establishes that defendant was at the driver's side of the vehicle where Mr. Cummings sat and that Monica Cummings was in the passenger seat. The act of attempting to pull the driver's side window out while holding a knife evidences an attempt on defendant's part to menace at least Chester Cummings who was adjacent to the window. The case of Commonwealth v. Hudgens, 582 A.2d 1352 (Pa. Super 1990) is somewhat similar factually. There, defendant's conviction for simple assault was upheld on appeal. Having in mind that the burden of proof at this stage of the proceedings is significantly less than at trial, I am satisfied that the Commonwealth made out a prima facie case of simple assault as to Chester Cummings only as it is evident from the testimony that defendant's comments and actions were directly solely to Mr. Cummings.

### **Recklessly Endangering Another Person**

Defendant was held for court on this charge that named Chester and Monica as the victims. Even under the relaxed evidentiary standard for a preliminary hearing I cannot find that the Commonwealth made out a prima facie case of recklessly endangering. Certainly no such case was made out as to Monica Cummings and none could have been made out even as to Chester Cummings. I say this based upon the following testimony:

“After the window broke, I opened the door, I stood up, I said I’m calling the cops. He turned around and said I don’t give a fuck, call the cops. He turned around and walked off”. Page 4, lines 4-6.

The *mens rea* for this offense is, “a conscious disregard of a known risk of death or great bodily harm to another person.” Commonwealth v. Klein, 795 A.2d 424, 427-28 (Pa. Super. 2002). Under no stretch of the imagination could holding the knife while pulling open the car window evidence a conscious disregard of a known risk of death or serious bodily harm to the occupants. In fact, the circumstantial evidence clearly indicates no such intent as defendant walked away from the scene when the only impediment between himself and Chester Cummings, the window, had been removed. Accordingly, the learned Magisterial District Judge erred in holding defendant for court on this count.

### **Terroristic Threats**

Defendant's statement, "... get the fuck out of the car and I'll whoop your ass ..." certainly conveys the intent to engage in violent conduct with Chester Cummings. Page 4 lines 1 and 2. However, the reality is that, "after the window broke, I opened the door, I stood up, I said I'm calling the cops. He turned around and said I don't give a fuck, call the cops. He turned around and walked off". P. 4 ll. 4-6. I think a fair reading of this and the other testimony presented indicates that defendant's comments were "heat of the moment" comments which do not constitute terroristic threats. Accordingly, I find that the learned Magisterial District Judge erred in holding Defendant for court on this count.

### **Possessing Instruments of Crime**

The fact that defendant was holding the knife in his hand while attempting to pull open the window that separated him from Chester Cummings made the otherwise lawful knife an instrument of crime. Viewing the knife in the context of the statements, "I'll whoop your ass" is certainly circumstantial evidence of the intent to use the knife criminally. As such defendant was properly held for court on this count.

Based on the foregoing I enter my

### **ORDER**

**AND NOW**, this 1<sup>st</sup> day of December, 2010, I **GRANT** the Writ of Habeas Corpus as follows:

1. Count 2 naming Monica Cummings as the victim of Simple Assault, and
2. Counts 9 and 10, Terroristic Threats, and
3. Count 11, Recklessly Endangering Another Person.

BY THE COURT:

/S/ Hon. Thomas G. Gavin

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TABLE OF CONTENTS  
LEGAL NOTICES

Change of Name ..... 2

Corporation Notice ..... 2

Dissolution Notice ..... 3

Estate Notices **1st Publication** ..... 3

Estate Notices **2nd Publication** ..... 6

Estate Notices **3rd Publication** ..... 8

Fictitious Name ..... 9

Limited Liability Company ..... 9

Nonprofit Corporation ..... 10

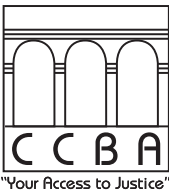
Public Notice ..... 11

Trust Notice ..... 12

Sheriff’s Sales ..... 13

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 11-02365**

**RE: CHANGE OF NAME OF LUCAS  
GARRETT FORSYTHE**

NOTICE IS HEREBY GIVEN that on March 3, 2011, the Petition of Lucas Garrett Forsythe was filed in the above-named Court, requesting a decree to change his name to LUCAS GARRETT FITCHETT.

The Court has fixed Monday, April 18, 2011 at 9:30 a.m. in Courtroom #12, Court of Common Pleas, West Chester, Pennsylvania, as the time and place for the hearing. All persons interested may appear and show cause, if any they have, why the request of the said Petition should not be granted.

CLARE L. MILLINER, Attorney for Petitioner  
Brutscher, Foley, Milliner & Land, LLP  
213 E. State Street  
Kennett Square, PA 19348

---

**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 February 19, 2010 for A.I.M. GROUP, INC., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for ULTRA SERVICES INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. GEORGE P. NOEL, Solicitor  
25 East Second Street  
P.O. Box 1590  
Media, PA 19063

---

**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, effective March 24, 2011, for Sage Infiniti Inc, in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: Risk Training  
DONALD J. WEISS, Solicitor  
6 Hilloch Lane  
Chadds Ford, PA 19317

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation for profit have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on December 20, 2010, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S.A. §1101.

Name of the Corporation: B.P. Malone & Associates, Inc.  
1721 Bow Tree Drive  
West Chester, PA 19380  
FRANCIS C. MILLER, Solicitor  
21 W. Washington Street  
Suite D  
West Chester, PA 19380

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**1st Publication****DISSOLUTION NOTICE**

NOTICE is hereby given to all interested persons or to any party who may be affected by TAKE HOME TIPS, INC., A Pennsylvania business corporation, with its registered office in West Chester, Chester County, PA, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by said law so that its corporate existence shall cease upon the filing of said Articles of Dissolution.

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**1st Publication**

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**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.

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**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.

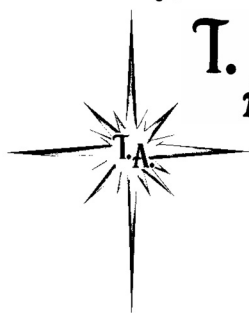
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**MCDANIEL**, Daniel R., a/k/a Daniel McDaniel, late of City of Coatesville. Adele D. Jankowski, care of SAMUEL G. FORTE, Esquire, 9225 Frankford Avenue, Philadelphia, PA 19114, Administratrix. SAMUEL G. FORTE, Esquire, 9225 Frankford Avenue, Philadelphia,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

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**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.

**2nd Publication**

**ALBURGER**, Ann E., late of East Goshen Township. Patricia Daniels, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**BEHRNDT**, Alan L., late of West Whiteland Township. John T. Behrndt, care of NIKOLAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**BUCHOVECKY**, Delores A., late of East Caln Township. Robert J. Buchovecky, 131 Larson Drive, Downingtown, PA 19335 and Sharon L. Reitman, 704 Clover Ridge Drive, West Chester, PA 19380, Executors. LINDA M. ANDERSON, Esquire, Anderson Elder Law, 206 Old State Road, Media, PA 19063, atty.

**COSTELLO**, Helen, late of Exton/Uwchlan & West Whiteland Township. Nicholas Costello, 125 Township Line Road, Exton, PA 19341, Executor. MICHAEL S. BLOOM, Esquire, Bloom Law Firm, 2950 Conestoga Road, Glenmoore, PA 19343, atty.

**DELLO BUONO**, Emidio S., Jr., late of Willistown Township. Donna Dello Buono, 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.

**DRISCOLL**, Lisa Marie, late of East Nottingham Township. Timothy D. Driscoll, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**DUNLEAVY**, Joan E., late of West Chester. Stephen P. Dunleavy, care of THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**FISCHER**, Fred E., a/k/a Fred Edward Fischer, late of East Coventry Township. Nancy W. Pine, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Administratrix. C.T.A.. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

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

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Probationary Licenses  
Medical Recall of Licenses  
Nunc Pro Tunc Appeals

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**FOSTER**, Carolyn E., late of Kennett Square, Pennsbury Township. O. Wells Foster, 12 Carriage Lane, Newark, DE 19711 and Kristin F. Dance, 1099 Parkersville Road, West Chester, PA 19382, Executors. WILLIAM B. DU PONT, JR., Esquire, Herdeg, Du Pont & Dalle Pazze, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

**HOUCK**, Robert D., late of East Coventry Township. Linda Moyer, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

**HUTCHISON**, Helen N., late of East Goshen Township. Jeffrey R. Hutchison, care of ANTHONY MORRIS, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**KELLY**, Joanne Marie, late of Westtown Township. Joseph J. Kelly, care of JAMES A. GILLIN, Esquire, 2 Old State Road, Media, PA 19063, Executor. JAMES A. GILLIN, Esquire, 2 Old State Road, Media, PA 19063, atty.

**KENNEDY**, Norman D., late of Pennsbury Township. Matthew W. Kennedy, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executor/Trustee. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**LAW**, William R., late of Kennett Square. Carol A. Law, care of Neil E. Land, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. Neil E. Land, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

**MARVEL**, Marilyn F., late of West Goshen Township. Nancy M. Ohms, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**QUINN**, Arlene C., late of Downingtown. Paul J. Quinn, 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.

**REAVILL**, Karen A., a/k/a Karen M. Reavill, late of Phoenixville, Schuylkill Township. David Reavill, care of JAMES F. CARNEY, Esquire, 18 Sentry Park West, Suite 300, Blue Bell, PA 19422, Executor. JAMES F. CARNEY, Esquire, 18 Sentry Park West, Suite 300, Blue Bell, PA 19422, atty.

**REESE**, Rosemary C., late of Elverson. Michael H. Reese, 1212 Hay Creek Road, Birdsboro, PA 19508 and Patrick J. Reese, 415 Twin County Road, Morgantown, PA 19543, Executors. CHRISTOPHER J. HARTMAN, Esquire, Hartman Shurr, 1100 Berkshire Blvd. Suite 301, P. O. Box 5828, Wyomissing, PA 19610, atty.

**REYNOLDS**, Anna M., a/k/a Ann M. Reynolds, late of West Brandywine Township. Douglas H. Wilt, care of STEPHEN M. LONG, Esquire, 558 West Uwchlan Avenue, Lionville, PA 19341, Executor. STEPHEN M. LONG, Esquire, Long & Ramsay, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

**ITTER**, Jeanette L., late of Borough of Pottstown. Sharon L. Latshaw, 230 Fairman Road, Muncy Valley, PA 17758, Executrix. CHARLES D. GARNER, JR., Esquire, 2050 E. High Street, Pottstown, PA 19464, atty.

**TKACZUK**, Nicholas, late of Honey Brook Township. Mary Ann Tkaczuk, 123 Mansion Road, Elverson, PA 19520-8722 and Attn: Deborah A. Connolly, Graystone Wealth Management, A Division of Graystone Tower Bank, 17 E. Market Street, West Chseter, PA 19382-3150, Executors. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

**TONER**, William J., late of East Goshen Township. David C. Toner, care of MARIANNA F. SCHENK, Esquire, 30 South 17th Street, Philadelphia, PA 19103-4196, Executor. MARIANNA F. SCHENK, Esquire, Duane Morris, LLP, 30 South 17th Street, Philadelphia, PA 19103-4196, atty.

**TRAVIS**, Harrison Gerard, Sr., late of West Chester. Kimberly Anne Crossman, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executrix. MARK S. PINNIE, Esquire, Bernard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**USSLER**, William, Jr., late of East Coventry Township. Christine E. Ussler, 1949 Main Street, Bethlehem, PA 18017, Executrix. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

### 3rd Publication

**BACON**, Margaret Hope, late of Pennsbury Township. S. Allen Bacon, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BELLOCK**, Ann, late of Spring City, East Coventry Township. Fanny White, 630 Oak Street, Royersford, PA 10468, Administratrix. **LAURALEE F. DAMBRINK**, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

**BESSEN**, Irwin I., late of Kennett Township. Peter H. Bessen, care of BERNICE J. KOPLIN, Esquire, 123 S. Broad Street, Suite 2170, Philadelphia, PA 19109-1029, Executor. BERNICE J. KOPLIN, Esquire, Schachtel, Gerstley, Levine & Koplin, P.C., 123 S. Broad Street, Suite 2170, Philadelphia, PA 19109-1029, atty.

**CARTER**, Joseph J., Jr., late of East Whiteland Township. Susan E. Carter, care of JEFF L. LEWIN, Esquire, 15 East Front Street, Media, PA 19063, Administratrix. JEFF L. LEWIN, Esquire, 15 East Front Street, Media, PA 19063, atty.

**CHACK**, Charles J., late of West Sadsbury Township. Louis C. Chack and Nancy G. Chack, 215 E. Sherwood Drive, Oxford, PA 19363-2708, Executors. **SCOTT ALAN MITCHELL**, Esquire, McNees Wallace Nurick LLC, 570 Lausch Lane, Ste. 200, Lancaster, PA 17601, atty.

**EICHNER**, L.G., a/k/a Lambert George Eichner a/k/a Lambert G. Eichner, late of Easttown Township. William R. Eichner and Kenneth Eichner, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executors. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**GIUNTA**, Margaret, late of West Chester. Gina Mozzani Anderson, care of **THOMAS A. PITT**, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. **THOMAS A. PITT**, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**HARVEY**, Eileen M., late of Borough of West Chester. Stephen McCullough and Andrew McCullough, care of **JOHN A. WETZEL**, Esquire, One South Church Street, Ste. 400, West Chester, PA 19382, Executors. **JOHN A. WETZEL**, Esquire, Swartz Campbell LLC, One South Church Street, Ste. 400, West Chester, PA 19382, atty.

**JOHNSON**, Carolyn S., late of West Brandywine Township. Duke Schneider and Anita S. Leininger, care of **DUKE SCHNEIDER**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. **DUKE SCHNEIDER**, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**LITTLEFIELD**, B. Fryer, a/k/a Benjamin Fryer Littlefield, late of Borough of Spring City. Gladys Sell, 150 S. Wall Street, Spring City, PA 19475, Executrix. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

**PAISLEY**, Barbara Davis, late of West Chester. Robert A. Davis, care of **JAMES L. DAVIS**, Esquire, 234 North 6th Street, Reading, PA 19601, Administrator. **JAMES L. DAVIS**, Esquire, 234 North 6th Street, Reading, PA 19601, atty.

**ROSE**, Edward Kirk. Edward J. Kaier, care of **LICIA M. ANO MARRONE**, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968, Administrator. **LICIA M. ANO MARRONE**, Esquire, Teeters Harvey Gilboy & Kaier LLP, 1835 Market Street, Philadelphia, PA 19103-2968, atty.

**THOMPSON**, William S., Jr., late of East Brandywine Township. Eleanor S. Thompson, 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.



**WANDLING**, Bertha J., late of Uwchlan Township. **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**WOLFREY**, Anna, late of West Goshen Township. Joanne W. Barker, care of **WILLIAM H. MITMAN, JR.**, Esquire, 111 South Church Street, West Chester, PA 19382, Executor. **WILLIAM H. MITMAN, JR.**, Esquire, 111 South Church Street, West Chester, PA 19382, atty.

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### 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*

My Baby Bracelet, with its principal place of business at 504 Parkview Drive, Phoenixville, PA 19460.

The application has been (or will be) filed on: October 19, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Charles Disque, 504 Parkview Drive, Phoenixville, PA 19460. This was filed in accordance with 54 Pa.C.S. 311.

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Swope Lees, with its principal place of business at 917 Old Fern Hill Road, Suite 200, West Chester, PA 19380.

The application has been (or will be) filed on: March 31, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Swope Lees Commercial Real Estate, LLC.

A. Duie Latta, Solicitor  
MacElree Harvey, Ltd.  
17 West Miner Street  
West Chester, PA 19382

### 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 for an Application for the conduct of business in Chester County, Pennsylvania, under the assumed or fictitious name, style or designation of **BLACKTHORN ASSOCIATES LLC**, with an address of 247 Wentworth Road, Strafford, PA 19087.

The name and address of the person interested in said business is Michael Drennan, 247 Wentworth Road, Strafford, PA 19087.

**DAVIS BENNETT SPIESS & LIVINGOOD**  
LLC, Solicitors  
130 West Lancaster Avenue  
P.O. Box 191  
Wayne, PA 19087-0191

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### CORPORATION NOTICE LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed in the Pennsylvania Department of State for Advanced Fluid Technologies, LLC in accordance with the provisions of the Limited Liability Act of 1994. The proposed registered office in the Commonwealth is 1592 Clayton Road, West Chester, PA 19382.

Articles of Incorporation were filed on March 23, 2011.

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

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for SWAN: Scaling Walls A Note at a Time under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

This Corporation is organized, and shall be exclusively administered and operated to receive, administer, and spend funds for the following charitable and educational purposes, and to support in other ways within the meaning of section 501 (c ) (3) of the Internal Revenue Code of 1986 by enriching the lives of children of incarcerated individuals through providing of instrumental music lessons, ensemble training, participation in community performances and varied mentorship programs.

REESE, SAMLEY, WAGENSELLER &  
MECUM, P.C., Solicitors  
120 North Shippen Street  
Lancaster, PA 17602

**NONPROFIT CORPORATION**

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

The name of the corporation is RED CABOOSE EQUINE FOSTER & RESCUE INC.

Articles of Incorporation were filed March 11, 2011

The purpose or purposes for which it was organized are as follows: for charitable, educational and scientific purposes as defined by section 501(C)(3) of the Internal Revenue Code, including to operate a horse rescue facility and related activity.

NICHOLAS T. GARD, Solicitor  
Smoker Gard Associates LLP  
912 West Main Street  
Suite 402  
New Holland, PA 17557

**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of forming a Nonprofit Corporation pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is Believe & Achieve Foundation.

Articles of Incorporation were filed September 17, 2010

The purpose or purposes for which it was organized are as follows: for charitable or educational purposes within the meaning of Section 501( c ) 3 of the Internal Revenue Code of 1986 as amended including but not limited to serving the community as a resource and educational center.

**CLASSIFIED ADS SECTION****MEETING SPACE?**

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**SAMPLE AD**

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**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 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](mailto:gdonatelli@chescolaw.com)

Guy A. Donatelli, Solicitor Downingtown Area School District

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**2nd Publication****ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

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

Christopher G. Pooley, Trustee  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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

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MONTGOMERY BAR ASSOCIATION

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DELAWARE COUNTY BAR ASSOCIATION

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BUCKS COUNTY BAR ASSOCIATION

[www.BUCKSBAR.org](http://www.BUCKSBAR.org)

**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, APRIL 31, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MAY 23, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

**3rd Publication**

**SALE NO. 11-4-252**  
**Writ of Execution No. 10-04761**  
**DEBT \$306,744.83**

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of "The Hills Over Pratts Dam", made by John E. Levitt Engineers, Inc., dated 6-12-87 and filed in Plan Book 7484, as follows to wit:

BEGINNING at a point on the southerly right of way line of Freedom Valley Circle (50

feet wide), said point being a mutual corner of Lot 28 and Lot 27 (the herein described Lot); thence leaving said Freedom Valley Circle and along Lot 28 south 04 degrees 52 minutes 08 seconds west 343.00 feet to a point in line of lands now or late of subdivision plan for Lenox A. Lenhauser; thence along said lands of Lenhauser, north 85 degrees 07 minutes 52 seconds west 175.00 feet to a point a corner of Lot 26; thence along said Lot 26, north 04 degrees 52 minutes 08 seconds east 343.00 feet to a point on the southerly right of way line of Freedom Valley Circle; thence along said right of way line south 85 degrees 07 minutes 52 seconds east 175.00 feet to the first mentioned point and place of beginning.

BEING Lot 27 on said Plan.

CONTAINING 1.38 acres of land be the same more or less.

BEING UPI #29-6-59.27

BEING known as: 113 Freedom Valley Circle, Coatesville, PA 19320.

BEING the same premises which Timothy P. Detwiler and Cynthia S. Detwiler, husband and wife, by Deed dated April 3, 2003 and recorded April 23, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5663, Page 1262, granted and conveyed unto Karen Markert.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: KAREN MARKERT

SALE ADDRESS: 113 Freedom Valley Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: JOEL ACKERMAN, 908-233-8500

**SALE NO. 11-4-253**  
**Writ of Execution No. 07-11901**  
**DEBT \$193,178.41**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 7/2/2004 and recorded in Chester County as Plan No. 17236 as follows, to wit:

BEGINNING at a point on the south-westerly side of Dare Lane, a corner of Lot #60 as shown on said Plan; thence from said point of beginning, along the said side of Dare Lane south

37 degrees, 18 minutes, 54 seconds east 20.00 feet to a corner of Lot #58; thence along Lot #58 south 52 degrees, 41 minutes, 15 seconds west 105.90 feet to a point in line of Open Space "B", thence along Open Space "B" north 37 degrees, 18 minutes, 45 seconds west 20.00 feet to a corner of Lot #60; thence along Lot #60 north 52 degrees, 41 minutes, 15 seconds east 105.90 feet to the first mentioned point and place of beginning.

BEING Lot #59

PARCEL No.: 18-01-0254

BEING known as: 47 Dare Lane,  
Pottstown, PA 19465.

BEING the same premises which NVR, Inc a Virginia Corporation trading as Ryan Homes, by Deed dated October 31, 2005 and recorded December 27, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6722, Page 190, granted and conveyed unto Felicia Lewis and James Lewis, husband and wife.

PLAINTIFF: Aurora Loan Service,  
LLC

VS

DEFENDANT: **FELICIA & JAMES  
LEWIS**

SALE ADDRESS: 47 Dare Ln.,  
Pottstown, PA 19465

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

**SALE NO. 11-4-254**

**Writ of Execution No. 10-09332**

**DEBT \$296,550.38**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Snow Drop Hill" made by Robert F. Hersch and Associates, Inc., Consulting Engineers, dated November 13, 1973 and last revised December 31, 1973 and recorded in Plan Book 56 pages 24, 25 and 26 as follows, to wit:

BEGINNING at a point on the southeasterly side of Spring Line Drive (no width set out) said point being measured north 40° 45' 41" east from a point of tangent in the same, said point being measured on the arc of a circle curving to the right having a radius of 231.20 feet the arc distance of 287.99 feet from a point of curve on the easterly side of said drive, said point being measured north 30° 36' 31" west 61.19 feet from a point of

tangent in the same, said point being measured on the arc distance of 22.67 feet from a point of curve on the northwesterly side of Jacqueline Drive (no width set out); thence extending from said point of beginning along the aforesaid southeasterly side of Spring Line Drive north 40° 45' 41" east 215.53 feet to a point in the bed of a 20 feet wide storm sewer easement, said point being a corner of Lot #29 on said Plan; thence extending along the last mentioned Lot south 49° 14' 19" east through the bed of said easement 244 feet to a point a corner of Lot #33 on said Plan; thence extending along the last mentioned lot south 41° 44' 20" west still in the bed of said easement 73 feet to a point a corner of Lot #32 on said Plan; thence extending along the last mentioned lot south 75° 59' 8" west crossing said easement 226 feet to a point a corner of Lot #31 on said Plan; thence extending along the last mentioned lot North 28° 40' 44" west 120 feet to the first mentioned point and place of beginning.

BEING Lot #30 as shown on the above mentioned Plan.

BEING known as 608 Spring Line Drive, West Chester, PA 19382

BEING the same premises which Robert D. Hughes and Sharon L. Hughes by Indenture dated April 20, 2007 and recorded June 13, 2007 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 7185 Page 913 granted and conveyed unto Robert D. Hughes.

PARCEL No.: 67-4J-69

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **ROBERT D. HUGHES**

SALE ADDRESS: 608 Spring Line Dr., West Chester, PA 19382

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

**SALE NO. 11-4-255**

**Writ of Execution No. 09-00826**

**DEBT \$409,740.56**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Westtown County of Chester, Commonwealth of Pennsylvania according to a Site Plan for Chesterfield Town Home II prepared for a Brandolini Companies as prepared by Durkin

Associates Inc. Erdenheim, PA dated May 25, 2001 and a Foundation As-Built Plan prepared for Iacobucci Homes as prepared by Pickering Corts & Summerson Inc., Consulting Engineers & Land Surveyors dated May 19, 2003 being drawing number 4-1950-S;

BEGINNING at a point said point being found at the northerly terminus of the common party wall for Lot 3 and Lot 4 as shown on the above mentioned Plan.

THENCE through the common party wall for Lot 3 and Lot 4 south 04 degrees 54 minutes 59 seconds west a distance of 57.50 feet to a point for a corner thence along the face of wall for Lot 4 the following 3 courses and distances; (1) north 85 degrees 05 minutes 01 seconds west a distance of 18.76 feet to a point for a corner (2) north 04 degrees 54 minutes 59 seconds east a distance of 7.00 feet to a point for a corner (3) north 85 degrees 05 minutes 01 seconds west a distance of 5.00 feet to a point for a corner; thence through the common party wall for Lot 4 and Lot 5, north 04 degrees 54 minutes 59 seconds east a distance of 50.50 feet to a point a corner; thence along the face of wall for Lot 4, south 85 degrees 05 minutes 01 seconds east a distance of 23.76 feet to the point and place of beginning.

BEING Lot 4 as shown on the above mentioned plans.

TAX Parcel #67-03-0129.60

IMPROVEMENTS: Residential dwelling

UPI #UPI #67-3-129.6

BEING the same premises: George E. Kearns, III by Deed from Baker Residential of Pennsylvania, LLC, a Delaware Limited Liability Company dated 3/10/2004 and recorded 3/15/2004 in Record Book 6090, Page 1712.

PLAINTIFF: Wachovia Mortgage, FSB, FKA World Savings Bank, FSB  
VS

DEFENDANT: **GEORGE E. KEARNS, III**

SALE ADDRESS: 2707 Whittleby Ct., West Chester, PA 19382

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

**SALE NO. 11-4-256**  
**Writ of Execution No. 10-09153**  
**DEBT \$127,360.28**

ALL THAT CERTAIN tract of unimproved ground, situate on the east side of Pennsylvania Route 42, Barnsley Chrome Road (SR 3107), south of its intersection with T-307 in East Nottingham Township, Chester County, Commonwealth of Pennsylvania, according to a survey by N.M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being Lot No. 2 on Plan No. 8833 dated 3/16/1988, last revised 5/26/1988 as follows:

BEGINNING at a point set in the title line of Pennsylvania Route 42, marking the northwest corner of this, and the southwest corner of Meta S. and Joseph S. Bailly; thence leaving said title line of Pennsylvania Route 42, and along said land of Bailly; (1) north 76 degrees 40 minutes 49 seconds east, crossing over an iron pin set 29.49 feet from said title line of Pennsylvania Route 42, a total distance of 439.36 feet to an iron pin set, marking the northeast corner of this, and a corner of land of John D. and Barbara Ann Lapp; thence along said land of Lapp, (2) south 13 degrees 19 minutes 11 seconds east 249.00 feet to an iron pin set, marking the southeast corner of this, and the northeast corner of Lot No. 3 on said Plan; thence along said Lot No. 3, (3) south 74 degrees 40 minutes 49 seconds west, 175.00 feet to an iron pin set, marking the southwest corner of this, and the southeast corner of the aforementioned Lot No. 1; thence along said Lot No. 1, the two following courses and distances; (4) north 13 degrees 19 minutes 11 seconds west, 199.00 feet to an iron pin set; thence (5) south 76 degrees 40 minutes 49 seconds west, crossing over an iron pin set, 29.85 feet from aforementioned title line of Pennsylvania Route 42, a total distance of 269.85 feet to a point set in the title line of Pennsylvania Route 42; thence along said title line of Pennsylvania Route 42, (6) north 07 degrees 03 minutes 20 seconds west, 50.30 feet to the point and place of beginning.

PARCEL No.: 69-6-219.3

BEING known as: 3757 Barnsley Chrome Road, Oxford, PA 19363.

BEING the same premises which Thomas E. Christos and Sandra S. Christos, by Deed dated November 11, 1998 and recorded December 1, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4463, Page 486, granted and conveyed unto Helena L. Lloyd.



PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **HELENA L. LLOYD**  
SALE ADDRESS: 3757 Barnsley  
Chrome Rd., Oxford, PA 1963

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

**SALE NO. 11-4-257**

**Writ of Execution No. 10-11204**

**DEBT \$56,758.20**

ALL THAT CERTAIN lot, piece of parcel of land situate North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a given 30 feet wide private road and a corner of other lands of the Grantors; thence along the middle of said road and lands of the Bell Telephone Company of Pennsylvania south 73 degrees east 120 feet to an iron pin said being a point in line of lands of the now or late Wm H. Saylor, thence along said Saylor lands north 21 ¾ degrees east 75 feet to a corner of other lands of the Grantors; thence along said Kirby lands the following two courses to wit: north 73 degrees west 120 feet and south 21 ¾ degrees west 75 feet to the place of beginning.

PARCEL # 17-4E-8

PROPERTY address: 813 Maurer  
Road, Pottstown, PA 19465

PLAINTIFF: Citimortgage, Inc f/k/a  
Citifinancial Mortgage Co, Inc

VS

DEFENDANT: **TERRI L. BEIDE-**  
**MAN & RICHARD B. BEIDEMAN a/k/a**  
**RICHARD B. BEIDEMAN**

SALE ADDRESS: 813 Maurer Rd.,  
Pottstown, PA 19465

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

**SALE NO. 11-4-258**

**Writ of Execution No. 09-02344**

**DEBT \$506,186.38**

BY virtue of a Writ of Execution No.  
09-02344

OWNER(S) of property situate in the  
Township of West Goshen, Chester County,  
Pennsylvania, being 1308 Morstein Road, West

Chester, PA 19380-3607

UPI No. 52-1P-63

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$506,186.38

PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **JULIAN JARAMIL-**  
**LO**

SALE ADDRESS: 1308 Morstein Rd.,  
West Chester, PA 19380

PLAINTIFF ATTORNEY: **COURTE-**  
**NAY DUNN, 215-563-7000**

**SALE NO. 11-4-259**

**Writ of Execution No. 10-10580**

**DEBT \$155,534.63**

BY virtue of a Writ of Execution No.  
2010-10580-RC

OWNER(S) of property situate in the  
Township of East Nottingham, Chester County,  
Pennsylvania, being 102 Woodview Lane, Oxford,  
PA 19363-4312

UPI No. 69-3-55.20

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$155,534.63

PLAINTIFF: Freedom Mortgage  
Corporation

VS

DEFENDANT: **ROSE RZONCA**  
SALE ADDRESS: 102 Woodview Ln.,  
Oxford, PA 19363

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

**SALE NO. 11-4-260**

**Writ of Execution No. 09-07594**

**DEBT \$252,741.87**

BY virtue of a Writ of Execution No.  
09-07594

OWNER(S) of property situate in the  
Chester County, Pennsylvania, being 834 West  
Chester Pike, West Chester, PA 19382-4868

UPI No. 52-5F-156

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$252,741.87

PLAINTIFF: Metlife Home Loans, A  
Division of Metlife Bank, NA



VS

DEFENDANT: **KENNETH G. &  
SANDRA STEELE ENOCHS**

SALE ADDRESS: 834 West Chester  
Pk., West Chester, PA 19382

PLAINTIFF ATTORNEY: **COURTE-  
NAY DUNN, 215-563-7000**

**SALE NO. 11-4-261****Writ of Execution No. 10-09239****DEBT \$280,769.80**

BY virtue of a Writ of Execution No.  
10-09239

OWNER(S) of property situate in the  
Township of East Nottingham, Chester County,  
Pennsylvania, being 108 Meadow View Drive,  
Oxford, PA 19363-3900

UPI No. 69-5-128

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$280,769.80

PLAINTIFF: Sun East FCU

VS

DEFENDANT: **DAVID & JOYCE****MYER**

SALE ADDRESS: 108 Meadow View  
Dr., Oxford, PA 19363

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

**SALE NO. 11-4-262****Writ of Execution No. 09-09998****DEBT \$170,630.93**

BY virtue of a Writ of Execution No.  
09-09998

OWNER(S) of property situate in  
London Grove Township, Chester County,  
Pennsylvania, being 131 East State Road, West  
Grove, PA 19390-8905

UPI No. 59-8-160.5

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$170,630.93

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

VS

DEFENDANT: **ANDREW D. SUMN-  
ER**

SALE ADDRESS: 131 E. State Rd.,  
West Grove, PA 19390

PLAINTIFF ATTORNEY: **ALLISON****WELLS, 215-563-7000****SALE NO. 11-4-263****Writ of Execution No. 04-00775****DEBT \$606,762.91**

BY virtue of a Writ of Execution No.  
04-00775

OWNER(S) of property situate in the  
Township of West Whiteland, Chester County,  
Pennsylvania, being 400 Jacobs Court, Exton, PA  
19341

UPI No. 41-2-311

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$606,762.91

PLAINTIFF: World Savings Bank,

FSB

VS

DEFENDANT: **ERIC HUDSON**

SALE ADDRESS: 400 Jacobs Ct.,  
Exton, PA 19341

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

**SALE NO. 11-4-264****Writ of Execution No. 10-05371****DEBT \$201,025.11**

ALL THAT CERTAIN tract of land sit-  
uate in West Sadsbury Township, Chester County,  
PA bounded and described according to a survey of  
12/18/71 by Edgar Laub, R.S., as follows:

BEGINNING at an iron pin, a corner of  
lands of Benjamin Wertz and Vernon Bair; thence  
by said lands of Vernon Bair, and along the west  
line of a 20 foot right-of-way north 03 degrees 09  
minutes east, 237.89 feet to an iron pin on the  
south line of a proposed road or right-of-way;  
thence by said south line south 86 degrees 00 min-  
utes 30 seconds east, 130.5 feet to an iron pin in  
line of lands of Sylvester Chandler Miller; thence  
by said lands of Sylvester Chandler Miller; thence  
by said lands of Sylvester Chandler Miller south  
02 degrees 54 minutes west, 302.62 feet to an iron  
pin, and corner of lands of Richard Jones; thence  
by said lands of Richard Jones, north 79 degrees  
41 minutes 30 seconds west, 128.62 feet to a point  
in line of lands of Benjamin Wertz; thence by said  
lands of Benjamin Wertz, and along the west line  
of a 20 foot right-of-way, north 01 degree 57 min-  
utes west, 50.73 feet to the point of beginning.

CONTAINING 38,541 square feet of

land, be the same more or less.

BEING UPI No. 36-5-85.8.

BEING known as 612 N. Limestone Road, Parkesburg, PA 19365

SUBJECT to the public and/or private rights of that part of the premises lying in the bed and right of way of all roads, driveways, and alleyways.

BEING the same premises which Grant M. Beauchamp and Delores A. Beauchamp, his wife, by indenture dated 06-28-99 and recorded 10-05-99 in the Office of the Recorder of Deeds in and for the County of Chester, PA in Deed Book 4646, Page 175, granted and conveyed unto Tony M. Iaquina.

BEING the same premises which Tony M. Iaquina granted and conveyed unto Tony M. Iaquina and Cynthia E. Iaquina, husband and wife by Deed dated 12/03/2007 and recorded on 12/28/2007 in the Office of the Recorder of Deeds of Chester County, Commonwealth of Pennsylvania in Book 7336, Page 2015.

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **CYNTHIA E. IAQUINTA & TONY IAQUINTA a/k/a TONY M. IAQUINTA**

SALE ADDRESS: 612 N. Limestone Rd., Parkesburg, PA 19365

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

**SALE NO. 11-4-265**

**Writ of Execution No. 10-12095**

**DEBT \$198,990.34**

ALL THAT CERTAIN tract of unimproved ground situate on the north side of Woods Road (T-309) east of Fifth Street Road in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA and being Lot 2 as shown on Plan Number 9566 dated December 8, 1995, last revised January 23, 1995, and recorded as Plan #13386 and described as follows:

BEGINNING at a P.K. nail set in the title line of Woods Road marking the southeasterly corner of this and a southwesterly corner of Lot 1 as shown on the aforementioned plan, said P.K. nail being north 85 degrees 17 minutes 04 seconds west, 152.04 feet from a P.K. nail set for the southeasterly corner of Lot 1 and a southwesterly corner

of lands of Harold E. and Joyce D. Gotschall; thence leaving said point of beginning and by the title line of Woods Road (1) north 65 degrees 17 minutes 04 seconds west, 135.93 feet to a P.K. nail marking a southwesterly corner of this and a southeasterly corner of 50 foot wide right of way through remaining lands of Ernest M. and Mildred H. Delp of which this was a part; thence by said right of way the following three courses and distances (2) north 04 degrees, 42 minutes 56 seconds east, 25.00 feet to an iron pin set for a corner of this; thence (3) by a line curving to the right having a radius of 25.00 feet, an arc length of 35.17 feet, and a chord bearing and distance of north 44 degrees 58 minutes 47 seconds west, 32.34 feet; to an iron pin marking a corner of this; thence (4) north 04 degrees 40 minutes 30 seconds west, 269.20 feet to an iron pin set for the said right of way and in line of the aforementioned remaining lands of Ernest M. and Mildred H. Delp; thence by the said remaining lands (5) south 85 degrees 17 minutes 04 seconds east, 153.00 feet to an iron pin set for the northeasterly corner of this and a northwesterly corner of the aforementioned Lot 1; thence by said Lot 1 (6) south 04 degrees 40 minutes 30 seconds east, crossing over an iron pin set 25.34 feet front the end of this course, for a total distance of 315.74 feet to the point and place of beginning.

PARCEL No. 69-07-0035-03-00

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **CHERYL A. RENDLER a/k/a CHERYL RENDLER & FRANCIS C. RENDLER a/k/a FRANCIS RENDLER**

SALE ADDRESS: 712 Woods Rd., Oxford, PA 19363

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

**SALE NO. 11-4-266**

**Writ of Execution No. 10-10819**

**DEBT \$363,363.91**

ALL THAT CERTAIN lot or piece of grounds, situate in the Township of East Whiteland, County of Chester, State of Pennsylvania bounded and described according to a revised Plot Plan of Kingsway Estates, Section I made by SWK Ltd., dated July 7, 1982, as follows, to wit:

BEGINNING at a point of curve on the

northeasterly side of Ridge Road cul-de-sac, which point is measured the three (3) following courses and distances from a point on the northerly side of Summit Road: (1) north 23 degrees 00 minutes west, along the easterly side of Ridge Road aforesaid 539.09 feet to a point of curve; (2) on a line curving to the right having a radius of 33.00 feet, the arc distance of 42.57 feet to a point of reverse curve and (3) on a line curving to the left having a radius of \_\_\_ feet, the arc distance of 19.27 feet to the point of beginning; thence extending from said beginning point and around the easterly and north-westerly side of Ridge Road cul-de-sac, aforesaid on a line curving to the left having a radius of 50.00 feet, the arc distance of 159.98 feet to a point of reverse curve; thence extending on a line curving to the right having a radius of 50.00 feet, the arc distance of 19.65 feet to a point; thence extending north 23 degrees 50 minutes 00 seconds west, 225.63 feet to a point in line of lands now or formerly of Penn Central Railroad; thence extending along same, north 83 degrees 25 minutes 33 seconds east 190.00 feet to a point; thence extending, through a bed of sanitary sewer easement, south 11 degrees 44 minutes 00 seconds west, 187.18 feet to a point on the northeasterly side of Ridge cul-de-sac; thence on a line curving to the left having a radius of 50.00 feet, the arc distance of 59.62 feet to a point of reverse curve; thence on a line curving to the right having a radius of 50.00 feet, the arc distance of 19.65 feet to a point and place of beginning.

BEING Lot #14 on said Plan.

TAX Parcel #42-04P-0020

PROPERTY address: 15 Ridge Road,  
Malvern, PA 19355

IMPROVEMENTS: A residential  
dwelling.

SOLD as the property of: Courtney F.  
McGee and Thomas F. McGee

BY Deed from: Christopher R. Welch  
and Kathleen M. Welch, husband and wife

DATED: 10/22/1999 and recorded:  
11/12/1999

BOOK: 4667 Page: 202

PLAINTIFF: GMAC Mortgage, LLC  
VS

DEFENDANT: **COURTNEY F. &  
THOMAS F. McGEE**

SALE ADDRESS: 15 Ridge Rd.,  
Malvern, PA 19355

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

**SALE NO. 11-4-267**

**Writ of Execution No. 10-09171**

**DEBT \$309,503.49**

ALL THAT CERTAIN lot or piece of  
ground.

SITUATE in the Township of  
Westtown, County of Chester and Commonwealth  
of Pennsylvania, bounded and described according  
to a Title Plan for Chesterfield, Durham &  
Cumbrian Court Buildings 100 & 500, made by  
Dennis S. DiBlasio P.D.S., dated 8/26/1986 and  
recorded, in Chester County as Plan No. 5465, and  
being more fully described as follows:

BEGINNING at a point along a  
Limited Common Area, said point also being the  
southeast corner of Unit No. 104 as shown on said  
Plan; thence extending along the Limited Common  
Area, the following (4) courses and distances: (1)  
south 12° 58' 04" west, 10.1 feet to a point; (2)  
south 77° 01' 66" east, 4.7 feet to a point; (3) south  
12° 58' 04" west, 7.9 feet to a point and (4) north  
77° 01' 56" west 4.7 feet to a corner of Unit No.  
102; thence extending along said Unit, north 77°  
01' 56" west, approximately 35.00 feet to a corner  
of the Limited Common Area; thence extending  
along same, the following (6) courses and dis-  
tances: (1) north 77° 01' 56" west, 4.0 feet to a  
point; (2) north 12° 58' 04" east, 6.9 feet to a point;  
(3) north 77° 01' 56" west, 2.1 feet to a point; (4)  
north 12° 58' 04" east, 5.0 feet to a point; (5) south  
77° 01' 56" east, 2.1 feet to a point and (6) north  
12° 58' 04" east, 6.1 feet to a point, a corner of Unit  
No. 104; thence extending along same, south 77°  
01' 56" east, approximately, 39.00 feet to the first  
mentioned point and place of beginning.

BEING Unit No. 103 as shown on said  
Plan.

TAX Parcel #67-3-303

PROPERTY address: 103 Cumbrian  
Court Unit #103, West Chester, PA 19380

IMPROVEMENTS: A residential  
dwelling.

SOLD as the property of Barbara A.  
Schiller and John R. Schiller

BY Deed from: Annesta H. Headley

DATED: 12/04/2007 and recorded:  
01/03/2008

BOOK: 7339 Page: 2054

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **BARBARA A.  
SCHILLER & JOHN R. SCHILLER**

SALE ADDRESS: 103 Cumbrian Ct,  
Unit #103, West Chester, PA 19380  
PLAINTIFF ATTORNEY: **MICHAEL  
McKEEVER, 215-627-1322**

**SALE NO. 11-4-268**  
**Writ of Execution No. 09-14851**  
**DEBT \$301,421.63**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Foxfire Section C", made by G.D. Houtman and Son, dated 6/22/1976, last revised 11/30/1976 and recorded at Chester County as Plan No. 738, as follows, to wit:

BEGINNING at a point on the north-east side of Strawberry Lane, at a corner of Lot No. 47 on said Plan; thence extending from said point of beginning, and along the said side of Strawberry Lane, the two following courses and distances: (1) on the ac of a circle curving to the left, having a radius of 200 feet, the arc distance of 101.23 feet to a point of tangency and (2) north 84 degrees, 00 minutes, west 99.34 feet to a point of curve; thence extending along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangency on the southeast side of Cranberry Lane; thence extending along the same, the two following courses and distances: (1) north 06 degrees 00 minutes east, 83.99 feet to a point of curve and (2) on the arc of a circle curving to the left, having a radius of 225 feet, the arc distance of 62.16 feet to a corner of Lot No. 49 Section D; thence extending along the same, leaving the said side of Cranberry Lane, north 80 degrees, 10 minutes 20 seconds east, 270.47 feet to a corner of Lot No. 47 on said Plan; thence extending along the same south 22 degrees, 00 minutes west, 262.03 feet to a point on the northeast side of Strawberry Lane, being the first mentioned point and place of beginning.

BEING Lot No. 48 on said Plan.

CONTAINING 44,120 square feet.

BEING Parcel No. 50-4K-2

BEING the same premises which Robinson-Brown, Inc. a PA Corp. by Deed dated 11/30/1983 and recorded in the County of Chester in Deed Book 0-62 Page 539 conveyed unto Charles F. Zurla and Sun T. Zurla, his wife, in fee.

BEING known as: 2211 Strawberry Lane (West Bradford Township), Coatesville, PA

19320

PROPERTY ID No.: 5004K000200  
(50-04K-0002)

TITLE to said premises is vested in Susan M. Velek and John R. Velek, husband and wife by Deed from Charles F. Zurla and Sun T. Zurla dated 07/12/1996 recorded 08/12/1996 in Deed Book 4070 Page 0032.

PLAINTIFF: HSBC Bank USA, NA

VS

DEFENDANT: **SUSAN M. & JOHN  
R. VELEK**

SALE ADDRESS: 2211 Strawberry Ln., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHANDRA ARKEMA, 856-669-5400**

**SALE NO. 11-4-269**  
**Writ of Execution No. 10-11128**  
**DEBT \$121,109.04**

BY virtue of a Writ of Execution No. 2010-11128

OWNER(S) of property situate in the Borough of Kennett Square, Chester County, Pennsylvania, being 631 South Broad Street, Kennett Square, PA 19348-3345

UPI No. 3-5-107

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$121,109.04

PLAINTIFF: Deutsche Bank National Trust Co.

VS

DEFENDANT: **STEPHEN J. &  
DIANDA M. DONOHOE**

SALE ADDRESS: 631 S. Broad St., Kennett Sq., PA 19348

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

**SALE NO. 11-4-270**  
**Writ of Execution No. 10-12338**  
**DEBT \$303,269.99**

ALL THAT CERTAIN tract or parcel of land located in the Township of Uwchian, County of Chester, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEING the same land and premises more particularly described in Deed Book 6630, Page 1932.

PARCEL No. 33-04H-0006.000

BEING the same land and premises which became vested in Veena Arya by Deed from Elizabeth A. Haase, dated 8/22/05, recorded 9/26/05, in the Chester County Clerk/Register's Office in Deed Book 6630, Page 1932.

ELIZABETH A. Haase by Deed from William F. Haase and Mary T. Haase, co-executors of the Estate of William P. Haase, deceased, dated 11/17/1994, recorded 11/29/1994, in the Chester County Clerk/Register's Office in Deed Book 3835, Page 2070.

BEING known as: 9 South Village Avenue, Exton, PA 19341

PROPERTY ID No.: 33-04H-0006

TITLE to said premises is vested in Veena Arya by Deed from Elizabeth A. Haase dated 08/22/2005 recorded 09/26/2005 in Deed Book 6630 Page 1932.

PLAINTIFF: Bank United, FSB

VS

DEFENDANT: **VEENA ARYA**

SALE ADDRESS: 9 S. Village Ave., Exton, PA 19341

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

**SALE NO. 11-4-271**

**Writ of Execution No. 09-01901**

**DEBT \$206,512.28**

TRACT NO. 1: ALL THAT CERTAIN tract of land situate in the Township of East Marlborough, County of Chester, and State of Pennsylvania, bounded and described in accordance with survey made by George E. Regester, Jr., Registered Surveyor, dated August 8, 1952, as follows:

BEGINNING at an iron pin set in the middle of a public road known as Folly Hill or ad and in the north line of a 40 feet wide street, said pin being north 02 degrees 27 minutes east 508.37 feet from an iron pin in the middle of said road at a corner of land of J. Alfred Pierce, deceased, measured along the middle of said road; thence along the middle of said Folly Hill Road by land of Georgetta Vandever north 02 degrees 27 minutes east 90 feet to an iron pin set at a corner of land of J. Hubert Pierce; thence along land of J. Hubert Pierce, north 87 degrees 37 minutes west 250 feet to an iron pin; thence still along land of J. Hubert Pierce, south 02 degrees 27 minutes west 90 feet to an iron pin set in the north line of aforesaid 40 feet

wide street; thence along the north line of said street south 87 degrees 33 minutes east 250 feet to the first mentioned point and place of beginning.

TRACT NO. 2: ALL THAT CERTAIN lot of ground situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, R.J., registered surveyor, dated September 29, 1954, as follows:

BEGINNING at an iron pin set in the middle of a public road known as Folly Hill Road, at the southeast corner of land conveyed to J. Clifton Green by J. Hubert Pierce, and said pin being north 02 degrees 27 minutes east 508.37 feet to an iron pin in middle of said road at a corner of land of J. Albert Pierce, measured along the middle of said road; thence along land conveyed to J. Clifton Green by said J. Hubert Pierce, north 87 degrees 33 minutes west 250 feet to an iron pin set in a line of land conveyed to R. Jacques T. Dupont by J. Hubert Pierce; thence along the last mentioned land south 02 degrees 27 minutes west 40 feet to an iron pin set at the northwest corner of land conveyed to James Deckman by J. Hubert Pierce; thence along the last mentioned land south 87 degrees 33 minutes east 250 feet to an iron pin set in the middle of the first mentioned public road; thence along the middle of said Folly Hill Road by land of Curtis Vandever, north 02 degrees 27 minutes east 40 feet to the first mentioned point and place of beginning.

PLAINTIFF: HSBC Bank USA NA, as indentured trustee, et al

VS

DEFENDANT: **VEDA P. & VALERIE WATSON**

SALE ADDRESS: 711 Folly Hill Rd., Kennett Sq., PA 19348

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

**SALE NO. 11-4-272**

**Writ of Execution No. 09-05473**

**DEBT \$135,595.31**

BY virtue of a Writ of Execution No. 09-05473

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1104 Olive Street, Coatesville, PA 19320-3519

UPI No. 16-7-84

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$135,595.31

PLAINTIFF: Deutsche Bank National  
Trust Company, as Trustee  
VS

DEFENDANT: **CHARLOTTE  
LASKEY**

SALE ADDRESS: 1104 Olive St.,  
Coatesville, PA 19320

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

**SALE NO. 11-4-273**

**Writ of Execution No. 08-04243**

**DEBT \$101,881.68**

BY virtue of a Writ of Execution No.  
08-04243

OWNER(S) of property situate in the  
City of Coatesville, Chester County, Pennsylvania,  
being 1 Adams Drive, Coatesville, PA 19320

UPI No. 16-5-6

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$101,881.68

PLAINTIFF: Deutsche Bank National  
Trust Company, as Trustee  
VS

DEFENDANT: **EUGENE W.  
WILLIAMS, JR**

SALE ADDRESS: 1 Adams Dr.,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **COURTE-  
NAY DUNN, 215-563-7000**

**SALE NO. 11-4-274**

**Writ of Execution No. 06-01744**

**DEBT \$218,517.61**

ALL THAT CERTAIN lot or piece of  
land, with the building and improvements, thereon  
erected, hereitaments and appurtenances, situate in  
the Township of West Caln, County of Chester and  
State of Pennsylvania, described according to a  
final plan of Lots of Albert A. and Anna Smith, by  
Howard H. Ranck, New Holland, Pennsylvania,  
date January 4, 1974, bounded and described as  
follows:

BEGINNING at the southeast corner, a  
point in Township Road leading from Compass to  
Martins Corner and being a corner between lands  
of Albert and Anna S. Smith and David C. and  
Lydia Lapp; thence extending along the said road,

south 87 degrees, 86 minutes west, 190.00 feet to  
a point in the road; thence by Tract 2-A, property  
of Albert and Anna S. Smith, north 07 degrees, 02  
minutes west, 238.80 feet to an iron pin; thence by  
land of David C. and Lydia Lapp, south 88  
degrees, 07 minutes east, 190.00 feet to an iron  
pin; thence by land of the same, south 07 degrees,  
27 minutes east, 223.00 feet to the place of begin-  
ning.

CONTAINING 1 acre, be the same  
more or less.

IMPROVEMENTS: residential  
dwelling

UPI #28-5-186

BEING the same premises: which  
Robert A. Smith and Evelyn Sue Smith, his wife  
by Deed dated 7/1/1979 and recorded 7/5/1979 in  
the County of Chester in Record Book E55, Page  
435 conveyed unto Walter Shelton, Jr. and Lydia  
Bacon, as tenants in common.

PLAINTIFF: The Bank of New York  
Trust, et al

VS

DEFENDANT: **LYDIA SHELTON  
a/k/a LYDIA BACON**

SALE ADDRESS: 113 Leary Rd.,  
West Caln Twp, PA 19344

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

**SALE NO. 11-4-275**

**Writ of Execution No. 10-09619**

**DEBT \$318,040.71**

BY virtue of a Writ of Execution No.  
10-09619

OWNER(S) of property situate in the  
Township of Pennsbury, Chester County,  
Pennsylvania, being 503 Kennett Pike, Chadds  
Ford, PA 19317-9326

UPI No. 64-5-47

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$318,040.71

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **RHONDA DENNER**  
SALE ADDRESS: 503 Kennett Pk.,  
Chadds Ford, PA 19317

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

**SALE NO. 11-4-276**  
**Writ of Execution No. 10-08861**  
**DEBT \$174,178.53**

10-08861 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 202 Dulles Drive, Coatesville, PA 19320-3125

UPI No. 16-1-31  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$174,178.53  
PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **KELLY E. REID**  
SALE ADDRESS: 202 Dulles Dr., Coatesville, PA 19320

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

**SALE NO. 11-4-277**  
**Writ of Execution No. 10-11293**  
**DEBT \$201,278.17**

10-11293 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 404 Redbud Drive, Oxford, PA 19363-2454

UPI No. 69-6-530  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$201,278.17  
PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **PAUL J. BRISGONE, III & ELLEN LOISE BRISGONE a/k/a ELLEN L. BRISGONE**

SALE ADDRESS: 404 Redbud Dr., Oxford, PA 19363

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

**SALE NO. 11-4-278**  
**Writ of Execution No. 10-07127**  
**DEBT \$300,770.12**

10-07127 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the

Township of East Marlborough, Chester County, Pennsylvania, being 136 Federal Walk, Kennett Square, PA 19348-1867

UPI No. 61-6-321  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$300,770.12  
PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **DAVID WILSON BRONSON**

SALE ADDRESS: 136 Federal Walk, Kennett Sq., PA 19348

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

**SALE NO. 11-4-279**  
**Writ of Execution No. 10-05483**  
**DEBT \$319,774.58**

10-05483 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 1218 Paoli Pike, West Chester, PA 19380-4664

UPI No. 52-03R-0032  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$319,774.58  
PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS  
DEFENDANT: **MICHAEL J. BEDZELA, JR. & JUDY BEDZELA**

SALE ADDRESS: 1218 Paoli Pk., West Chester, PA 19380

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

**SALE NO. 11-4-280**  
**Writ of Execution No. 10-04061**  
**DEBT \$255,043.05**

10-04061 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 50 Walden Way, Coatesville, PA 19320-1325

UPI No. 29-7J-12  
IMPROVEMENTS thereon: residential dwelling



JUDGMENT amount: \$255,043.05  
PLAINTIFF: PHH Mortgage  
Corporation, f/k/a Instamortgage.com  
VS  
DEFENDANT: GALE CAMPBELL  
& DARYL R. CAMPBELL, SR.  
SALE ADDRESS: 50 Walden Way,  
Coatesville, PA 19320  
PLAINTIFF ATTORNEY: ALLISON  
WELLS, 215-563-7000

**SALE NO. 11-4-281**  
**Writ of Execution No. 10-08797**  
**DEBT \$273,746.24**

BY virtue of a Writ of Execution No.  
10-08797  
OWNER(S) of property situate in the  
Township of New Garden, Chester County,  
Pennsylvania, being 658 Hillendale Road,  
Avondale, PA 19311-9779  
UPI No. 60-3-135  
IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$273,746.24  
PLAINTIFF: Wells Fargo Bank, NA  
VS  
DEFENDANT: SEAN O'CONNOR  
a/k/a SEAN M. O'CONNER a/k/a SEAN M.  
O'CONNOR, SR.  
SALE ADDRESS: 658 Hillendale Rd.,  
Avondale, PA 19311  
PLAINTIFF ATTORNEY: ALLISON  
WELLS, 215-563-7000

**SALE NO. 11-4-282**  
**Writ of Execution No. 09-07404**  
**DEBT \$350,356.98**

BY virtue of a Writ of Execution No.  
09-07404  
OWNER(S) of property situate in  
Birmingham Township, Chester County,  
Pennsylvania, being 1017 Radley Drive, West  
Chester, PA 19382-8090  
UPI No. 65-4E-64  
IMPROVEMENTS thereon: residential  
dwelling  
JUDGMENT amount: \$350,356.98  
PLAINTIFF: Central Mortgage  
Company  
VS  
DEFENDANT: MATTHEW &

**BELINDA BRANSON BRODSKY**  
SALE ADDRESS: 1017 Radley Dr.,  
West Chester, PA 19382  
PLAINTIFF ATTORNEY: JOSHUA  
GOLDMAN, 215-563-7000

**SALE NO. 11-4-283**  
**Writ of Execution No. 09-04857**  
**DEBT \$318,124.04**

BY virtue of a Writ of Execution No.  
09-04857  
OWNER(S) of property situate in the  
Township of West Goshen, Chester County,  
Pennsylvania, being 717 Bicking Drive, West  
Chester, PA 19382-5533

UPI No. 52-5R-25  
IMPROVEMENTS thereon: residential  
dwelling  
JUDGMENT amount: \$318,124.04  
PLAINTIFF: GMAC Mortgage, LLC  
VS  
DEFENDANT: GARY C. &  
TRACEY L. IVERSON  
SALE ADDRESS: 717 Bicking Dr.,  
West Chester, PA 19382  
PLAINTIFF ATTORNEY: COURTE-  
NAY DUNN, 215-563-7000

**SALE NO. 11-4-284**  
**Writ of Execution No. 10-12933**  
**DEBT \$202,478.52**

ALL THAT CERTAIN lot of land upon  
which is erected the west house of a block of two  
stucco dwelling houses designated at No. 1000  
Walnut Street, situated in the Fourth Ward of the  
City of Coatesville, County of Chester and State of  
Pennsylvania more particularly bounded and  
described as follows:

BEGINNING at the east curb line of  
Tenth Avenue at the southeast corner of Tenth  
Avenue and Walnut Street; thence along the south  
curb line of Walnut Street north 85 degrees 30 min-  
utes 30 seconds east, 37.88 feet to a corner of land  
now or late of Arthur R. Yearsley; thence along  
said land now or late of Arthur R. Yearsley and  
passing through the middle dividing partition  
between the house herein conveyed and the house  
adjoining it on the east, south 04 degrees 29 min-  
utes 30 seconds east 168 feet to the north side of  
Pine Street to another corner of land now or late of  
Arthur R. Yearsley; thence along the north side of



Pine Street south 85 degrees 30 minutes 30 seconds west, 37.88 feet to the east curb line Tenth Avenue; thence along said east curb line of Tenth Avenue, north 04 degrees 29 minutes 30 seconds west 168 feet to the place of beginning.

CONTAINING 6300.63 square feet of land be the same more or less.

TITLE to said premises is vested in Amy Hollingworth and Chauncey M. Hollingworth, husband and wife, by Deed from William M. Michalak and Kathleen Michalak dated March 31, 2005 and recorded April 4, 2005 in Deed Book 6451, Page 661.

PREMISES being known as: 1000 Walnut Street, Coatesville, Pennsylvania, 19320.

TAX I.D. #: 16-07-0223

PLAINTIFF: HSBC Mortgage Services, Inc

VS

DEFENDANT: **AMY & CHAUNCEY M. HOLLINGWORTH**

SALE ADDRESS: 1000 Walnut St., Coatesville, PA 19320

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

**SALE NO. 11-4-285**

**Writ of Execution No. 09-02117**

**DEBT \$127,434.85**

ALL THAT CERTAIN lot situate in the Township of London Grove, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Rosecroft, made by Manley N. White dated July 24, 1956 and recorded in Chester County in Plan Book 5 Page 23 as follows, to wit:

BEGINNING at a point on the westerly side of Chartwell Road, a corner of Lot 20 on said Plan; thence extending from the beginning point along said lot and on the northerly side of a 20 feet wide drainage easement, south 88 degrees, 44 minutes, 18 seconds west 165.00 to a point in the bed of a 40 feet wide Philadelphia Electric Transmission line easement; thence extending through said easement, north 23 degrees, 32 minutes, 40 seconds east 64.11 feet; thence extending south 89 degrees, 52 minutes east leaving said easement 50.00 feet; thence extending north 08 degrees east 50.00 feet to a point on the southerly side of Old US Route 1; thence extending along the said road, south 89 degrees, 52 minutes east 64.36 feet to a point of curve; thence extending

along same, the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 46.39 feet to a point on the westerly side of Chartwell Road aforesaid; thence extending along said road, south 01 degrees 15 minutes, 42 seconds east 75.57 feet to the first mentioned point and place of beginning.

BEING Lot 21 on said Plan.

BEING Parcel #59-08F-0019

UPI No. 59-8F-19

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Premier Capital, LLC  
VS

DEFENDANT: **BETTY DORSEY**

SALE ADDRESS: 339 Welcome Ave., West Grove, PA 19390

PLAINTIFF ATTORNEY: **DOMINIC DeCECCO, 610-779-0772**

**SALE NO. 11-4-286**

**Writ of Execution No. 10-12005**

**DEBT \$145,923.28**

BY virtue of a Writ of Execution No. 10-12005

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 793 Worth Boulevard, Pottstown, PA 19465-7769

UPI No. 17-4E-116

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$145,923.28

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **CHRISTOPHER J. GANTERT & KATHERYN R. GANTERT a/k/a KATHRYN R. GANTERT**

SALE ADDRESS: 793 Worth Blvd., Pottstown, PA 19465

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

**SALE NO. 11-4-287**

**Writ of Execution No. 10-12814**

**DEBT \$277,279.63**

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

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

Malvern, PA 19355-1538  
 UPI No. 42-4N-51  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$277,279.63  
 PLAINTIFF: Wells Fargo Bank, NA  
 VS  
 DEFENDANT: **DESIREE A. DURR**  
**a/k/a DESIREE DURR**  
 SALE ADDRESS: 40 Beechwood  
 Ave., Malvern, PA 19355  
 PLAINTIFF ATTORNEY: **DANIEL**  
**SCHMIEG, 215-563-7000**

**SALE NO. 11-4-288**  
**Writ of Execution No. 09-13995**  
**DEBT \$532,706.65**

BY virtue of a Writ of Execution No.  
 09-13995  
 OWNER(S) of property situate in the  
 Township of Birmingham, Chester County,  
 Pennsylvania, being 175 Firethorne Drive, West  
 Chester, PA 19382-8170  
 UPI No. 65-4-39.1M  
 IMPROVEMENTS thereon: residential  
 dwelling  
 JUDGMENT amount: \$532,706.65  
 PLAINTIFF: Wells Fargo Bank, NA  
 VS  
 DEFENDANT: **ROBERTA D'ANNA**  
**& JUAN HERVAS**  
 SALE ADDRESS: 175 Firethorne Dr.,  
 West Chester, PA 19382  
 PLAINTIFF ATTORNEY: **COURTE-**  
**NAY DUNN, 215-563-7000**

**SALE NO. 11-4-289**  
**Writ of Execution No. 10-11403**  
**DEBT \$353,724.79**

ALL THAT CERTAIN lot or piece of  
 ground with the buildings and improvements  
 thereon erected, hereditaments and appurtenances,  
 situate in the Borough of Phoenixville, County of  
 Chester, and Commonwealth of Pennsylvania,  
 bounded and described according to a Sub-divi-  
 sion Plan of Winding River, made by Bursich  
 Associates, Inc., Consulting Engineers, Pottstown,  
 PA, date 5/21/1986 and last revised 8/4/1986 and  
 recorded 8/7/1986, in Plan File #6496-6504, as fol-  
 lows, to wit:

BEGINNING at a point on the wester-

ly side of Winding River Lane said point being a  
 corner of Lot #87 as shown on said Plan; thence  
 extending from said point of beginning, extending  
 along Lot #87, south 73 degrees 00 minutes 00  
 seconds west 192.992 feet to a point in line of land  
 of Lot #77 as shown on said Plan; thence extend-  
 ing along the same and along Lot #78, on said  
 Plan, the 2 following courses and distances: (1)  
 north 06 degrees 18 minutes 35 seconds west,  
 5.033 feet to a point; and (2) north 22 degrees 47  
 minutes 19 seconds west 97.552 feet to a point, a  
 corner of Lot #85, as shown on said Plan; thence  
 extending along the same, north 73 degrees 00  
 minutes 00 seconds east 201.898 feet to a point on  
 the westerly side of Winding River Lane; thence  
 extending along the same, south 17 degrees 00  
 minutes 00 seconds east 102.00 feet to a point  
 being the first mentioned point and place of begin-  
 ning.

BEING Lot #86 as shown on said Plan.  
 TITLE to said premises is vested in  
 Francis Kaman and Robina Montague, by Deed  
 from William A. Volpe and Kathleen M. Volpe,  
 dated 05/30/2008, recorded 06/03/2008 in Book  
 7447, Page 1877.

UPI #15-3A-79  
 BEING known as the premises of 1004  
 Winding River Lane, Phoenixville, PA 19460-  
 3182

RESIDENTIAL property  
 SEIZED in execution as the property of  
 Francis Kaman and Robina Montague on No.  
 2010-11403

PLAINTIFF: Wells Fargo Bank, NA  
 VS  
 DEFENDANT: **FRANCIS KAMON**  
**& ROBINA MONTAGUE**  
 SALE ADDRESS: 1004 Winding  
 River Ln., Phoenixville, PA 19460  
 PLAINTIFF ATTORNEY: **ANDREW**  
**BRAMBLETT, 215-563-7000**

**SALE NO. 11-4-291**  
**Writ of Execution No. 09-09514**  
**DEBT \$813,741.31**

ALL THAT CERTAIN interior lot or  
 piece of ground situate in the Township of West  
 Pikeland, County of Chester, State of Pennsylvania  
 and described according to a map of property of  
 Charles S. Bostian, said plan made by Henry H.  
 Hopkins, Sr., Professional Engineer of Kimberton,  
 Pennsylvania, dated November 25, 1960 as fol-

lows to wit:

BEGINNING at an interior point in line of land now or formerly of Lanvern Corporation, said interior point being measured by the five following courses and distances from the point formed by the intersection of the title line in the bed of Art School Road (33 feet wide) (a road leading southeastwardly from Route #401 to Chester Springs a corner of land now or formerly of Jack Flasher) (said corner of Jack Flasher's land being at the distance of 421.07 feet southeastwardly along the said title line through the bed of Art School Road from its point of intersection with the extension of the title line in the bed of a public road which leads northeastwardly from Art School Road) (1) south 38 degrees 59 minutes 10 seconds west along the northwesterly side of a certain 40 feet wide easement for private road 387.13 feet to a point of curve in the same (2) southwestwardly still along the said side of the 40 feet wide easement for private road on the arc of a circle curving to the left having a radius of 157.40 feet the arc distance of 105.33 feet to a point of tangent in the same (3) south 00 degrees 38 minutes 40 seconds west still along the said side of the 40 feet wide easement for private road 220.64 feet to a point of curve in the same (4) southwestwardly and southeastwardly partly along the northwesterly and partly along the southwesterly sides of the 40 feet wide easement for private road on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 132.21 feet to a point of tangent in the same and (5) south 49 degrees 51 minutes 20 seconds east along the southwesterly side of the 40 feet wide easement for private road 236.50 feet to the point of beginning, said point of beginning also being at the terminus of the aforesaid 40 feet wide easement for private road (said 40 feet wide easement for private road extending southwestwardly and southeastwardly through Lots #1, 11, 12 and 13 from Art School Road); thence extending from said point of beginning along line of Lot #13 north 40 degrees 09 minutes east crossing the terminus of the aforesaid 40 feet wide easement for private road 282.00 feet to a point; thence extending along line of Lot #9 south 40 degrees 21 minutes east 296.00 feet to a point; thence extending along line of Lot #8 south 32 degrees 24 minutes east 252.84 feet to a point in line of land now or formerly of Sarah Beerbrower; thence extending along the last mentioned land south 75 degrees 09 minutes west 192.00 feet to an iron pin in line of land now or formerly of D. B. Gehly; thence extending partly

along the last mentioned land and partly along land now or formerly of Lanvern Corporation north 49 degrees 51 minutes 20 seconds west crossing an iron pin at the distance of 58.96 feet from the last mentioned iron pin a total distance of 423.00 feet to the first mentioned interior point and place of beginning.

BEING Lot #14 as shown on the above mentioned plan.

CONTAINING an area 2.608 acres.

TOGETHER with the free and common use, right, liberty and privilege of the 40-foot wide easement for private road as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the same in good order and repair.

TITLE to said premises is vested in John G. Catron and Mary J. Catron, his wife, by Deed from Walter G. Nauta, aka, Walter G. Nautta and Jill Nauta, aka, Jill Nautta, his wife, dated 07/16/1971, recorded 07/19/1971 in Book B-40, Page 7.

UPI #34-1-27.1

BEING known as the premises of 1912 Art School Road, Chester Springs, PA 19425-1301 RESIDENTIAL property

SEIZED in execution as the property of John G. Catron and Mary J. Catron on No.: 09-09514

PLAINTIFF: Deutsche Bank National Trust Co., as Trustee of the INDX Mortgage Loan Trust 2006-AR6, Mortgage Pass-Through Certificates, Series 2006-AR6, under the Pooling & Servicing Agreement dated 4-1-06

VS

DEFENDANT: **JOHN G. CATTRON & MARY J. CATTRON**

SALE ADDRESS: 1912 Art School Rd., Chester Springs, PA 19425

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

**SALE NO. 11-4-292**

**Writ of Execution No. 10-03880**

**DEBT \$500,844.98**

BY virtue of a Writ of Execution No. 10-03880

OWNER(S) of property situate in the

Township of North Coventry, Chester County, Pennsylvania, being 1000 Circle Court, Pottstown, PA 19465-7891

UPI No. 17-7-460

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$500,844.98

PLAINTIFF: HSBC Bank USA,

National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-18

VS

DEFENDANT: **THOMAS P. MEARS, JR. & DEBRA L. MEARS**

SALE ADDRESS: 1000 Circle Ct.,

Pottstown, PA 19465

PLAINTIFF ATTORNEY: **DANIEL**

**SCHMIEG, 215-563-7000**

**SALE NO. 11-4-293**

**Writ of Execution No. 10-11668**

**DEBT \$304,994.17**

BY virtue of a Writ of Execution No. 10-11668

OWNER(S) of property situate in the Township of South Coventry, Chester County, Pennsylvania, being 1350 Harmonyville Road, Pottstown, PA 19465-8525

UPI No. 20-2-25

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$304,994.17

PLAINTIFF: CU Members Mortgage, A Division of Colonia Savings, FA

VS

DEFENDANT: **TERRI M. SNYDER & JAMES T. PLACE**

SALE ADDRESS: 1350 Harmonyville

Rd., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JOSHUA**

**GOLDMAN, 215-563-7000**

**SALE NO. 11-4-294**

**Writ of Execution No. 10-00290**

**DEBT \$240,366.03**

BY virtue of a Writ of Execution No. 10-00290

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 104 Woodfield Way, Honey Brook, PA 19344-9097

UPI No. 28-2-41.3

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$240,366.03

PLAINTIFF: US Bank National

Association, as Trustee for the Holders of Mastr Asset Backed Securities Trust 2006-AB1

VS

DEFENDANT: **JENNIFER L. GLASS & MARIA M. PESQUERA**

SALE ADDRESS: 104 Woodfield

Way., Honeybrook, PA 19344

PLAINTIFF ATTORNEY: **MICHELE**

**BRADFORD, 215-563-7000**

**SALE NO. 11-4-295**

**Writ of Execution No. 10-11469**

**DEBT \$181,684.96**

ALL THAT CERTAIN lots of land in Thorndale Heights, Division No. 1, also called Louanna Springs, Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows:-

LOTS Nos. 304 – 305 – 306 and 307 containing seventy-eight feet in width from two iron pins in the center line of Louanna Parkway and extending back to depth in a line width of one hundred thirty-seven and one-half feet to two iron pins in a public alley, as reference, to the Plot of Plan of said Thorndale Heights Division No. 1, also, called Louanna Springs, as recorded in Book of Plans No. 1, Page 80, in the Office of the Recorder of Deeds, etc., for the County of Chester, will more fully appear.

TITLE to said premises is vested in Jason Kimble and Heather Kimble, by Deed from John T. Simmons and Floyd E. Simmons, Administrators of the Estate of Nora F. Simmons, deceased, dated 08/29/2008, recorded 09/05/2008 in Book 7511, Page 273.

UPI #39-04M-0037

BEING known as the premises of 3714 Louanna Avenue, Downingtown, PA 19335-2041

RESIDENTIAL property

SEIZED in execution as the property of Jason Kimble and Heather Kimble on No.: 10-11469

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JASON & HEATHER KIMBLE**

SALE ADDRESS: 3714 Louanna Ave.,

Downingtown, PA 19335

PLAINTIFF ATTORNEY: MICHELE  
BRADFORD, 215-563-7000

**SALE NO. 11-4-296**  
**Writ of Execution No. 08-14094**  
**DEBT \$189,870.89**

ALL THAT CERTAIN tract or piece of land situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Robert E. and Florence E. Wilson and Carmen T. and Phyllis Giacchino, dated 10/24/1975, as follows, to wit:

BEGINNING at a point on the southeasterly side of Goose Road (no width given) a corner of land now or late of Commonwealth of Pa.. which point is measured south 73 degrees 55 minutes east 25.79 feet from a point a corner of land now or late of Paul M. Nagle; thence extending from said point of beginning along land now or late of Commonwealth of Pa. the two (2) following courses and distances, viz: (1) north 03 degrees 57 minutes west crossing the bed of Goose Road 494.96 feet to an iron pin and (2) north 89 degrees 46 minutes east 239.28 feet to an iron pin a corner of Lot #21, on said Plan; thence extending along said Lot, south 02 degrees 57 minutes 37 seconds east 216.30 feet to an iron pin a corner of Lot #22, on said Plan; thence extending along said Lot the two (2) following courses and distances, viz: (1) south 89 degrees 46 minutes west 240.00 feet to an iron pin and (2) south 03 degrees 57 minutes east recrossing the aforesaid Good Road 285.00 feet to an iron pin; thence, extending north 73 degrees 55 minutes west 25.79 feet to the first mentioned point and place of beginning.

BEING Lot #23, on said Plan.

TITLE to said premises is vested in Carl J. Signor and Sharon L. Nash, by Deed from Dorothy Kelly Hackett, aka, D. Kelly Hackett, dated 11/15/2002, recorded 11/22/2002 in Book 5468, Page 472.

UPI #22-11-41.3

BEING known as the premises of 209 Icedale Road, Honey Brook, PA 19344-8661

RESIDENTIAL property

SEIZED in execution as the property of Sharon L. Nash and Carl J. Signor on No.: 08-14094

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: SHARON L. NASH  
& CARL J. SIGNOR a/k/a CARL JENSON  
SIGNOR

SALE ADDRESS: 209 Icedale Rd.,  
Honeybrook, PA 19344

PLAINTIFF ATTORNEY: DANIEL  
SCHMIEG, 215-563-7000

**SALE NO. 11-4-297**  
**Writ of Execution No. 10-11377**  
**DEBT \$173,165.39**

PARCEL A:

ALL THAT CERTAIN message, No. 18 and lot of ground, with the hereditaments and appurtenances, situate in the western side of Matlack Street, between Market and Miner Street, in the Borough of West Chester County of Chester and Commonwealth of Pennsylvania.

BOUNDED on the north by a house and lot, formerly of Mary L. Jurick; on the east by said Matlack Street; on the south by a house being No. 20; and on the west by lands of the West Chester Gas Company; being 14 feet 8 inches in front of Matlack Street, and extending back between straight lines about 44 feet 4 inches to the eastern line of the Gas Company Lot; being 15 feet 8 inches in width on the western line thereof.

BEING Parcel Number #1-9-334

PARCEL B:

ALL THAT CERTAIN brick house and lot of ground, situate on the west side of Matlack Street, between Market and Miner Streets in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, bounded on the south by a house and lot now or late of the Estate of Lydia A. Conyers, deceased; on the west by land of the West Chester Gas Company; on the north by a 14 feet wide public alley; and on the east by said Matlack Street; being 14 and 8 inches in front on said Matlack Street, and about 15 feet and 8 inches along the eastern line of said Gas Company's Lot, and extending west from Matlack Street along the public alley aforesaid, about 40 feet 3 inches to said Gas Company's lot.

BEING Parcel Number# 1-9-333

TITLE to said premises is vested in Cheryn Lee Reid, by Deed from John B. Greenwood, dated 03/17/2008, recorded 04/16/2008 in Book 7411, Page 794.

UPI # 01-09-334, 01-09-333

BEING known as the premises of 18

South Matlack Street, West Chester, PA 19382-3100

RESIDENTIAL property

SEIZED in execution as the property of  
Cheryn Lee Reid on No.: 10-11377

PLAINTIFF: Wachovia Mortgage  
Corporation

VS

DEFENDANT: **CHERYN LEE REID**

SALE ADDRESS: 18 S. Matlack St.,  
West Chester, PA 19382

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

**SALE NO. 11-4-298**

**Writ of Execution No. 09-01712**

**DEBT \$287,123.81**

ALL THAT CERTAIN Unit designated as Building 2200, Unit 2209, being a Unit in Windon Country Homes, a Condominium in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, which Unit is designated on the Declaration of Condominium of Windon County Homes, dated 2/7/1986 and recorded 6/24/1986 in Record Book 334 Page 197 in the Office of the Recorder of Deeds in and for Chester County.

BEING known as No. 117 Whispering Oaks.

TOGETHER with all right, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania, and more fully set forth in the aforementioned Declaration of Windon County Homes, and all Amendments thereto.

TITLE to said premises is vested in Patti S. Patchefsky, by Deed from Mark C. Gottman, dated 05/06/2005, recorded 05/18/2005 in Book 6495, Page 1118.

UPI #51-5-947

BEING known as the premises of 117  
Whispering Oaks Drive, West Chester, PA 19382-1824

RESIDENTIAL property

SEIZED in execution as the property of  
Patti S. Patchefsky on No. 09-01712

PLAINTIFF: US Bank National  
Association, as Trustee for the Holders of  
Citigroup Mortgage Loan Trust, Inc., Asset  
Backed Pass-Through Certificates

VS

DEFENDANT: **PATTI S. PATCHEF-**

**SKY**

SALE ADDRESS: 117 Whispering  
Oaks Dr., West Chester, PA 19382

PLAINTIFF ATTORNEY: **COURTE-  
NAY DUNN, 215-563-7000**

**SALE NO. 11-4-299**

**Writ of Execution No. 10-11168**

**DEBT \$101,027.02**

ALL THAT CERTAIN tract or parcel of land, situate in East Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Company as follows, to wit:

BEGINNING at the southeasterly corner of other lands of David R. Bishop, said point being in the middle of "Fulmer Road" (legal width 33 feet and ultimate width of 50 feet) and being distant along the same from a point marking the center line intersection of the said Fulmer Road and another public road known as "Pigeon Creek Road", south 46 degrees 30 minutes east 294.60 feet; thence from said point of beginning continuing along the middle of "Fulmer Road", south 46 degrees 30 minutes east 300.40 feet to a corner of lands of Curtis; thence along the same 76 degrees 31 minutes west 747.31 feet to a corner on line of other lands of Thomas Bishop; thence along the same north 14 degrees 43 minutes 30 seconds west 225.52 feet to a corner of other lands of David R. Bishop; thence along the same north 73 degrees 57 minutes east 589.17 feet to a corner and place of beginning.

CONTAINING 3.685 acres of land.

BEING part of the same premises which Thomas E. Herbert, Jr. and Monica A. Herbert, his wife, by Deed dated 4/25/94 and recorded in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book Volume 3760, Page 917, granted and conveyed unto Thomas E. Herbert, Jr., grantor/mortgagor herein.

PLAINTIFF: Brown Bark, III, LP

VS

DEFENDANT: **CAR COLOR &  
AUTO BODY SUPPLY, INC. & THOMAS  
HERBERT**

SALE ADDRESS: 730 Pigeon Creek  
Rd., Pottstown, PA 19464

PLAINTIFF ATTORNEY: **PHILLIP  
BERGER, 610-668-0770**



**SALE NO. 11-4-300**  
**Writ of Execution No. 10-12693**  
**DEBT \$31,582.17**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brandywine Manor Farms, made by Slack, Dearmit and Hayes, Engineers and Surveyors, Coasteville, Pennsylvania dated November 15, 1961, as follows, to wit:

BEGINNING at a point on the north-easterly side of Andover Road (south leg) fifty feet wide which point is at the distance of one hundred thirty feet and thirty one-hundredths of a foot measured south fifty-one degrees, forty minutes east along the said side of Andover Road (south leg) from its intersection with the southeasterly side of Valley Circle (fifty feet wide) (both lines produced); thence extending from said beginning point; north thirty-eight degrees, twenty minutes east, two hundred feet to a point; thence south fifty-one degrees, forty minutes east, one hundred feet to a point; thence extending south thirty-eight degrees, twenty minutes west, two hundred feet to a point on the northeasterly side of Andover Road (south leg aforesaid); thence extending along the same north fifty-one degrees, forty minutes west, one hundred feet the first mentioned point and place of beginning.

BEING Lot No. 57 as shown on said Plan.

BEING Parcel Number 29-4G-62

BEING known as: 123 Andover Road  
(West Brandywine Township), Glenmoore, PA 19343

PROPERTY ID No.: 29-04G-0062

TITLE to said premises is vested in Kimberly Mullin, as sole owner by Deed from Edith W. Craig dated 04/02/2001 recorded 04/19/2001 in Deed Book 4936 Page 2135.

PLAINTIFF: Interstate Advisors, LLC  
VS

DEFENDANT: **KIMBERLY MULLIN**

SALE ADDRESS: 123 Andover Rd.,  
Glenmoore, PA 19343

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

**SALE NO. 11-4-303**  
**Writ of Execution No. 10-12205**  
**DEBT \$178,091.95**

ALL THAT CERTAIN triangular lot or piece of land with the buildings and improvements thereon erected, situate on the easterly side of the road leading from Oxford to Hickory Hill in East Nottingham Township, Chester County, PA, bounded as described as follows:

BEGINNING at an 8 inch spike on the center of said road leading from Oxford to Hickory Hill, a corner of land now or late of Robert Wilson and Joseph Wilson; thence continuing along the center line of said road and by land now or late of Robert Wilson, north 37 degrees west 122 feet to an iron pin; thence leaving said and by other land of James G. Worrell, et ux, of which this premises was a part, about north 73 degrees east, approximately 82 feet to an iron pin, a corner of land now or late of Joseph Wilson; thence by land now or late of the said Joseph Wilson south 02 degrees 36 minutes west 120 feet to the first mentioned point and piece of beginning.

CONTAINING 4,840 square feet of land more or less.

**PARCEL 2**

ALL THAT CERTAIN lot of land, situate in the Township of East Nottingham, in the County of Chester, PA., bounded and described as follows:

BEGINNING in middle of asphalt road leading from Oxford to Hickory Hill, an extension of marked street at a corner of Martin Slack's land, thence by line of Slack's and along middle of dirt road north 84 degrees 02 minutes east 236.7 feet to an 8 inch spike, thence leaving road by land of Joseph Wilson, south 02 degrees 04 minutes west 320.4 feet to an 8 inch spike in the middle of before mentioned asphalt road, thence along middle of same land of Robert Wilson, north 37 degrees west 370.2 feet to place of beginning.

CONTAINING .56 acres more or less.  
UPI #69-3-74

TITLE to said premises is vested in Ryan Crothamel, by Deed from Scott B. Johnson, dated 08/10/2007, recorded 08/17/2007 in Book 7241, Page 1073.

BEING known as the premises of 203 Elk Creek Road, Oxford, PA 19363-4219

RESIDENTIAL property

SEIZED in execution as the property of Ryan Crothamel on No.: 10-12205

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **RYAN CROTHAMEL**

SALE ADDRESS: 203 Elk Creek Rd., Oxford, PA 19363

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

**SALE NO. 11-4-306**

**Writ of Execution No. 10-12065**

**DEBT \$349,962.16**

ALL THAT CERTAIN tract of land situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, as shown on a Plan of Subdivision prepared by the Grafton Association; Ragan Engineering Associates Incorporated and Crassan-Raimato, Inc., Professional Land Surveyors, dated October 16, 2002, revised January 3, 2003 and last revised February 11, 2003 and recorded with the Chester County Recorder of Deeds Office in Plan Book #16700, Instrument #10286187.

TITLE to said premises is vested in Linda A. Cousin and Kerry A. Cousin, h/w, by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, dated 03/31/2005, recorded 04/19/2005 in Book 6466, Page 1284.

UPI #58-3-425

BEING known as the premises of 433 Dartmouth Lane, West Grove, PA 19390-8829

RESIDENTIAL property

SEIZED in execution as the property of Linda A. Cousin and Kerry A. Cousin on No.: 10-12065

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **LINDA A. & KERRY A. COUSIN**

SALE ADDRESS: 433 Dartmouth Ln., West Grove, PA 19390

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

**SALE NO. 11-4-307**

**Writ of Execution No. 10-11273**

**DEBT \$57,853.72**

ALL THAT CERTAIN lot or piece of ground, situate in Birmingham Township, Chester County, Pennsylvania, bounded and described

according to a Final Subdivision Plan of Radley Run, Phase III, prepared by George E. Regester, Jr. & Sons, Inc, Registered Land Surveyors, dated 4/13/1982 and revised 5/14/1982 and recorded in Chester County as Plan No. 4010, Page 18, as follows, to wit:

BEGINNING at a point on the southwesterly side of Radley Drive (50 feet wide) a corner of Lot 51 on said Plan; thence from the beginning extending along said Lot south 79 degrees 13 minutes 23 seconds west, 212.80 feet to a point in line of Open Space on said Plan; thence extending along said Open Space and along Lot 54 north 00 degrees 24 minutes 00 seconds east, 137.28 feet to a point, a corner of Lot 53 on said Plan; thence extending along the said Lot north 49 degrees 16 minutes 50 seconds east, 150.17 feet to a point on the southwesterly side of Radley Drive; aforesaid; thence extending along same on the arc of a circle curving to the right having a radius of 420 feet, the arc distance of 219.49 feet to the first mentioned point and place of beginning.

BEING Lot 52 on said Plan

TITLE to said premises is vested in Matthew Brodsky and Belinda Branson Brodsky, husband and wife, by Deed from Rochester Community Savings Bank dated December 12, 1996 and recorded December 31, 1996 in Deed Book 4125, Page 225.

PREMISES being known as: 1017 Radley Drive, West Chester, Pennsylvania 19382.

TAX I.D. #: 65-4E-64

PLAINTIFF: Wells Fargo Bank NA s/i/i/t Wachovia, NA s/i/i/t First Union National Bank

VS

DEFENDANT: **MATTHEW & BELINDA BRANSON BRODSKY**

SALE ADDRESS: 1017 Radley Dr., West Chester, PA 19382

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

**SALE NO. 11-4-309**

**Writ of Execution No. 10-05665**

**DEBT \$163,092.12**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, described according to a Plan of Property prepared for G. William & James R.



Freese known as Final Subdivision Plan of 'Autumn Hill-Section II', made by Regester Associates, Inc., Registered Land Surveyors, dated 11-11-1998, recorded 12-29-1998, as Plan File No. 14795, as follows, to wit:

BEGINNING at a point of tangent on the southwest side of Autumn Hill Drive (50 feet wide) which point is measured on the arc of a circle curving to the left, having a radius of 25.00 feet, the arc distance of 41.56 feet from a point of curve on the southeast side of Freese Road (public road T-334) as shown of said Plan; thence extending from said beginning point along the southwest side of Autumn Hill Drive south 68 degrees 43 minutes 19 seconds east, 190.14 feet to a point a corner of Lot No. 29, thence extending along the same south 19 degrees 31 minutes 07 seconds west, 294.61 feet to a point in line of Lot No. 27, thence extending along the same north 40 degrees 49 minutes 18 seconds west, 253.18 feet to a point on the southeast side of Freese Road (Public Road T-334), aforesaid, thence extending along the same on the arc of a circle curving to the left, having a radius of 245.00 feet, the arc distance of 139.05 feet to a point of reverse curve; thence extending on a line curving to the right, having a radius of 25.00 feet, the arc distance of 41.56 feet to the first mentioned point and place of beginning.

CONTAINING 1.200 acres be the same more or less.

BEING Lot No. 28. Also being 224 Autumn Hill Drive.

UNDER and subject to the following restrictions as noted in Plan File No. 14795, as follows.

STRUCTURES, landscaping or grading shall not be constructed, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists.

TITLE to said premises is vested in Robert M. Roby and Maureen Roby, his wife, by Deed from Autumn Hill homes, Inc., dated 07/16/1999, recorded 07/23/1999 in Book 4606, Page 1170.

UPI #69-7-53.5

BEING known as the premises of 300 Autumn Hill Drive, aka 224 Autumn Hill Drive, Oxford, PA 19363-2104

RESIDENTIAL property

SEIZED in execution as the property of Robert M. Roby and Maureen Roby on No.: 10-05665

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ROBERT M. & MAUREEN ROBY**

SALE ADDRESS: 300 Autumn Hill Dr., AKA 224 Autumn Hill Dr., Oxford, PA 19363

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

**SALE NO. 11-4-310**

**Writ of Execution No. 10-10631**

**DEBT \$260,895.82**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances situate in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated May 15, 1956, revised Sept. 5, 1957, as follows, to wit:

BEGINNING at a point on the southwesterly side of Hillside Drive (50 feet wide) which point is at the distance of 416.56 feet measured south 22 degrees, 49 minutes, 40 seconds east, along said side of Hillside Drive, from its intersection with the southeasterly side of Goshen Avenue (60 feet wide); thence extending from said beginning point along the southwesterly side of Hillside Drive, south 22 degrees, 49 minutes, 40 seconds east, 60 feet to a point; thence extending south 67 degrees, 10 minutes, 20 seconds west, 165.64 feet to a point; thence extending north 26 degrees, 25 minutes west, 60.12 feet to a point; thence extending north 67 degrees, 109 minutes, 20 seconds east, 169.40 feet to a point on the southwesterly side of Hillside Drive, the first mentioned point and place of beginning.

BEING Lot No. 2, as shown on said Plan.

TITLE to said premises is vested in Jordan Darnall and Laurie Darnall, by Deed from Peter E. Siegel and Rosa L. Garcia, dated 05/11/2007, recorded 05/14/2007 in Book 7159, Page 1506.

UPI #1-2-60

BEING known as the premises of 714 Hillside Drive, West Chester, PA 19380-2360

RESIDENTIAL property

SEIZED in execution as the property of Jordan Darnall and Laurie Darnall on No.: 10-10631

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JORDAN & LAURIE  
DARNALL**

SALE ADDRESS: 714 Hillside Dr.,  
West Chester, PA 19380

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

**SALE NO. 11-4-311**

**Writ of Execution No. 10-11337**

**DEBT \$174,968.48**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Atglen Borough, County of Chester and State of Pennsylvania, bounded and described according to a Plan of 'Creekside Knoll', made by Edward B. Walsh & Associates, Inc., dated 1/28/2002 last revised 10/30/2002 and recorded in Plan File No. 16448, as follows, to wit:

BEING known as Lot 13 on the afore-said Subdivision Plan.

BEING No. 300 Brook Road

TITLE to said premises is vested in Beverly Pedraza and Carlos Pedraza, by Deed from Creekside Knoll, LLC, a Pennsylvania Limited Liability Company, dated 07/28/2006, recorded 08/17/2006 in Book 6929, Page 1089.

UPI #7-6-1

BEING known as the premises of 300 Brook Road, Atglen, PA 19310-9737

RESIDENTIAL property

SEIZED in execution as the property of Beverly Pedraza and Carlos Pedraza on No.: 10-11337

PLAINTIFF: Fannie Mae (Federal National Mortgage Association)

VS

DEFENDANT: **BEVERLY & CARLOS PEDRAZA**

SALE ADDRESS: 300 Brook Rd.,  
Atglen, PA 19310

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

**SALE NO. 11-4-312**

**Writ of Execution No. 10-00913**

**DEBT \$434,105.73**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements, thereon erected situate in the Township of Kennett, County

of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan for 'Bayard Estates at Longwood', made by Brandywine Valley Engineers, Kennett Square, PA, dated 5/24/2000, last revised 6/22/2001 and recorded 11/14/2001 as Plan number 16000 as follows, to wit:

BEGINNING at a point on the southern side of Blue Spruce Drive, (50 feet wide), said point being a corner of Lot Number 72 (as shown on said Plan): thence from said point of beginning extending along said drive north 83 degrees 34 minutes 38 seconds east 114.29 feet to a point, being a corner of Lot number 74; thence leaving said drive extending along Lot Number 74 south 06 degrees 25 minutes 22 seconds east 173.80 feet to a point being corner of Lot Number 74; thence extending south 83 degrees 34 minutes 38 seconds west 114.29 feet to a point, being a corner of Lot number 72; thence extending along Lot Number 72 north 06 degrees 25 minutes 22 seconds west 173.80 feet to the first mentioned point and place of beginning.

BEING Lot No. 73 on the above mentioned Plan.

CONTAINING 19862.86 square feet, more or less.

TITLE to said premises is vested in David J. Cranston, by Deed from Daniel D. Roney and Judy E. Jordan Roney, dated 10/05/2007, recorded 10/22/2007 in Book 7290, Page 1131.

UPI #62-04-07450000

BEING known as the premises of 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

RESIDENTIAL property

SEIZED in execution as the property of David J. Cranston on No.: 10-00913

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Dr., Kennett Square, PA 19348

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

**SALE NO. 11-4-313**

**Writ of Execution No. 08-02768**

**DEBT \$203,398.31**

ALL THAT CERTAIN pierce or parcel of land, together with the buildings and improve-

ments thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being:

UNIT Number: 5 in Brook Crossing, a planned community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a planned community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

UPI Number: 47-4-508

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

BEING known as: 102 Crossing Boulevard, Coatesville, PA 19004

PROPERTY ID No.: 47-04-0508

TITLE to said premises is vested in Anees A. Rizvi by Deed from Brook Crossing Development Corp., a Pennsylvania Corporation dated 06/08/2004 recorded 08/27/2004 in Deed Book 6265 Page 468.

PLAINTIFF: Wells Fargo Bank NA, as Trustee for Morgan Stanley Capital I Inc. Trust 2004-OPI Mortgage Pass-Through Certificates, Series 2004-OPI

VS

DEFENDANT: ANEES A. RIZVI

SALE ADDRESS: 102 Crossing Blvd., Coatesville, PA 19004

PLAINTIFF ATTORNEY: JEROME BLANK, 856-669-5400

**SALE NO. 11-4-314**

**Writ of Execution No. 10-06969**

**DEBT \$219,459.85**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of PA described according to a Plan of Providence Hill, made by Edward B. Walsh and Associates, Inc. dated 12-12-03 last revised 12-14-04 and made by Edward B. Walsh and Associates, Inc. dated 12-12-03 last revised 12-14-04 and recorded as Plan File #17297, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Road E (Shoreham Drive), a corner of Lot 161, thence extending along Road E (Shoreham Drive) on the arc of a circle curving to

the left having a radius of 825.00 feet distance of 22.03 feet to a point a corner of Lot 163; thence extending along same north 87 degrees 48 minutes 50 seconds east 22.00 feet to a point a corner of Lot 161; thence extending along same south 02 degrees 11 minutes 10 seconds east 113.68 feet to the first mentioned point and place of beginning.

BEING Lot 162 as shown on Plan.

PARCEL No.: 47-5-291

BEING known as: 26 Shoreham Drive, Coatesville, PA 19320.

BEING the same premises which Baker Residential of Pennsylvania as, by Deed dated October 11, 2006 and recorded October 30, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6993, Page 1145, granted and conveyed unto Christopher A. Burke and AmyBurke, h/w as tenants by the entirety.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **CHRISTOPHER A. & AMY BURKE**

SALE ADDRESS: 26 Shoreham Dr., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KIMBERLY BONNER, 908-233-8500**

**SALE NO. 11-4-315**

**Writ of Execution No. 10-12085**

**DEBT \$92,566.32**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan for Dorothy M. Haering, made by Huth Engineers, Inc., dated 1/11/80 and recorded on 4/24/80, as Plan #2982, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly ultimate right-of-way line, Skelp Level Road, said point being at the distance of 35.64 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along the aforesaid ultimate right-of-way line of Skelp Level Road, north 36 degrees 39 minutes 07 seconds west, 117.99 feet to a point, a corner of lands now or late of James W. McFarland; thence extending along same, north 58 degrees 02 minutes 01 second east, 301.52 feet to a point, a corner

of Lot #2 on said Plan; thence extending along same, south 34 degrees 42 minutes 46 seconds east, 133.34 feet to a point on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along same, the 3 following courses and distances: (1) south 56 degrees 23 minutes 05 seconds west, 171.53 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 1,060.25 feet, the arc distance of 117.96 feet to a point of compound curve and (3) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 35.64 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.00 acres of land be the same more or less.

TITLE to said premises is vested in Melanie A. Sloyer, a single woman, by Deed from Richard C. Wallace and Bonnie S. Wallace, dated 01/13/1995, recorded 01/01/1995 in Book 3852, Page 1927.

UPI #51.2.31

BEING known as the premises of 1095 Harmony Hill Road, Downingtown, PA 19335-4007

RESIDENTIAL property

SEIZED in execution as the property of

Melanie A. Sloyer and on No.: 10-12085

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **MELANIE A. SLOYER**

**ER**

SALE ADDRESS: 1095 Harmony Hill Rd., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL SHAH-JANI, 215-563-7000**

**SALE NO. 11-4-316**

**Writ of Execution No. 09-14730**

**DEBT \$235,703.69**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, Chester County and State of PA, described in accordance with a Plan of "Sunnybrook" made for George Fasfield by Chester Valley Engineers, Consulting Engineers, Paoli. PA dated 1/28/1961 and last revised 6/23/81, as follows to wit:

BEGINNING at a point on the north-east side of Sunset Drive (50 feet wide) measured the two (2) following courses and distances along

the side thereof from a point of tangency of a curve on the northwest side of Chesterfield Drive (50 feet wide) (1) southwesterly and northwesterly on the arc of a circle curving to the right, with a radius of 25 feet, the distance of 39.27 feet (2) north 53 degrees 59 minutes west. 100 feet; thence from said point of beginning along the northeast side of Sunset Drive the two (2) following courses and distances (1) north 53 degrees 58 minutes west, 22.43 feet to a point of curve (2) on the arc of a circle curving to the left, having a radius of 235.52 feet, the arc distance of 54.12 feet, the chord of said arc bearing north 80 degrees 34 minutes west 54 feet to a point, a corner of Lot No. 25; thence along Lot No. 25 north 22 degrees, 51 minutes east, 176 feet to a point; thence south 24 degrees, 05 minutes east, 134.01 feet to a point, a corner of Lot No. 27; thence along Lot No. 27 south 36 degrees 1 minute west 96.37 feet to the first mentioned point and place of beginning.

TAX Parcel #11-1-26

PROPERTY address: 421 Sunset Drive, Downingtown, PA 19335

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Tracy L. Antonelli

BY Deed from: Michael A. Antonelli and Tracy Antonelli, husband and wife

DATED: 11/20/2006 and recorded: 02/27/2007

BOOK: 7093 Page: 237 Instrument #10732207

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **TRACY L. ANTONELLI**

SALE ADDRESS: 421 Sunset Dr., Downingtown, PA 19335

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

**SALE NO. 11-4-317**

**Writ of Execution No. 09-11341**

**DEBT \$182,562.29**

ALL THAT CERTAIN dwelling house and lot of land, known as No. 149 Fourth Avenue, situate in the Second Ward of the Borough of Phoenixville aforesaid, and located on the north side of Fourth Avenue, being known and designated as Lots 147-149, on the Plan of Lots of the Phoenix Iron Company, recorded in Plan Book No.

1, Page 226, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Fourth Avenue, one hundred feet east of Park Alley and at the southeast corner of single Lot No. 151, block 2, as shown on said plan; thence by the east side of said Lot No. 151, north, nine degrees thirty minutes west, one hundred and forty feet to the south side of a twenty-feet wide street, not named; thence along the south side of an unnamed street, north eighty-one degrees, thirty minutes east, fifty feet to the northwest corner of Lot No. 145, Block 2, as shown on said plan; thence along the west side of Lot No. 145 south, nine degrees, thirty minutes east, one hundred and forty feet to the north side of Fourth Avenue aforesaid; thence along the said side of said avenue, south, eighty-one degrees, thirty minutes west, fifty feet to the place of beginning.

CONTAINING seven thousand square feet of land, be the same more or less.

BEING Parcel Number 15-14-55.

BEING known as: 149 Fourth Avenue, Phoenixville, PA 19460

PROPERTY ID No.: 15-14-0055

TITLE to said premises is vested in Matthew T. Wagner and Krista L. Wagner by Deed from Bertha E. Kane, also known as Bertha E. Kane, also known as Bertha V. Kane dated 09/06/1996 recorded 09/12/1996 in Deed Book 4083 Page 173.

PLAINTIFF: The Bank of New York as Trustee for American home Mortgage Investment Trust 2004-4 Mortgage-Backed Notes, Series 2004-4

VS

DEFENDANT: **MATTHEW T. & KRISTA L. WAGNER**

SALE ADDRESS: 149 Fourth Ave., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **CHANDRA ARKEMA, 856-669-5400**

**SALE NO. 11-4-318**

**Writ of Execution No. 09-08151**

**DEBT \$159,697.11**

ALL THAT CERTAIN message and tract of land situate in Warwick Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at corner of other lands of Joseph J. Pavlick, said point being in the public road (33 feet wide) leading from Knauertown to the Harmonville Road, said point of beginning being distance along said road from an iron pin marking a point of deflecting in said road and a corner of lands of Mrs. John Halley, north 01 degrees 15 minutes east 109.50 feet; thence from said point of beginning continuing along said road and lands late of Walter Keim, north 01 degree 15 minutes east 657.75 feet to a corner of lands of John Frock; thence along the same, north 04 degrees 59 minutes west 128.78 feet to a planted stone, a corner of lands of Henry Paschall; thence along the same, south 68 degrees 30 minutes west 634.0 feet to a corner of other lands of Joseph J. Pavlick; thence along the same the following six courses and distances, to wit: (1) south 03 degrees 52 minutes east 417.0 feet; and (2) south 33 degrees 10 minutes east 79.0 feet; and (3) north 89 degrees 10 minutes east 209.0 feet; and (4) south 73 degrees 40 minutes east 85.0 feet; and (5) south 28 degrees 40 minutes east 226.95 feet to a corner in the middle of the aforesaid public road and place of beginning.

CONTAINING 8 acres and 81.70 perches of land

BEING parcel No. 19-6-30.2

BEING known as: 581 Rock Run Road, Pottstown, PA 19465

PROPERTY ID No.: 19-06-0030.020

TITLE to said premises is vested in Abraham Soto and Elizabeth Soto, husband and wife by Deed from Karl Steward, specific devisee, Michael R. Yanis, Executor of the Estate of Dorothy Lubis, a/k/a Dorothy M. Lubis, deceased dated 06/10/1998 recorded 07/29/1998 in Deed Book 4392 Page 78.

PLAINTIFF: Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 1999-C

VS

DEFENDANT: **ABRAHAM & ELIZABETH SOTO**

SALE ADDRESS: 581 Rock Run Rd. Pottstown, PA 19465

PLAINTIFF ATTORNEY: **CHANDRA ARKEMA, 856-669-5400**

**SALE NO. 11-4-319****Writ of Execution No. 10-08910****DEBT \$219,680.01**

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances, thereon erected, situate in the Township of East Whiteland, County of Chester, Pennsylvania, bounded and described according to a Final Subdivision for L. Wayne Army Sr., made by Hottinger Smith, Chatman Royce Associates, dated 8/15/1967 and revises 9/18/1967 as follows, to wit:

BEGINNING at a spike in the title line in the bed of Frame Avenue (various widths) which point is 1,101.50 feet more or less distant from Lancaster Avenue, as shown on said Plan; thence extending from said beginning point north 67 degrees, 56 minutes east, 212.16 feet to an iron pin, a corner of lands now or late of John Spanenberg; thence extending along same north 24 degrees 47 minutes west, 113.44 feet to a point; thence extending south 71 degrees, 45 minutes west, 207.24 feet; to a point in the title line in the bed of Frame Avenue; thence extending along the same south 22 degrees, 04 minutes east, 127.10 feet to the first mentioned point and place of beginning.

CONTAINING 25,160 square feet or land more or less.

BEING Parcel 'A' on said Plan.

UPI #42-3-151.1

TITLE to said premises is vested in Lisa L. Wikowski and David P. Wikowski, w/h, by Deed from Lisa Novy Wikowski, aka, Lisa L. Wikowski, a married woman, dated 06/11/2007, recorded 07/02/2007 in Book 7200, Page 691

BEING known as the premises of 25 Frame Avenue, Malvern, PA 19355-1520

RESIDENTIAL property

SEIZED in execution as the property of Lisa L. Wikowski and David P. Wikowski on No.: 10-08910

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

VS

DEFENDANT: **LISA L. WIKOWSKI a/k/a LISA NOVY-WIKOWSKI & DAVID P. WIKOWSKI a/k/a DAVID WIKOWSKI**

SALE ADDRESS: 25 Frame Ave., Malvern, PA 19355

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

**SALE NO. 11-4-320****Writ of Execution No. 10-13062****DEBT \$167,673.31**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Title Plan of Country Ridge, made by Lester R. Andes, P.E., dated February 15, 1988 and last revised July, 19, 1989, as follows to wit:

BEGINNING at a point on the cul-de-sac of Arianna Lane, a corner of Lot 28 on said Plan; thence extending along the same, south 60 degrees 56 minutes 00 seconds west, 141.72 feet to a point on line of Lot 18, thence extending along the same, and along Lot 17 and 16, crossing a storm sewer easement north 11 degrees 40 minutes 55 seconds west, 236.15 feet to a point, a corner of Lot 38 thence extending along the same, crossing a sanitary sewer easement, south 85 degrees 41 minutes 49 seconds east, 15.00 feet to a point, a corner of Lot 30, thence extending along the same, south 37 degrees 25 minutes 09 seconds east, 122.48 feet to a point on the cul-de-sac of Arianna lane, aforesaid; thence extending along the same, on the arc of a circle curving to the left, having a radius of 50.00 feet the arc distance of 71.25 feet to a point, a corner of Lot 28 on said Plan, the first mentioned point and place of beginning.

BEING Lot 29 on said Plan

PARCEL No.: 38-02-0431

BEING known as: 116 Arianna Lane, Coatesville, PA 19320.

BEING the same premises which Robert F. Tompkins and Jennifer H. Tompkins, by Deed dated April 30, 1998 and recorded May 12, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4347, Page 1102, granted and conveyed unto Woodrow W. Wyatt, III and Sharlene D. Wyatt.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **WOODROW W. WYATT III & SHARLENE D. WYATT**

SALE ADDRESS: 116 Arianna Ln., Coatesville, PA 19320

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



**SALE NO. 11-4-321**  
**Writ of Execution No. 10-09954**  
**DEBT \$151,948.04**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a Plan of a Subdivision of land of View of the Park, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pennsylvania, dated 11/25/1987 and recorded 02/09/1988 as Plan No. 7901-7903, as follows, to wit:

BEGINNING at a point in the title line in the bed of Third Avenue said point being a corner of Lot No. 15 as shown on said Plan; thence extending along the title line in the bed of Third Avenue, north 78 degrees 53 minutes east, 16.50 feet to a point, a corner of Lot No. 13; thence extending along the same, south 11 degrees 07 minutes east, 137.7 feet to a point on the north side of Third Avenue; thence extending along the same, south 78 degrees 53 minutes west, 16.50 feet to a point, a corner of Lot No. 15; thence extending along the same, north 11 degrees 07 minutes west 137.07 feet to the first mentioned point and place of beginning.

TAX Parcel #8-5-365.14

PROPERTY address: 398 West 3<sup>rd</sup> Avenue, Parkesburg, PA 19365

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Yvonne Rustin

BY deed from: Raymon D. Rustin and Yvonne Rustin, formerly husband and wife

DATED: 06/23/2004 and recorded: 06/28/2004

BOOK: 6203 Page: 385

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **YVONNE RUSTIN**

SALE ADDRESS: 398 W. 3<sup>rd</sup> Ave., Parkesburg, PA 19365

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

**SALE NO. 11-4-322**  
**Writ of Execution No. 10-11013**  
**DEBT \$85,156.01**

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

thereon, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Hickman Development Corp. made by George E. Regester, Jr. and Sons, Inc., Kennett Square, Pennsylvania, dated April 5, 1972, last revised February 9, 1973 and recorded March 9, 1973 in Plan Book 48 Page 13 as follows, to wit:

BEGINNING at a point on the southwesterly side of Sherwood Drive (fifty feet wide) at a corner of Lot No. 12 on said Plan; thence extending from said beginning point, along the southwesterly side of Sherwood Drive, the two following courses and distances: (1) south forty seven degrees, forty nine minutes, fifteen seconds, east, twenty five and forty nine one-hundredths feet to a point of curve; and (2) on a line curving to the left, having a radius of five hundred ninety two and thirteen one-hundredths feet, the arc distance of one hundred twenty five and eighty seven one-hundredths feet to a point, a corner of Lot No. 14 on said Plan; thence extending along the same, south forty two degrees, ten minutes, forty five seconds west, three hundred fifty two and ninety six one-hundredths feet to a point; thence extending north forty seven degrees, forty nine minutes, fifteen seconds west, one hundred fifty and forty one one-hundredths feet to a point; a corner of Lot No. 12 aforesaid; thence extending along the same, north forty two degrees, ten minutes, forty five seconds east, three hundred thirty nine and sixty four one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot 13 as shown on said Plan.

THE improvements thereon being commonly known as 128 West Sherwood Drive Oxford, PA. 19363.

AS described in Mortgage Book 7050 Page 2209

BEING known as: 128 West Sherwood Drive, Oxford, PA 19363

PROPERTY ID No.: 69-09-0011.080

TITLE to said premises is vested in Charles D. Wyse and Marion Wyse, his wife, as tenants by the entireties by Deed from C & F Builders, Inc. dated 01/30/1980 recorded 03/26/1980 in Deed Book 0-56 Page 102.

PLAINTIFF: Saxon Mortgage Services, Inc

VS

DEFENDANT: **MARIAN WYSE a/k/a MARION WYSE**



SALE ADDRESS: 128 W. Sherwood Dr., Oxford, PA 19363

PLAINTIFF ATTORNEY: **JEROME BLANK, 856-669-5400**

**SALE NO. 11-4-323**

**Writ of Execution No. 10-00848**

**DEBT \$557,613.74**

ALL THAT CERTAIN tract of ground situate in Highland Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan owned by Anne Boyd Dale Lefferts made by George E. Regester, Jr. & Sons, Inc., dated 10/16/1973, last revised 9/17/83, as follows, to-wit:

BEGINNING at an old spike at the intersection of the title line in the bed of West Glenrose Road (LR 15110) and the title line in the bed of Stottsville – Glenrose Road (T-358), a corner of Parcel B on the said Plan; thence along the said title line in the bed of Stottsville – Glenrose Road and the said Parcel B north 03 degrees 47 minutes 48 seconds west 927.48 feet to an old iron pin; thence still along the said title line in the bed of Stottsville – Glenrose Road north 04 degrees 14 minutes 11 seconds west 190.30 feet to an iron pin a corner of land of Franklin L. Gordon, thence along the same the seven (7) following courses said distance: (1) south 75 degrees 22 minutes 11 seconds east 234.35 feet to an iron pin; (2) south 85 degrees 16 minutes 11 seconds east 282.35 feet to an iron pin; (3) south 77 degrees 06 minutes 41 seconds east 282.35 feet to an iron pin; (4) north 88 degrees 48 minutes 49 seconds east 304.10 feet to an iron pin; (5) north 65 degrees 49 minutes 31 seconds east, partly crossing the right-of-way of the Pennsylvania Railroad 436.57 feet to a point; (6) south 07 degrees 29 minutes 46 seconds west 56.72 feet to an iron pin; and (7) north 83 degrees 30 minutes 45 seconds east 150.00 feet to an iron pin, a corner of land of Boyd R. Wenger; thence along the same south 14 degrees 19 minutes 00 seconds east 110.81 feet to a point on the said title line in the bed of West Glenrose Road; thence along the same the seven (7) following courses and distance: (1) south 68 degrees 49 minutes 00 seconds west 52.36 feet to a point, (2) south 57 degrees 32 minutes 00 seconds west 264.39 feet to a spike; (3) south 52 degrees 32 minutes 00 seconds west 269.20 feet to a spike; (4) south 52 degrees 56 minutes 00 seconds west 266.29 feet to a spike; (5) south 57 degrees 06 minutes 00 sec-

onds west 165.38 feet to a spike; (6) south 64 degrees 37 minutes 00 seconds west 309.15 feet to a spike; (7) south 62 degrees 50 minutes 00 seconds west 658.52 feet to the first mentioned point and place of beginning.

CONTAINING 21.424 acres of land more or less.

BEING Parcel D on said Plan.

BEING known as: 475 West Glenrose Road (Highland Township), Coatesville, PA 19320  
PROPERTY ID No.: 45-04-0008

TITLE to said premises is vested in Douglas L. Richard by Deed from Douglas L. Richard and Kathryn M. Richard, husband and wife dated 05/12/2005 recorded 05/20/2005 in Deed Book 6497 Page 1298.

PLAINTIFF: E\*Trade

VS

DEFENDANT: **DOUGLAS L. RICHARD & THE UNITED STATES OF AMERICA**

SALE ADDRESS: 475 W. Glenrose Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JEROME BLANK, 856-669-5400**

**SALE NO. 11-4-324**

**Writ of Execution No. 10-00120**

**DEBT \$209,564.63**

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 Subdivision Plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to-wit:

BEGINNING at a point on the north-westerly side of Coventry Pointe Lane, a corner of Lot No. 1-4 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 1-4, north 61° 24' 35" west 105.71 feet to a point in line of lands now or late of Albert A. & Genevieve E. Stewart on said Plan; thence extending along the same, north 28° 35' 25" east 20.00 feet to a point, a corner of Lot No. 1-6 on said Plan; thence extending along Lot 1-6, south 61° 24' 35" east 112.03 feet to a point on the northwesterly side of Coventry Pointe Lane, aforesaid; thence extending along Coventry Pointe Lane, on the arc of a circle curving to the left having a radius of 43.00 feet, the arc distance of 21.19

feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

CONTAINING 2,159 square feet, more or less.

BEING known as 105 Coventry Pointe Lane, Pottstown, PA 19465

BEING the same premises which Matthew P. O'Rourke by Deed dated June 11, 2002 and recorded June 25, 2002 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 5313 Page 1078 granted and conveyed unto Vincent Sivieri and Colleen Sivieri, husband and wife. Vincent Sivieri became the sole owner by virtue of the death of Colleen Sivieri on August 11, 2009.

PARCEL No.: 17-3G-97

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, NA, s/b/m Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB

VS

DEFENDANT: **VINCENT J. and FRANCIS SIVIERI**

SALE ADDRESS: 105 Coventry Pointe Lane, Pottstown, PA 19464

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

**SALE NO. 11-4-325**

**Writ of Execution No. 10-15421**

**DEBT \$8,928.00**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215 Page 258; a Declaration Plan dated November 10, 1972 and last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53 Page 14, and Code of Regulations dated October 18, 1973, and recorded on October 23, 1973 in Misc. Deed Book 215 Page 284, being and designated on said Declaration Plan as Unit no. 1212 as more fully

described on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as the same are set forth in said Declaration.

BEING known as 1212 Valley Drive

UPI #53-6-346

TAX ID No. 53-06-0346

BEING the same premises which Debra Ann DiMario, by Deed dated May 28, 2004 and recorded June 10, 2004 in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 8184 Page 2024, granted and conveyed unto Christopher F. Auger, in fee.

PLAINTIFF: Goshen Valley I Condominium

VS

DEFENDANT: **CHRISTOPHER F. AUGER**

SALE ADDRESS: 1212 Valley Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GLENN ROSS, 215-643-7200**

**SALE NO. 11-4-326**

**Writ of Execution No. 10-00596**

**DEBT \$58,135.46**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester, State of Pennsylvania and described according to a Plan for Porter-Painter known as "Shady Knoll", said Plan made by Joseph M. Fernstermacher, Registered Surveyor, dated 4/22/1963, said Plan being recorded in the Office for the Recording of Deeds, in and for County of Chester at West Chester, Pennsylvania, in Plan Book #18, Page 12 on 5/13/1964, as follows, to wit:

BEGINNING at a point on the center line of Shadyside Road said point being measured the 5 following courses and distances along the center line of Shadyside Road from its point of intersection with the northeasterly corner of land now or late of M.M. Caffey; (1) north 82 degrees 29 minutes east 85.33 feet to a point; (2) north 76 degrees 12 minutes 30 seconds east 327.57 feet to a point; (3) north 77 degrees 52 minutes 30 seconds east 213.15 feet to a point and (4) north 73 degrees 1 minute east 146.63 feet to a point of curve; (5) thence extending on the arc of a circle curving to the right having a radius of 700 feet the

arc distance of 83.11 feet to the point of beginning, a corner of Lot 5 and 6 on said plan; thence extending from said beginning point along the center line of Shadyside Road the 2 following courses and distances (1) on the arc of a circle curving to the right having a radius of 700 feet the arc distance of 116.35 feet to a point of tangent; and (2) north 89 degrees 20 minutes east 59.45 feet to a point a corner of other lands being shown on said Plan as an area 50 feet wide separating Lots 6 and 7 on said Plan; thence extending along said lands south 19 degrees 52 minutes east and crossing the south side of Shadyside Road 258.72 feet to a point a corner in line of land now or late of Philip Stergin; thence extending along said lands south 72 degrees 43 minutes 30 seconds west 182.29 feet to a point a corner of Lot 5 on said Plan; thence extending north 17 degrees 16 minutes 30 seconds west and recrossing the southwesterly side of Shadyside Road 299.53 feet to the first mentioned point and place of beginning.

BEING the same premises which Kennard G. Porter, Hervey M. Painter and Kennard G. Porter, Jr., Co-Partners trading as Porter, Painter & Porter Investment Company, a Partnership by Deed dated February 13, 1968 and recorded February 23, 1968 in the Recorder of Deeds Office, in and for Chester County, Pennsylvania in Deed Book A-38, Page 634, granted and conveyed unto Ralph E. Miller and Eula M. Miller, husband and wife, their heirs and assigns, as tenants by the entireties.

AND the said Eula M. Miller died \_\_\_\_\_ whereupon title vested into Ralph E. Miller by right of survivorship.

AND the said Ralph E. Miller died November 9, 2007 intestate whereupon Letter of Administration were granted to Diane E. Horsey by the Register of Wills of Chester County on April 15, 2009 to Term No. 1509-0625. Steven M. Miller renounced Letters on April 14, 2009.

To be sold as the premises of Estate of Ralph E. Miller, by Diane E. Horsey, Executrix of the Estate of Ralph E. Miller.

PARCEL # 50-6-14.6.

PLAINTIFF: Pennsylvania State Employees Credit Union

VS

DEFENDANT: **ESTATE OF RALPH E. MILLER, by DIANE E HORSEY, EXECUTRIX of the ESTATE of RALPH E. MILLER**

SALE ADDRESS: 1300 Shadyside

Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHAWN M. LONG, 717-299-5201**

**SALE NO. 11-4-327**

**Writ of Execution No. 10-11027**

**DEBT \$162,273.55**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Fallowfield, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of Property made for H.M. Hovsepian, made by Morris W. Holman, Jr., Civil Engineer dated March 17, 1976 and last revised August 17, 1976 as follows, to wit:

BEGINNING at a point in the title line in the bed of Lantz Road said point being measured south 24 degrees 15 minutes 11 seconds east 1,110.00 feet from a point at the intersection of the title lines of said Lantz Road with Glen Run Road, thence along said Lantz Road south 24 degrees 15 minutes 11 seconds east 120.00 feet to a point corner of Lot #16; thence along the same south 65 degrees 44 minutes 49 seconds west 355.89 feet to a point of tangent in the title line in the bed of Pennsylvania Route #41; thence along the same on the arc of a circle curving to the left having a radius of 5,560.73 feet the arc distance of 124.60 feet to a point a corner of Lot #14; thence along the same north 65 degrees 44 minutes 49 seconds east 369.46 feet to the point and place of beginning.

CONTAINING 42,307 square feet of land, be the same more or less.

BEING Lot #15

BEING known as 540 Lantz Road, Atglen, PA 19310

BEING the same premises which H.M. Hovsepian and Armena Hovsepian, his wife, by Deed dated May 24, 1977 and recorded May 26, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book A 51, Page 180, granted and conveyed unto Francis L. Evans and Linda M. Evans, his wife. Linda M. Evans became the sole owner by virtue of the death of Francis L. Evans on October 1, 1986.

PARCEL No. 44-2-21.4

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB

VS

DEFENDANT: **LINDA EVANS a/k/a****LINDA M. EVANS**SALE ADDRESS: 540 Lantz Road,  
Atglen, PA 19310PLAINTIFF ATTORNEY: **GREGO-  
RY JAVARDIAN, 215-942-2090****SALE NO. 11-4-328****Writ of Execution No. 10-11099****DEBT \$513,018.78**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Malvern, Chester County, Pennsylvania, bounded and described according to a Plan of Property for William F. Barrett, made by G.D. Houtman and Son, Civil Engineers & Land Surveyors, Paoli, PA dated May 28, 1955 as follows, to wit:

BEGINNING at a point in the title line of West Chester-Paoli Road (US Route 202) and a corner of land now or late of Charles E. Coxe, which point is also in the line dividing the Borough of Malvern and the Township of Willistown; thence extending along said West Chester-Paoli Road (US Route 202) south 66 degrees 48 minutes west 93.25 feet to a point; thence leaving West Chester-Paoli Road and extending north 22 degrees 44 minutes west 338.31 feet to a point; thence extending north 68 degrees 16 minutes east 93.25 feet to a point of land now or late of Charles E. Coxe; thence extending along same south 22 degrees 44 minutes east 337.60 feet to the first mentioned point and place of beginning.

CONTAINING 0.724 acres.

TITLE to said premises is vested in Lawrence Laurento and Rebecca Laurento, h/w, by deed from Michael F. Maciey and Michele M. Maciey, h/w, dated 07/27/2001, recorded 08/06/2001 in Book 5030, Page 1341.

UPI #2-8-10

BEING known as the premises of 193  
Paoli Pike, Malvern, PA 19355-3090

RESIDENTIAL property

SEIZED in execution as the property of  
Rebecca Laurento and Lawrence Laurento on No.:  
10-11099PLAINTIFF: U.S. Bank National  
Association, as Trustee for CMLTI 2007-WFHE2

VS

DEFENDANT: **REBECCA and  
LAWRENCE LAURENTO**SALE ADDRESS: 193 Paoli Pike,  
Malvern, PA 19355PLAINTIFF ATTORNEY: **LAUREN  
R. TABAS, 215-563-7000****SALE NO. 11-4-329****Writ of Execution No. 08-07950****DEBT \$225,222.46**

ALL THAT CERTAIN lot or piece of ground, situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Exton Woods, Phase I, made by Yarker Associates, Inc., dated 8/27/1986 and last revised 3/30/1987 as follows, to wit:

BEGINNING at an interior point a corner of No. 209 Brecknock Terrace, said point being located the (3) following courses and distances from the intersection of Radnor Terrace and Belvedere Circle (1) north 24 degrees 57 minutes 2 seconds west 49.17 feet to a point; (2) north 40 degrees 27 minutes 6 seconds east 240.20 feet to a point a corner of No. 205 Brecknock Terrace, and (3) south 24 degrees 59 minutes 0 seconds east 100.67 feet to the point of beginning; thence extending from said point of beginning north 65 degrees 1 minute 0 seconds east, crossing a sanitary sewer line 110 feet to a point; thence extending south 24 degrees 59 minutes 0 seconds east 20 feet to a corner of No. 211 Brecknock Terrace; thence extending along the same south 65 degrees 1 minute 0 seconds west, re-crossing the aforesaid sanitary sewer line 110 feet to a point; thence extending north 24 degrees 59 minutes 0 seconds west 20 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Brandon Lyon, by Deed from Charles T. Hatton, Sr. and Carolyn L. Hatton, dated 11/29/2005, recorded 12/05/2005 in Book 6701, Page 1134.

UPI #41-05Q-0042.0000

BEING known as the premises of 210  
Brecknock Terrace, West Chester, PA 19380-1140

RESIDENTIAL property

SEIZED in execution as the property of  
Brandon Lyon on No.: 08-07950PLAINTIFF: US Bank National  
Association, as Trustee for Structured Asset  
Securities Corporation Trust 2006-WFI

VS

DEFENDANT: **BRANDON LYON**  
SALE ADDRESS: 210 Brecknock

Terrace, West Chester, PA 19380

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

**SALE NO. 11-4-331**

**Writ of Execution No. 08-12976**

**DEBT \$211,732.60**

ALL THAT CERTAIN tract of land, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Cross View Estates" made by Berger & Hayes, Inc., Thorndale, PA, dated 11/5/89, last revised 8/10/90 and recorded 9/18/90 as Plan #10711 as follows to wit:

BEGINNING at a point on the north-westerly side of proposed Road "B", said point being a corner of Lot #20 (as shown on said Plan); thence from said point of beginning extending along said road south 76 degrees 08 minutes 53 seconds west 35.00 feet to a point, being a corner of Lot #22; thence leaving said road extending along Lot #22 north 13 degrees 51 minutes 07 seconds west 130.00 feet to a point in line of Lot #24, being a corner of Lot #22; thence extending partially along Lot #24 north 76 degrees 08 minutes 53 seconds east 35.00 feet to a point, being a corner of Lot #20; thence leaving Lot #24 extending along Lot #20 south 13 degrees 51 minutes 07 seconds east 130.00 feet to the first mentioned point and place of beginning.

BEING Lot #21 on the above mentioned Plan.

TAX Parcel #11-11-113-25

PROPERTY address: 223 Talucci Drive, Downingtown, PA 19335

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Melynn Smith Wylie

BY Deed from: Melynn Smith n/k/a Melynn Smith-Wylie

DATED: 09/28/2006 and recorded: 10/13/2006

BOOK: 6980 Page: 1374 Document # 10695468

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1

VS

DEFENDANT: **MELYNN SMITH  
WYLIE**

SALE ADDRESS: 223 Talucci Drive, Downingtown, PA 19335

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

**SALE NO. 11-4-332**

**Writ of Execution No. 10-11129**

**DEBT \$105,068.90**

ALL THAT CERTAIN parcel of land with buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan of the DiGuiseppe Property by Barry Isett and Associates, P.C. Consulting Engineers and Surveyors, Norristown, Pennsylvania, dated 7/25/1990, last revised 12/4/1990 and recorded 1/2/1991 as Plan Number 10917 as follows, to wit:

BEGINNING at a point on the south-westerly side of Taylor Street, said point being a corner of Lot #2 (as shown on said Plan); thence from said point of beginning leaving said street extending along Lot #2 north 87 degrees 14 minutes 00 seconds west 93.55 feet to a point in line of lands now or late of the Pollock Corporation, being a corner of Lot #2; thence extending along said lands north 02 degrees 46 minutes 00 seconds east 47.00 feet to a point on the southerly side of Emmett Street (unopened); thence extending along said street south 87 degrees 14 minutes 00 seconds east 82.56 feet to a point of intersection of the southerly side of Emmett Street with the south-westerly side Taylor Street; thence extending along said Taylor Street south 10 degrees 24 minutes 00 seconds east 48.27 feet to the first mentioned point and place of beginning.

BEING Lot #1 on the above mentioned Plan.

COMMONLY known as: 598 Taylor Street, Phoenixville, PA 19460

PARCEL #15-004-0024.0100

BEING the same premises which Timothy A. Coffman by Deed dated 8/21/2008 and recorded 1/29/2010 in and for Chester County in Deed Book 7858 Page 193 granted and conveyed to Timothy A. Coffman and Patricia L. Coffman, husband and wife.

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **TIMOTHY A. and  
PATRICIA L. COFFMAN**

SALE ADDRESS: 598 Taylor Street,  
Phoenixville, PA 19460

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

**SALE NO. 11-4-333**  
**Writ of Execution No. 10-13745**  
**DEBT \$165,946.91**

ALL THAT CERTAIN Unit in the property known, named and identified as Charlestown Woods Condominium, located in Charlestown Township, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the recording in the County of Chester Department of Records of a Declaration recorded on 12/20/2007 in Record Book 7331 Page 1520 being and designated as Unit No. 1 together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

TOGETHER with the perpetual right, liberty, privilege and use over through and across a fifty (50) wide common driveway easement extending from Charlestown Road as more particularly described on the Subdivision Plan recorded in Chester County as 17652 aforesaid as for a vehicular and pedestrian ingress and egress and for installation of utilities including gas, electric and water service and telephone and cable television service for Lot No. 1 and Lot N. 2 as more particularly described on the said Subdivision Plan. Subject to the duty in common with the owners of the aforesaid lots, their successors and assigns to maintain and repair the said common driveway and to keep it free from ice, snow and debris.

TAX ID/Parcel No. 35-04-0011.010/UPI 35-4-11.1

IMPROVEMENTS: Commercial  
Property

PLAINTIFF: Valley Green Bank  
VS  
DEFENDANT: **JOHN G. & MAUREEN R. BERG**

SALE ADDRESS: 1 Dunminning  
Road, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **KERRY S. SCHUMAN, 215-635-7200**

**SALE NO. 11-4-334**  
**Writ of Execution No. 09-05072**  
**DEBT \$843,111.12**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Shenandoah Farms" made by Edward B. Walsh & Associates, Inc., Downingtown, PA, dated 1/31/2000 and last revised 3/16/2001 and recorded 5/17/2001 and recorded 5/17/2001 to Plan #15758 as follows, to wit:

PLAINTIFF: Thornburg Mortgage  
Home Loan, Inc.

VS  
DEFENDANT: **ROBERT S. & LISA A. HANSEN**

SALE ADDRESS: 929 Shenandoah  
Lane, West Chester, PA 19380

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

**SALE NO. 11-4-335**  
**Writ of Execution No. 10-15177**  
**DEBT \$1,453,019.84**

ALL THAT CERTAIN parcel of land, situate on the northerly side of Brandywine Creek Road (SR 3071) in East Bradford Township, Chester County, Pennsylvania, known as Lot No. 2 as shown on a Topographic Survey for Randall C. & Kathy B. Schauer, Drawing No. 06-07036-001 prepared by RETTEW Associates, Inc., dated 5/3/2006, last revised 6/2/2006, and being more fully bounded and describe as follows:

BEGINNING at a point on the northerly dedicated right-of-way line of Brandywine Creek Road (60 feet wide), which point of beginning being the southeasterly corner of Lot No. 1 and the southwesterly corner of the herein described Lot No. 2; thence along Lot No. 1, north 29 degrees 52 minutes 34 seconds east, 467.19 feet to a point in line of lands of East Bradford Township Open Space A-1 (Record Book 4134 page 1776); thence, along the lands of East Bradford Township Open Space A-2, the two (2) following courses and distances: (1) south 49 degrees 24 minutes 30 seconds east, 223.22 feet to a #5 rebar set; (2) north 48 degrees 19 minutes 25 seconds east, 73.60 feet to a #5 rebar set; thence, partly along the same, passing through a corner of the lands of Todd A. and Linda Moore (Record Book 4283, Page 2165) and along the lands of D.



Scott and Nancy J. Whittington (Record Book 4360, Page 1539), north 56 degrees 45 minutes 38 seconds east, 313.25 feet to a #5 rebar set, a common corner of lands of D. Scott and Nancy J. Whittington and lands of Majd Mitch and Genwa Gina Sabouni (Record Book 4635, Page 1360); thence, along Majd Mitch and Genwa Gina Sabouni, south 54 degrees 48 minutes 10 seconds east, 80.86 feet to a #5 rebar set in line of Sabouni and a corner of lands of East Bradford Township Open Space A-1 (Record Book 4134, Page 1776); thence, along said lands of East Bradford Township the two (2) following courses and distances: (1) south 13 degrees 38 minutes 02 seconds west, 615.44 feet to a #5 rebar found; (2) south 25 degrees 05 minutes 31 seconds west, 225.38 feet to a concrete monument found on the northerly dedicated right-of-way line of Brandywine Creek Road (60 feet wide); thence, along the northerly dedicated right-of-way line of Brandywine Creek Road the four (4) following courses and distances: (1) along a curve to the left having a radius of 1,630.00 feet, a distance along the arc of 322.47 feet, a chord bearing of north 58 degrees 12 minutes 21 seconds west, a chord distance of 321.94 feet to a concrete monument found, a point of tangency; (2) north 63 degrees 52 minutes 24 seconds west, 129.84 feet to a concrete monument found at a point of curvature; (3) along a curve to the right having a radius of 320.00 feet, a distance along the arc of 133.54 feet, a chord bearing of north 51 degrees 55 minutes 06 seconds west, a chord distance of 132.57 feet to a concrete monument found, a point of tangency; (4) north 39 degrees 57 minutes 45 seconds west, 77.94 feet to a point, the place of beginning.

BEING Lot No. 2.

UPI # 51-7-28

IMPROVEMENTS consist of a residential dwelling.

PLAINTIFF: New Century Bank d/b/a Customers Bank

VS

DEFENDANT: **RANDALL C. & KATHY B. SCHAUER**

SALE ADDRESS: 275 Creek Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JOHN K. FIORILLO, 610-692-1371**

**SALE NO. 11-4-336**

**Writ of Execution No. 10-06533**

**DEBT \$98,101.90**

ALL THAT CERTAIN lot of land upon which is erected the west house of a block of two

brick dwelling houses, designated as No.1040 East Lincoln Highway, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, being the west part of Lot No. 10 on a Plan of Lots known as Drumpellier, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of East Lincoln Highway, distant 39 feet, 1 inch westwardly from the intersection of the Eleventh Avenue, a corner of land now or late of Joseph L. Pennock; thence southwardly along said land now or late of Joseph L. Pennock by a line passing through the middle of the partition wall dividing the brick house erected on the lot herein conveyed from the brick house on said land now or late of Joseph L. Pennock, immediately adjoining it on the east, 180 feet to the north side of Harmony Street; thence westwardly along the north side of said Harmony Street, 28 feet, 11 inches to a corner of land now or late of Getz Sarvetnick; thence northwardly along said land now or late of Getz Sarvetnick, 180 feet to the south curb line of East Lincoln Highway; thence eastwardly along the south curb line of East Lincoln Highway, 28 feet, 11 inches to the place of beginning.

CONTAINING fifty-two hundred and five square feet of land, be the same more or less.

BEING Tax Parcel No. 16-7-21.

PLAINTIFF: Keystone Federal Credit

Union

VS

DEFENDANT: **EDSON E. FORBES & CONNIE FORBES, as ADMINISTRATRIX of the ESTATE of EARL C. FORBES, deceased**

SALE ADDRESS: 1040 E. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL G. LOUIS, 610-436-0100**

**SALE NO. 11-4-337**

**Writ of Execution No. 11-00039**

**DEBT \$7,727,886.36**

ALL THAT CERTAIN lot or piece of land, situate in East Whiteland Township, Chester County, Pennsylvania, designated as Lots 12-13-37-38, on Plan of Lots made for H.O. Coffman, et al; by Thomas G. Colesworthy, County Surveyor, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Lincoln Highway at a corner of Lot 11 on said Plan, said point being distant easterly 220 feet from the center line of Davis Avenue, thence along the center line of Lincoln Highway, north 83



degrees 59 minutes east 100 feet to a point, a corner of Lot 14; thence along the line of Lots 14 and 39; north 6 degrees 37 minutes west 437.8 feet to a point in the center line of Bracken Avenue, thence along the center line of Bracken Avenue, south 83 degrees 59 minutes west 100 feet to a point, a corner of Lot 36; thence along the line of Lots 37 and 11, south 6 degrees 37 minutes east 437.8 feet to the place of beginning.

BEING Chester County UPI #42-3R-9

BEING the same premises which, Frazer DFC LP, a Pennsylvania Limited Partnership by Deed dated March 29, 2007 and recorded April 6, 2007 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7126 Page 32 granted and conveyed unto 535 Lancaster LP, in fee.

PLAINTIFF: MCK Mortgage Properties, LLC

VS

DEFENDANT: **535 LANCASTER, LP and 1269 DEKALB, LP**

SALE ADDRESS: 535 Lancaster Avenue, Frazer, PA

PLAINTIFF ATTORNEY: **MICHAEL G. LOUIS, 610-436-0100**

**SALE NO. 11-4-338**

**Writ of Execution No. 10-12377**

**DEBT \$220,250.00**

ALL THAT CERTAIN tract or parcel of ground situate partly in the Borough of Honey Brook and partly in the Township of Honey Brook, Chester County, Pennsylvania, bounded and described in accordance with a Final Subdivision Plan for Jonas S. Stoltzfus, Jr. and wife prepared by John D. Stapleton, III, Registered Land Surveyor, dated January 21, 1982 last revised February 17, 1982 as follows:-

BEGINNING at a point on the title line in the bed of Walnut Street (T-475) a corner of remaining land of Jonas S. Stoltzfus, Jr. and Lizzie S. Stoltzfus, his wife, of which this about to be described tract was a part; thence from said point of beginning and continuing along the title line in the bed of Walnut Street south 57 degrees 49 minutes 15 seconds west 50.00 feet to a point, a corner of land of Paul J. Wagner; thence leaving the bed of Walnut Street along land of Paul J. Wagner, the two following courses and distances: (1) north 27 degrees 21 minutes 15 seconds west crossing over an iron pipe found, 265.23 feet to a point; and (2) north 57 degrees 49 minutes 15 seconds west crossing over another iron pipe found, 346.10 feet

to an iron pipe, a corner of land now or late of the Trustees of the Honey Brook Methodist Cemetery Association; thence along the same and along land of George A. Dippner, along the end of the 33 feet wide right of way for Chestnut Street along land of Harry Z. Landis and along land of Mervin O. Sangrey north 15 degrees 16 minutes 30 seconds west 699.38 feet to a stone at a post, a corner of land of C.R. Spece; thence along the same and along land of Madelyn Shuler and Raymond R. Ranck north 44 degrees 57 minutes 00 seconds east 300.29 feet to an iron pin found in line of remaining land of Jonas S. Stoltzfus, Jr. and Lizzie S. Stoltzfus, his wife of which this was a part; thence along the same south 25 degrees 12 minutes 30 seconds east 1,007.79 feet to a point on the title line in the bed of Walnut Street; the point and place of beginning.

CONTAINING 5.857 acres, be the same more or less, of which 3.43 acres, more or less is located within the Borough of Honey Brook and 2.43 acres, more or less is located within the Township of Honey Brook.

TAX ID/Parcel No. 12-2-29 and 22-4-183

BLR #12-2-29 and 22-4-183

PLAINTIFF: HEFLINE NM, LLC

VS

DEFENDANT: **JOE BUDIS, INC.**

SALE ADDRESS: Walnut & Chestnut Streets, Borough & Township of Honeybrook

PLAINTIFF ATTORNEY: **RICHARD M. IMPERATORE, 215-817-4430**

**SALE NO. 11-4-340**

**Writ of Execution No. 08-13714**

**DEBT \$72,498.91**

ALL THAT CERTAIN message and lot of land with the hereditaments and appurtenances, situate in the Township of West Goshen, Chester County, Pennsylvania, being Lot numbered ninety-five and the west half of Lot numbered ninety-six, adjoining said Lot numbered ninety-five in Plan of Chatwood, land out for Johnston T. Wilson, recorded in the Office for Recording of Deeds, in and for the said County, in Plan Book, No. 1 Page 56, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot numbered ninety-five in the middle of Orchard Avenue; thence eastwardly along said middle line forty-five feet to a corner of lands now or late of George O. Sadler; thence along said other land southwardly by a line dividing Lot numbered ninety-six into two equal parts, one hundred forty-

seven and five tenths feet, (erroneously set forth in prior conveyance as one hundred forty feet and five tenths of a foot) to the middle line of Sycamore Alley; thence westwardly along the middle line of said alley, forty-five feet to the southeast corner of Lot numbered ninety-four; thence northwardly along said Lot, one hundred and forty-seven and nine tenths feet to the place of beginning.

FOR information purposes only

THE property is commonly known as:

834 Orchard Avenue, West Chester, PA

19382

TAX Parcel #52-5F-172

PLAINTIFF: Deutsche Bank Trust

Company Americas formerly known as Banker's Trust Company, as Trustee for Saxon Asset Securities Turst 2000-3

VS

DEFENDANT: **CHRISTINE A. & STEVEN JAMES VOLK**

SALE ADDRESS: 834 Orchard Avenue, West Chester, PA 19328

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

**SALE NO. 11-4-341**

**Writ of Execution No. 10-04267**

**DEBT \$285,991.42**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Coventry Township, County of Chester, and State of Pennsylvania, bounded and described according to a Final Plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, later revised 9/6/2006 and recorded in Chester County Plan No. 17957, as follows, to wit:

BEGINNING at a point on the southerly side of Old Schuylkill Road, a corner of Detention Basin A Area as shown on said Plan; thence from said beginning point along Detention Basin south 38 degrees, 58 minutes, 05 seconds west, crossing over a 5 feet wide sidewalk easement as shown on said Plan, 211.14 feet to a point; thence extending north 51 degrees, 10 minutes 33 seconds east, 202.15 feet to a point on the southeasterly side of Carriage House Road; thence along the same the (2) following courses and distances: (1) north 38 degrees, 49 minutes, 13 seconds east, crossing through a proposed parking area easement, 181.96 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 30.00 feet, re-crossing said sidewalk easement,

the arc distance of 47.27 feet to the first-mentioned point and place of beginning.

CONTAINING 0.98 acres more or less as shown on said Plan.

BEING UPI No. 18-1-119

BEING part of the same premises which Heritage-Coventry Meadows, L.P., by Indenture dated 02/27/2007 and recorded 03/01/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 7094, Page 1120, granted and conveyed unto Michele E. Martin and Steven M. Austin, in fee.

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **MICHELE MARTIN a/k/a MICHELE H. MARTIN & STEVEN AUSTIN a/k/a STEVEN M. AUSTIN**

SALE ADDRESS: 466 Old Schuylkill Road, Pottstown, PA 19464

PLAINTIFF ATTORNEY: **M. TROY FREEDMAN, 215-886-8790**

**SALE NO. 11-4-342**

**Writ of Execution No. 10-12813**

**DEBT \$386,914.38**

BY virtue of a Writ of Execution No. 10-12813

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 302 Fairfax Court, Wayne, PA 19087-5729

UPI No. 43-5L-125

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$386,914.38

PLAINTIFF: Suntrust Mortgage, Inc.

VS

DEFENDANT: **MELISSA A. MERKER a/k/a MELISSA MERKER**

SALE ADDRESS: 302 Fairfax Court, Wayne, PA 19087

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

**SALE NO. 11-4-343**

**Writ of Execution No. 10-13064**

**DEBT \$167,930.68**

PREMISES A:

ALL THAT CERTAIN lot or tract of land with any improvements thereon erected, known as Lot No. 68 on a revised Plan of Lots of John Wesley Cook, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey made by J. W.

Harry C. E., May L5 1950, as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale Guthrieville public road to Caln Meeting House, at the southwest corner of Lot 67 on said Plan, distant seven hundred eighty (780) feet measured westwardly along the middle of said first mentioned public road from an iron pin at its point of intersection with said Thorndale Guthrieville Public Road; thence the middle of said road and leading to Caln Meeting House, south eighty-seven (87) degrees seven (7) minutes west, one hundred (100) feet to a corner of remaining land and John Cook, et ux; thence leaving said road and along said land passing over an iron pipe set on line seventeen and seventy-five one-hundredths (17.75) feet from the last mentioned point, north two (2) degrees fifty-three (53) minutes west, one hundred sixty (160) feet to an iron pipe marker, a corner of the remaining land of John Cook et ux; thence still along the same, north eighty-seven degrees seven (7) minutes east, one hundred (100) feet to an iron pipe marker set on line seventeen and seventy-five one-hundredths (17.75) feet from the next mentioned point, south two (2) degrees fifty-three (53) minutes east, one hundred sixty (160) feet to the place of beginning.

**PREMISES B:**

ALL THAT CERTAIN lot or tract of land situate in Caln Township, Chester County, Pennsylvania. Being in the rear or Lot No. 68 on a revised Plan of Lots of John Wesley Cook and wife, bounded and described as follows:

BEGINNING at the rear corner of Lot No 68 owned n/a by Lloyd R. Byerly and the rear corner of Lot No. 69 n/f owned by Josiah D. Ashenfelder and wife; thence along the remaining land of the said John Wesley Cook and Grace R. Cook, his wife, north two (2) degrees fifty-three (53) minutes west, one hundred sixty (160) feet to a point in line of said remaining land of the said Cooks; thence along said land, north eighty-seven (87) degrees seven (7) minutes east, one hundred (100) feet to the place of beginning.

PARCEL No.: 39-4D-14

BEING known as: 3703 Humpton Road, Downingtown a/k/a Downington, PA 19335

BEING the same premises which PMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC by Keystone Asset Management, Inc. its attorney in fact by a power of attorney to be recorded simultaneously herewith, by Deed dated May 5, 2009 and recorded May 28, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7677, Page 895, granted and conveyed unto Howard Ford.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **HOWARD A. FORD**  
**a/k/a HOWARD FORD**

SALE ADDRESS: 3703 Humpton Road, Downingtown aka Downington, PA

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

**SALE NO. 11-4-344**

**Writ of Execution No. 09-14870**

**DEBT \$729,234.37**

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances in the Township of Schuylkill, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Fernleigh, now known as Valley Forge Woods prepared by Chester Valley Engineers, Inc., dated 3/7/1990 and last revised 12/1/1992 and recorded in the Office of the Recorder of Deeds in Chester County, as Plan #12041, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Pembroke Circle (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 36.14 feet from a point of curve on the southwesterly side Brighton Way (50 feet wide); thence extending along the northwesterly side of Pembroke Circle, south 43 degrees 48 minutes 20 seconds west, 110 feet to a point; thence extending along Lot 62 on said Plan, north 46 degrees 11 minutes 40 seconds west, 288.80 feet to a point; thence extending along Lot 64 on said Plan, north 75 degrees 34 minutes 03 seconds east, 221.14 feet to a point on the southwesterly side of Brighton Way aforementioned; thence extending along the same on the arc of a circle curving to the left having a radius of 375 feet, the arc distance of 160.88 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 36.14 feet to the point and place of beginning.

BEING Lot No. 63 on said Plan.

UNDER and subject to Home Owners Association documents dated 5/5/1993 and recorded in Record Book 3552 Page 657.

BEING known as: 594 Brighton Way (Schuylkill Township), Phoenixville, PA 19460

PROPERTY ID No.: 27-6-784

TITLE to said premises is vested in Robert A. Yackel and Mary Ann Yackel, husband and wife as tenants by the entireties by Deed from David E. Hillhouse and Aria R. Hillhouse, husband

and wife dated 04/25/1997 recorded 04/29/1997 in Deed Book 4169 Page 463.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-Z

VS

DEFENDANT: **ROBERT YACKEL a/k/a ROBERT A. YACKEL and MARY ANN YACKEL**

SALE ADDRESS: 594 Brighton Way, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JEROME B. BLANK, 856-669-5400**

**SALE NO. 11-4-346**

**Writ of Execution No. 10-10073**

**DEBT \$263,915.28**

BY virtue of a Writ of Execution No. 10-10073

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 292 Frog Hollow Road, Oxford, PA 19363-4216

UPI No. 69-3-48.8

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$263,915.28

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RICHARD B. and DONNA M. HAMMOND**

SALE ADDRESS: 292 Frog Hollow Road, Oxford, PA 19363

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

**SALE NO. 11-4-347**

**Writ of Execution No. 10-111104**

**DEBT \$263,915.28**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Westtown Mews Condominium, located at West Chester Pike (Pa. Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196. by the Recording in the Office for the Recording of Deeds, in and for the County of Chester Commonwealth of Pennsylvania, of a Declaration dated June 1, 1979 and recorded July 30, 1979 in Miscellaneous Deed Book 449 Page 385, a

Declaration Plan, dated December 26, 1960 revised April 23, 1979 and recorded July 30, 1979 as Plan Number 2503 and 2504 and a Code of Regulations, recorded July 30, 1979 in Miscellaneous Deed Book 449 Page 398, being and designated on said Declaration Plan as Unit A-36 and more fully described in such a Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements as defied in such Declaration an amendments thereto.

TAX Parcel Number: 67-02-0235

UPI Number: 67-2-235

IMPROVEMENTS: residential dwelling

TITLE to said premises is vested in Elizabeth Beswick and Michael Major, as joint tenants with right of survivorship and not as tenants in common by Deed from Kelly J. Wilkinson dated 8/3/2006 and recorded 9/14/2006 in Record Book 6954 Page 82.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **ELIZABETH BESWICK and MICHAEL MAJOR**

SALE ADDRESS: 1518 Manley Road Apartment A36, West Chester, PA

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

**SALE NO. 11-4-348**

**Writ of Execution No. 10-08478**

**DEBT \$249,486.22**

BY virtue of a Writ of Execution No. 10-08478

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 1053 Dauphin Court, Pottstown, PA 19465-7710

UPI No. 17-4J-66

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$249,486.22

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN CALVIN and KAREN LYNN ORRIS**

SALE ADDRESS: 1053 Dauphin Court, Pottstown, PA 19464

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

**SALE NO. 11-4-349**  
**Writ of Execution No. 10-10584**  
**DEBT \$69,397.79**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Bridlewood" made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, dated 9/11/1978, revised 1/11/1984 and recorded 3/14/1984 in Plan File #4812-4814, as follows to wit:

BEGINNING at a point on the south-westerly side of South Saddlebrook Circle (50 feet wide) said point also being at a corner of Lot #60; thence extending from said beginning point and along South Saddlebrook Circle on a line curving to the left, having a radius of 400 feet the arc distance of 129.30 feet to a point a corner of Lot #58; thence extending along same, and also extending through the bed of a 20 feet wide storm drainage easement south 04 degrees 11 minutes 27 seconds west, 273.16 feet to a point in line of land of the Open Space; thence extending along same, south 81 degrees 49 minutes 16 seconds west, 205.12 feet to a point on the northeasterly side of David Road (T-466); thence extending along same, north 48 degrees 12 minutes 33 seconds west, 40 feet to a point a corner of Lot #60; thence extending along

same and extending through the bed of a 30 feet wide Water Main Easement, north 22 degrees 42 minutes 41 seconds east, 330.53 feet to the first mentioned point and place of beginning.

BEING Lot #59 as shown on said Plan.

BEING known as 453 Saddlebrook Circle, Chester Springs, PA 19425

BEING the same premises which Mary Ellen Barbuto, wife, by Deed dated April 4, 2002 and recorded April 12, 2002 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 4254 Page 894 granted and conveyed unto Richard Barbuto, husband, as sole owner.

PARCEL No.: 34-4P-107

IMPROVEMENTS: residential property.

SUBJECT to mortgage

PLAINTIFF: Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB

VS

DEFENDANT: **RICHARD BARBUTO**

TO  
 SALE ADDRESS: 453 Saddlebrook Circle, Chester Springs, PA 19425

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

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