

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, July 18th @ 11 AM

ADDENDUM CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, July 18, 2019 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, July 18, 2019 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 19th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

CAROLYN B. WELSH, SHERIFF

SALE NO. 16-11-799

Writ of Execution No. 2008-08440

DEBT \$3,778.43

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSON-RAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY:
JASON J. LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-832

Writ of Execution No. 2015-01921

DEBT \$3,183.69

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situated on the south side of Mary Street in Valley Township, Chester County, Pennsylvania

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 17-4-275

Writ of Execution No. 2016-07646

DEBT \$61,476.17

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

SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of property for "Martin Manor", made by Berger & Hayes, Coatesville, Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996.

BEING the same premises which Alfred R. Hanscom and Verna G. Hanscom, by Deed dated 12/31/1998 and recorded 01/19/1999 in the County of Chester in Deed Book 4492 Page 219 conveyed unto Stephen Floyd Mooney and Hope Lurray Vining (now Mooney), in fee.

PARCEL No. 28-02-93.42

PLAINTIFF: Waugh Real Estate Holding, LLC, successor by assignment to RealHoldings, LLC, successor by assignment to Prime Asset Fund V, LLC, successor by assignment to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. fka The Chase Manhattan Bank as Indenture Trustee, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney-in-Fact, successor by assignment to Millennium Bank, N.A.

VS

DEFENDANT: **STEPHEN FLOYD MOONEY and HOPE LURRAY MOONEY a/k/a HOPE LURRAY VINING**

SALE ADDRESS: 142 Brandywine Drive, Coatesville, Township of West Caln, PA

PLAINTIFF ATTORNEY:
PHILLIP D. BERGER, ESQ., 610-668-0800

SALE NO. 17-9-529

Writ of Execution No. 2015-03912

DEBT \$164,685.72

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned

point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the adjustable rate mortgage trust 2007-1, adjustable rate mortgage-backed pass through certificates, series 2007-1

VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY:
HLADIK, ONORATO & FEDERMAN, LLP, 215-855-9521

SALE NO. 18-3-116

Writ of Execution No. 2013-04554

DEBT \$113,533.86

ALL THAT CERTAIN lot or piece of ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C. A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southeasterly corner of Lot No. 9, which points is measured along the said right of

way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road: (1) south 98 degrees 59 minutes 20 seconds east 213.26 feet to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 feet to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No.9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point, thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes 234.87 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Ralph R. Broadwater, Jr. and Catherine Broadwater by Deed from Marie P. Broadwater, widow dated January, 1 2007 and recorded November 26, 2007 in the Chester County Recorder of Deeds in Book 7312, Page 597 as Instrument Number 10804310.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

PLAINTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC,
856-482-1400

SALE NO. 18-3-156

Writ of Execution No. 2016-06742

DEBT \$1,968.56

ALL THAT CERTAIN lot of land with the dwelling thereon erected, heredi-

taments and appurtenances, situate on the south side of Walnut Street, known as No 23 in the Borough of Phoenixville, County of Chester and State of Pennsylvania.

TAX Parcel No. 15-9-725

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CEYON RUDDOCK and ULA I. RUDDOCK**

SALE ADDRESS: 25 E. Walnut Street, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY:
ROBERT P. DADAY, ESQ., 484-690-9300

SALE NO. 18-4-180

Writ of Execution No. 2016-09035

DEBT \$1,545.42

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-5E-198

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **PATRICIA FRAUMENI**

SALE ADDRESS: 73 Brighton Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES,
LTD., 484-690-9300

SALE NO. 18-4-255**Writ of Execution No. 2017-00392****DEBT \$1,665.73**

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

TAX Parcel No. 16-10-232

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. OR-****TIGA**

SALE ADDRESS: 404 Colina Lane, Coatesville, Pennsylvania

PLAINTIFF ATTORNEY:
ROBERT P. DADAY, ESQ., 484-690-9300

SALE NO. 18-6-355**Writ of Execution No. 2009-09730****DEBT \$600,939.30**

PROPERTY situate in the East Goshen Township, Chester County, Pennsylvania

BLR# 53-4-510

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank

VS

DEFENDANT: **DAVID H. WIRTH and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380-6478

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 18-7-391**Writ of Execution No. 2016-10091****DEBT \$1,845.95**

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.

TAX Parcel No. 67-2-205

PLAINTIFF: Westtown Township

VS

DEFENDANT: **WESLEY AD-DERTON, JR.**

SALE ADDRESS: 1518 Manley Road, Apt. A-6, Westtown Township, Pennsylvania

PLAINTIFF ATTORNEY:
ROBERT P. DADAY, ESQ., 484-690-9300

SALE NO. 18-9-501**Writ of Execution No. 2018-02851****DEBT \$454,164.08**

PREMISES "A"

BEGINNING at a point in the north curb line of East Lincoln Highway, a corner of land now or late of the Mutual Fire Insurance Company of Chester County, and at the distance of 119.25 feet westwardly from the west curb line of Third Avenue; thence along the said north curb line of East Lincoln Highway, south 85 degrees 30 minutes west, 60.5 feet to a point, a corner of land now or late of Alexander Jacobs; thence along said land of Alexander Jacobs, north 04 degrees 22 minutes west, 160.00 feet to a point in the south line of Diamond Street; thence along the said south line of Diamond Street, north

85 degrees 30 minutes east, 60.5 feet to a point, another corner of land now or late of Mutual Fire Insurance Company of Chester County, south 04 degrees 22 minutes east, 160.00 feet to the place of beginning.

BOUNDED on the north by Diamond Street; on the east by land now or late of Mutual Fire Insurance Company of Chester County; on the south by East Lincoln Highway; and on the west by land now or late of Alexander Jacobs.

PREMISES "B"

BEGINNING at a point on the north curb line of East Lincoln Highway said point being one hundred seventy-nine and seventy-five one-hundredths feet measured in a westerly direction from the intersection of the west curb line of North Third Avenue with the north curb line of East Lincoln Highway and also a property corner now or late of Gust Giannario; thence

(1) ALONG the north curb line of East Lincoln Highway south eighty-six degrees fifteen minutes west fifty feet to a point and a corner of land now or formerly of the National Bank of Coatesville; thence

(2) ALONG said land north four degrees fifty-three minutes west one hundred sixty and ninety-three one-hundredths feet to the south line of Diamond Street; thence

(3) ALONG said Diamond Street, north eighty-five degrees seven minutes east fifty feet to a point and also a corner of land now or late of Gust Giannario; thence

(4) ALONG said land south four degrees fifty-three minutes east one hundred sixty and eighty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Tax Parcel # 16-5-188 and 16-5-188-E and 16-5-189-E

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **MARANATHA EVANGELISTIC TEMPLE CHURCH a/k/a MARANATHA EVANGELISTIC TEMPLE and MARANATHA EVANGELISTIC TEMPLE SCHOOL a/k/a MARANATHA EVANGELISTIC TEMPLE and CHARLES JARAMILLO and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 239-245 East Lincoln Highway, Coatesville, Pennsylvania 19320 and 247-249 East Lincoln Highway Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

SALE NO. 18-9-532

Writ of Execution No. 2015-02634

DEBT \$1,084,724.00

PROPERTY situate in the Schuylkill Township, Chester County, Pennsylvania

BLR# 27-6-103.55

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor to Merger to Merrill Lynch Bank, USA

VS

DEFENDANT: **DANIEL F. CULLEN and CECILE M. CULLEN**

SALE ADDRESS: 25 Spring Hill Lane, Phoenixville, PA 19460-1721

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-10-558

Writ of Execution No. 2015-09774

DEBT \$45,189.00

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in East Coventry Township, County of Chester and Commonwealth of Pennsylvania, being shown as Lot No. 2 on plan of property of Markley L. Conover, by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, Paoli, Pa. dated 3/29/57 and more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of the public road leading to Parkersford, said public road being known as L.R. 15104 and sometimes called Wagners Mill Road, said point of beginning being northeast along the title line in said public road 508.52 feet of a point marking the intersection of the centerline of said public road with the centerline of another public road known as Township Road No. 550; thence from said point of beginning along the title line in Wagners Mill Road north 42 degrees 00 minutes east 109 feet to a point, a corner of Lot No. 1; thence along the southwest line of Lot No. 1 south 48 degrees 00 minutes east 200 feet to a point in the line of lands of Markley L. Conover; thence along the lands of Markley Conover, of which this was a part south 42 degrees 00 minutes west 109 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 north 48 degrees 00 minutes west 200 feet to the point of beginning.

BEING the same premises which David S. Vondercrone and Michelle L. Vondercrone, husband and wife, by their indenture bearing date the 15th of August, 1997 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pa. in Record Book 4266 Page 2166, granted and conveyed onto Manfred W. Galonska, in fee.

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water Restorations, Inc.

VS

DEFENDANT: **MANFRED W. GALONSKA**

SALE ADDRESS: 231 Bethel Church Road, Spring City, PA 19475

PLAINTIFF ATTORNEY:
SMITH LAW GROUP, LLC, 610-944-8406

SALE NO. 18-10-591

Writ of Execution No. 2017-06472

DEBT \$14,325.76

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

TAX Parcel No. 54-6-1.4

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **SAUL BARSH**

SALE ADDRESS: 322 Boot Road, Willistown Township, Pennsylvania

PLAINTIFF ATTORNEY:
ROBERT P. DADAY, ESQ., 484-690-9300

SALE NO. 19-1-20

Writ of Execution No. 2018-03450

DEBT \$416,504.59

PROPERTY situate in the Tredyfrin Township, Chester County, Pennsylvania

BLR# 43-11A-73

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA,

National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: KELLY BIRMINGHAM a/k/a KELLY HELENE BIRMINGHAM, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF STEPHEN ANDREW DOUGLAS a/k/a STEPHEN A. DOUGLAS

SALE ADDRESS: 400 Weadley Road, a/k/a 400 Upper Weadley Road, Wayne, PA 19087

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-1-39

Writ of Execution No. 2016-05742

DEBT \$169,856.31

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (as shown on said plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on

Lots #24 and #25 north 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space north 80 degrees 07 minutes 47 seconds east 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot #26 passing through the partition wall dividing the buildings on Lots #25 and #26 south 09 degrees 52 minutes 13 seconds east 91.21 feet to the first mentioned point and place of beginning.

BEING Lot# 25 on the above-mentioned plan

THE improvements thereon being known as 14 Branford Way Coatesville Pennsylvania – 19320.

BEING the same premises which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto Judith T. Sarkees.

BEING known as: 14 Branford Way, Coatesville, PA 19320

PARCEL No.: 9-10-47.25

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, National Association

VS

DEFENDANT: JUDITH T. SARKEES

SALE ADDRESS: 14 Branford Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090

SALE NO. 19-1-50**Writ of Execution No. 2018-02165****DEBT \$183,371.44**

5th Ward Boro of Phoenixville,
 Cty of Chester, Cmwlth of PA. HET a dwg
 k/a 543 Vanderslice Street, Phoenixville,
 PA 19460.

TAX UPI No. 15-9-39

PLAINTIFF: Freedom Mortgage
 Corporation

VS

DEFENDANT: **JOSEPH P. Mc-
 DERMOTT, JR.**

SALE ADDRESS: 543 Vanders-
 lice Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **VITTI
 LAW GROUP, INC., 412-281-1725**

SALE NO. 19-2-93**Writ of Execution No. 2018-05465****DEBT \$844,934.42**

ALL THAT CERTAIN lot or par-
 cel of land situated in the Township of
 Easttown, County of Chester, Common-
 wealth of Pennsylvania, being more fully
 described in Deed dated 6/22/1984 and re-
 corded in the Office of the Chester County
 Recorder of Deeds on 07/05/1984, in Deed
 Book Volume S63 at Page 78.

TAX Parcel No. 5505B00560000

PLAINTIFF: U.S. Bank National
 Association, not in its individual capacity
 but solely as Trustee for the RMAC Trust,
 Series 2016-CTT

VS

DEFENDANT: **FRANCIS G.
 MITCHELL and NINA MITCHELL**

SALE ADDRESS: 715 Clovelly
 Lane, Devon, PA 19333

PLAINTIFF

ATTORNEY:
**HLADIK, ONORATO & FEDERMAN,
 LLP, 215-855-9521**

SALE NO. 19-3-114**Writ of Execution No. 2016-06375****DEBT \$1,491.95**

ALL THAT CERTAIN lot or piece
 of ground with the buildings and improve-
 ments thereon erected, hereditaments and
 appurtenances, situate in the Township of
 West Whiteland, County of Chester and
 State of Pennsylvania.

TAX Parcel No. 41-8D-39

PLAINTIFF: West Whiteland
 Township

VS

DEFENDANT: **THOMAS J.
 AUGHEY, JR. and ELENA P. AUGHEY**

SALE ADDRESS: 1355 Sweet-
 briar Road, West Whiteland, Pennsylvania
 19380

PLAINTIFF

ATTORNEY:
**ROBERT P. DADAY, ESQ., 484-690-
 9300**

SALE NO. 19-3-122**Writ of Execution No. 2018-05609****DEBT \$144,319.13**

ALL THAT CERTAIN tract of
 improved ground with the buildings erected
 thereon situate north of Fourth Street,
 east of Morris Street, and west of Chatham
 Street in the Borough of Avondale, County
 of Chester, Commonwealth of Pennsylvania.

PLAINTIFF:

Caliber Home
 Loans, Inc.

VS

DEFENDANT: CHRISTOPHER A. PYLE and ABIGAIL E. BOWMAN

SALE ADDRESS: 400 Chatham Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: RICHARD M. SQUIRE, ESQ., 215-886-8790

SALE NO. 19-3-128

Writ of Execution No. 2018-04997

DEBT \$25,639.22

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan thereof made by P. Short, Professional Engineers, dated March 5, 1954, as follows:

BEGINNING at a point on the southerly side of Garfield Avenue (50 feet wide) at the distance of 145.83 feet south-westwardly from the southwesterly side of Whiteland Avenue (of irregular width).

BEING Parcel No. 11-9-28.

BEING the same premises which Richard R. Krug, by Deed dated the November 17, 1995 and recorded November 22, 1995 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3964 Page 2105, granted and conveyed unto, Brenda A. Brittell, in fee.

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: DALE T. BRITTELL and BRENDA A. BRITTELL

SALE ADDRESS: 438 Garfield

Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: SHAPIRO & DeNARDO, LLC, 610-278-6800

SALE NO. 19-3-130

Writ of Execution No. 2016-02684

DEBT \$323,603.41

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit;

BEGINNING at a point on the northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) south 80 degrees 48 minutes 7 seconds west 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, north 15 degrees 26 minutes 0 seconds west crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence north 77 degrees 18 minutes 52 seconds east 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 south 7 degrees 1 minute 8 seconds east recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November, 4 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as In-

strument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

SALE ADDRESS: 14 Penn Oak Lane, Oxford, PA 19363

PLAINTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC,
856-482-1400

SALE NO. 19-3-136

Writ of Execution No. 2018-02009

DEBT \$64,160.41

PROPERTY situate in Borough of South Coatesville and City of Coatesville

TAX Parcel # 9-2-78.1Q

IMPROVEMENTS thereon: A residential dwelling

PLAINTIFF: Habitat for Humanity of Chester County, Inc.

VS

DEFENDANT: **GLADYS AGUILAR**

SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
JACK D. WUERSTLE, ESQ., 610-331-8894

SALE NO. 19-3-138

Writ of Execution No. 2018-07206

DEBT \$361,174.74

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania

nia

BLR# 72-4L-17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust

VS

DEFENDANT: **JOSEPH L. BEITLER, JR. a/k/a JOSEPH L. BETTLER, JR. and KRISTI D. MIZENKO**

SALE ADDRESS: 126 Carriage Run Drive, a/k/a 126 Carriage Run Road, Lincoln University, PA 19352-1210

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-3-140

Writ of Execution No. 2016-06756

DEBT \$2,492.74

ALL THAT CERTAIN brick message and lot or land known as No. 233 High Street, situate on the northerly side of said street between Main Street and Marshall Street, in the Fifth Ward of the Borough of Phoenixville.

TAX Parcel No. 15-5-499

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **ANDREW DUREN, JR.**

SALE ADDRESS: 233 W. High Street, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY:
ROBERT P. DADAY, ESQ., 484-690-9300

SALE NO. 19-3-143**Writ of Execution No. 2015-10583****DEBT \$1,525.81**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 1-6-53.2

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **CASSANDRA JONES**

SALE ADDRESS: 121 S. Worthington Street, West Chester, Pennsylvania

PLAINTIFF ATTORNEY:
ROBERT P. DADAY, ESQ., 484-690-9300

SALE NO. 19-3-146**Writ of Execution No. 2003-04081****DEBT \$267,586.06**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-1P-299

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

DEFENDANT: **PATRICIA M. HALSEY, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bearn Stearn Securities Trust Asset Backed Certificates Series 2001-3**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355-3007

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-3-150**Writ of Execution No. 2017-08492****DEBT \$149,412.18**

PROPERTY situate in Township of London Grove

TAX Parcel #Tax ID/UPI Parcel No. 59-08-0218/59-8-218

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERRI JAYNE METHVIN as EXECUTRIX of the ESTATE of JANE M. METHVIN DECEASED**

SALE ADDRESS: 645 Martin Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 19-3-156**Writ of Execution No. 2015-09959****DEBT \$307,746.59**

PROPERTY situate in the West Whiteland Township, Chester County, Pennsylvania

BLR# 41-8-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank,

NA

VS

DEFENDANT: **MEREDITH L. HARSCH a/k/a MEREDETH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH**

SALE ADDRESS: 1296 Samuel Road, West Chester, PA 19380-1065

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-4-173

Writ of Execution No. 2018-03458

DEBT \$195,158.28

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the southeasterly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road north 50 degrees 44 minutes 10 seconds east 96.16 feet to a point, a corner of Lot #36; thence extending along the same south 39 degrees 15 minutes 50 seconds east, 225.00 feet to a point, a corner of Lot #27; thence extending along same south 50 degrees 44 minutes 10 seconds west, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same north 39 degrees 15 minutes 50 seconds west 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

BEING UPI #37-4-223.

FEE simple title vested in Marcus Lane, by deed from Damian G. Mataraza and Sandra F. Mataraza, husband and wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Clerk's Office in Deed Book 8222, Page 1530.

PLAINTIFF: Oewen Loan Servicing, LLC

VS

DEFENDANT: **MARCUS N. LANE a/k/a MARCUS LANE**

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365-9108

PLAINTIFF ATTORNEY:
STERN & EISENBERG, P.C., 215-572-8111

SALE NO. 19-4-202

Writ of Execution No. 2018-04118

DEBT \$567,523.66

ALL THAT CERTAIN lot or piece of ground, with improvements erected thereon, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania as shown on Subdivision Plan for Candlewyck at New Garden (PIA Tract) prepared for Orleans Corporation by Nave, Newell, & Stampfi, Ltd. dated 4/26/2000 and recorded in Plan Book #15796, bounded and described as follows: beginning at a point in the dividing line between Lot 19 and Lot 18 said point being located on the westerly right-of-way line of Honey Locust Drive and continue from said beginning point the five (5) following courses and distances: (1) north 79 degrees 52 minutes 03 seconds west the distance of 150.05 feet to a point; (2) north 10 degrees 31 minutes 16 seconds east the distance of 100.00 feet to a point; thence south 79 degrees 28 minutes

44 seconds east the distance of 150.00 feet to a point on the westerly right-of-way line of Honey Locust Drive; thence (4) along the same south 10 degrees 31 minutes 16 seconds west the distance of 85.25 feet to a point; thence (5) along the same in an arc of a circle curving to the left having a radius of 2025 feet the arc distance of 13.73 feet to the first mentioned point and place of beginning.

FEE simple title vested in Steven S. Jamshidi and Linda A. Jamshidi, husband and wife by deed from, Sharp Road Farms, Inc., a Pennsylvania corporation, dated 06/29/2004, recorded 07/08/2004, in the Chester County Recorder of Deeds in Deed Book 6213, Page 488.

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-4, Asset-Backed Certificates, Series 2005-4 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **STEVEN S. JAMSHIDI a/k/a STEVEN JAMSHIDI a/k/a JAMSHIDI and LINDA A. JAMSHIDI**

SALE ADDRESS: 207 Honey Locust Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY:
STERN. & EISENBERG, 215-572-8111

SALE NO. 19-4-217

Writ of Execution No. 2018-01211

DEBT \$325,877.50

ALL THAT CERTAIN piece or parcel of land situate in New London Township, Chester County, Pennsylvania, shown as Lot 29 on a final subdivision plan of Havenstone prepared by Hillcrest Associates, Inc. dated April 5, 2002, last revised February 5, 2004. Being more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly right-of-way line of Bob's Lane (50' R/W), said point being the northerly corner of Lot 28.

THENCE by said right-of-way line N45°15'01" E 144.44' to a point and corner of Lot 30

THENCE by Lot 30, S35°52'21" W 277.82' to a point in line of land of community open space.

THENCE by said land S45°15'01" W 101.56' to a point and corner of Lot 27.

THENCE partly by Lot 27 and partly by Lot 28, N44°44'59" W 274.49' to the first mentioned point and place of beginning.

CONTAINING 0.775 acres of land to be the some more or less.

UNDER and subject to a 20' wide drainage easement as shown on the above referenced plan.

BEING more particularly bounded and described as follows:

BEGINNING at a point in line of Lot 30 said point being located N35°52'21" W 62.75' from the corner of Lots 29 and 30 in line of land of community open space.

THENCE crossing Lot 29, the following three courses and distances:

- 1) S68°19'11" W 52.29' to a point.
- 2) S81°28'98" W 44.86' to a point.
- 3) S63°43'43" W 28.41' to a point in line of Lot 28.

THENCE by Lot 28, N44°44'59" W 21.09' to a point.

THENCE crossing Lot 29, the following three courses and distances:

- 1) N63°43'43" E 38.22' to a point.
- 2) N81°28'09" E 45.68' to a point.
- 3) N68°19'11" E 44.93' to a point

in line of Lot 30.

THENCE by Lot 30, S35°52'21"E 20.63" to the first mentioned point and place of beginning.

BE the contents thereof whatever it may.

TITLE to said premises vested in Michael Depoulter by Deed from Wilkinson Allegiance, LLC dated August, 19 2005 and recorded August 24, 2005 in the Chester County Recorder of Deeds in Book 6596, Page 2059 as Instrument Number 10567624.

PLAINTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **MICHAEL DE-POULTER a/k/a MICHAEL E. DE-POULTER**

SALE ADDRESS: 404 Bob's Lane, Lincoln University, PA 19352

PLAINTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC,
856-482-1400

SALE NO. 19-4-218

Writ of Execution No. 2015-01175

DEBT \$765,151.32

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan

#15650 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes 58 seconds west 1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said plan.

TITLE to said premises vested in Michael S. Snyder by Deed from Heritage-Coventry Ridge, L.P. dated September, 30 2002 and recorded October 7, 2002 in the Chester County Recorder of Deeds in Book 5410, Page 2127 as Instrument Number 10135695

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor

to Lasalle Bank, N.A., as trustee for the GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series GSAA 2006-14

VS

DEFENDANT: **MICHAEL S. SNYDER**

SALE ADDRESS: 25 Hastings Ln, Spring City, PA 19475

PLAINTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC,
856-482-1400

SALE NO. 19-4-233

Writ of Execution No. 2018-09324

DEBT \$916,378.60

ALL THAT CERTAIN lot or piece of ground situate in Charlestown Township, Chester County, Pennsylvania, bounded and described according to a Plan made by D.L. Howell and Associates, Inc., Civil Engineering/Environmental/Land Planning, 1195 McDermott Drive, Greenhill Corporate Park, West Chester, Pennsylvania, 19380, (610) 918-9002, dated 9-14-2001 and last revised 5-22-2003 and recorded in Chester County as Plan No. 16901 as follows to wit:

BEGINNING at a point on the northwesterly side of Mountainview Circle, a corner of Lot No. 2 on said plan, thence extending along said side of Mountainview Circle south 46 degrees 25 minutes, 06 seconds west 176.15 feet to a point and corner of lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space north 43 degrees 34 minutes, 54 seconds west 250.00 feet to a point, thence extending north 46 degrees 25 minutes, 06 seconds east 176.15 feet to a point and corner of Lot No. 2, thence extending along said side of Lot No. 2 south 43 degrees 34 minutes, 54 seconds east 250.00 feet to the first

mentioned point and place of beginning.

CONTAINING 44,038 square feet more or less.

BEING Lot No. 1 on said Plan.

BEING No. 1 Ashwood Lane, Malvern PA 19355

OPA: 35-3-67.1

BEING the same premises which Bentley at Charlestown Associates, L.P., a Pennsylvania Limited Partnership by Bentley at Charlestown, Inc., a Pennsylvania Corporation, its General Partner by Deed dated July 7, 2006 and recorded August 8, 2006 in Deed Book 6920, Page 41, Document #10675343 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Malcolm Conner, in fee.

PLAINTIFF: Morgan Stanley Private Bank, National Association

VS

DEFENDANT: **MALCOLM D. CONNER**

SALE ADDRESS: 1 Ashwood Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY:
SHAPIRO & DeNARDO, LLC, 610-278-6800

SALE NO. 19-5-246

Writ of Execution No. 2017-068227

DEBT \$889,709.63

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

SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a map of "Buttonwood" Property of Reginald K. Chutter, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr,

Pennsylvania, December 11, 1940 and revised as to this lot March 30, 1964 as follows, to wit.

BEGINNING at a spike in the title line in the bed of Lancaster Avenue at the distance of two hundred five feet and thirty one-hundredths feet measured northwardly along the title line in the bed of the said Lancaster Avenue from its intersection with the title line in the bed of Station Avenue; thence extending along the title line in the bed of Lancaster Avenue, north sixty-nine degrees thirty-three minutes west one hundred feet to a spike a corner of Lot. 3 of said plan; thence extending along said Lot No. 5, south twenty degrees twenty-seven minutes west two hundred twenty-five feet and eighty one-hundredths of a foot to an iron pin in line of Lot No. 6; thence extending partly along Lot No. 6, south seventy-one degrees fifty-five minutes east one hundred feet and eight one-hundredths feet to an iron pin, a corner of Lot No. 5; thence extending along said Lot No. 5, north twenty degrees twenty-seven minutes east two hundred twenty-one and sixty-six one-hundredths feet to the first mentioned point and place of beginning.

UPI 55-3E-57

BEING the same premises which Judith M. Rubinstein, Trustee of the Judith M. Rubinstein Revocable Trust of 2001 by Deed dated 5/15/06 and recorded 5/24/06 in Chester County in Record Book 6850 Page 1511 conveyed unto David W. Ankeney and Susan E. Zabierowski, in fee.

PLAINTIFF: Lava Funding

VS

DEFENDANT: **MICHAEL J. MONAGHAN and MONAHAM HOMES, INC.**

SALE ADDRESS: 122 Lancaster Avenue, Devon, Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY:

JOSEPH P. KERRIGAN, ESQ., 215-302-3737

SALE NO. 19-5-250

Writ of Execution No. 2014-09985

DEBT \$227,418.83

PROPERTY situate in the Atglen Borough, Chester County, Pennsylvania

BLR# 7-5-1.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **RON WHITNEY a/k/a RON WHITNEY, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF WALTER L. HANDLY and PHILADELPHIA REGION OF THE S.C.C.A.**

SALE ADDRESS: 404 Glen Run Drive, Atglen, PA 19310-9440

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-5-255

Writ of Execution No. 2018-08516

DEBT \$306,073.38

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of West Grove, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN parcel of land situated in the Boro of West Grove, County of Chester, State of Pennsylvania, being Lot No. H-6, as shown on the

Proposed Re-Subdivision Plan for Heather Grove Parcel 2, dated August 8, 1991 and last revised Feb. 4, 1992, prepared by Brandywine Valley Engineers, Inc., Civil Engineers and Land Surveyors, Boothwyn, PA and recorded in the Office of the Recorder of Deeds in and for Chester County, PA on June 1, 1992, Plan #11652, as follows, to wit:

BEGINNING at a point on an unnamed cul-de-sac on the northerly side of Winterset Court (50 feet wide); said point being located at the following five courses and distances measured along said side of Winterset Court from a point of tangency for a curve having a radius of 25 feet and said curve connection said side of Winterset Court with the westerly side of Heather Grove Lane (50 feet wide);

1) NORTH 56 degrees 06 minutes west, the distance of 12.75 feet to a point of curvature.

2) THENCE along the arc of a circle curving to the left with a radius of 651.11 feet, the distance of 101.05 feet to a point of tangency;

3) THENCE north 64 degrees 59 minutes 30 seconds west, the distance of 31.40 feet to a point of curvature;

4) THENCE along the arc of a circle curving to the right with a radius of 25 feet, the distance of 57.33 feet to a point of reverse curvature;

5) THENCE along the arc of a circle curving to the left with a radius of 60 feet the distance of 94.65 feet to the point of beginning;

THENCE along said cul-de-sac along the arc of a circle curving to the left with a radius of 60 feet the distance of 11.02 feet to a point;

THENCE leaving said cul-de-sac along the southerly side of Lot No 6 Block "G" north 55 degrees 29 minutes 53 seconds east the distance of 65.81 feet to a point.

THENCE along a Common Lands Area the following two courses and distance;

1) SOUTH 89 degrees 59 minutes 30 seconds east the distance of 72.00 feet to a point;

2) THENCE south 00 degrees 00 minutes 30 seconds west the distance of 39.00 feet to a point;

THENCE along the northerly side of Lot No 5 Block "H" the following two courses and distances:

1) SOUTH 89 degrees 59 minutes 30 seconds west the distance of 107.63 feet to a point;

2) THENCE south 66 degrees 01 minutes 03 seconds west the distance of 5.45 feet to a point on the aforesaid cul-de-sac, said point being the first mentioned point and place of beginning.

CONTAINING within said metes and bounds an area of 3,964 square feet of land, more or less.

BEING subject to a portion of a certain 20 foot wide water main easement across a portion of said parcel as shown on said plan.

BEING UPI Number 5-7-133

PARCEL No.: 5-7-133

BEING known as:. 6 Winterset Court, West Grove, PA 19390

BEING the same property conveyed to Joseph Robert Taraba, no marital status shown who acquired title by virtue of a deed from Gregory J. Neely and Carrie T. Neely, no marital status shown, dated January 15, 2003, recorded February 19, 2003, at Document ID 10190642, and recorded in book 5575, page 1604, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for MASTR Specialized Loan Trust 2006-02,

Mortgage Pass-Through Certificates

VS

DEFENDANT: **JOSEPH R. TARABA, aka JOSEPH ROBERT TARABA, aka JOSEPH TARABA**

SALE ADDRESS: 6 Winterset Court, West Grove, PA 19390

PLAINTIFF ATTORNEY:
MANLEY DEAS KOCHALSKI, LLC, 614-220-5611

SALE NO. 19-5-261

Writ of Execution No. 2018-10097

DEBT \$145,835.50

BEING the same premises which Giovanni Zanfrisco and Celesta Zanfrisco, by deed dated July 2, 2002 and recorded August 12, 2002 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5354, Page 799, granted and conveyed unto Matthew J. Anzaldo and Maria Anzaldo.

PLAINTIFF: Fulton Bank, N.A., formerly known as Fulton Bank

VS

DEFENDANT: **MATTHEW J. ANZALDO and MARIA ANZALDO a/k/a MARIA ZANFRISCO**

SALE ADDRESS: 261 Sunnyside Road, West Grove, PA 19390, Penn Twp

PLAINTIFF ATTORNEY:
JOSEPH P. SCHALK, ESQ., 717-299-5201

SALE NO. 19-5-262

Writ of Execution No. 2018-01494

DEBT \$72,658.87

PARCEL NO.: 11-11-55

ALL THAT CERTAIN two lots or

tracts of land situate in the South Precinct of the West Ward of the Borough of Downingtown, Pennsylvania, bounded and described as follows:

TRACT NO. 1 – BEING ALL THAT CERTAIN brick messuage and lot or tract of land, situate in the south side of Church Street, being the western half of Lot No. 66 on a Plan of Lots of John R. Johnson, bounded and described as follows:

BEGINNING at a point in the south line of Church Street at a corner of land of Vincenzo Panetta; thence along the same, passing through the middle of the division wall separating the house on the tract therein conveyed from the house owned by the said Vincenzo Panetta, south 11 and one-half degrees east, 119 feet to the north line of 20 feet wide alley; thence along the north line thereof south 75 and one-half degrees west 25 feet; thence along Tract 2, north 11 and one-half degrees west, 119 feet to a point in the south line of Church Street aforesaid; thence along the south line thereof, north 75 and one-half degrees east, 25 feet to the place of beginning.

CONTAINING 2500.75 square feet of land, be the same, more or less.

TRACT NO. 2 – BEING ALL THAT CERTAIN lot or tract of land situate on the south side of Church Street aforesaid, having 50 feet frontage on the south side of said Street and running in a southerly direction, 130 feet deep, between parallel lines, to the center of a public alley, the said alley running parallel to the and between Church Street and Prospect Avenue, bounded on the north by Church Street, on the east by Tract No. 1 on the south by a public alley and on the west by land formerly of the Sharpless Estate now Vincenzo Mancini, the same being Lot No. 67 on the said plan of lots.

CONTAINING 6,500 square feet of land, be the same more or less.

CEHESTER County Tax Parcel
#11-11-55

FEE simple title vested in Michael John Dirocco, Sr., by deed from David K. Smith, dated 09/29/1997, recorded 10/03/1997, in the Chester County Clerk's Office in Deed Book 4240, Page 1500.

PLAINTIFF: WVMF Funding,
LLC

VS

DEFENDANT: **MICHAEL
JOHN DIROCCO, SR.**

SALE ADDRESS: 282 Church
Street, Downingtown, PA 19335

PLAINTIFF ATTORNEY:
**STERN & EISENBERG, PC, 215-572-
8111**

SALE NO. 19-5-265

Writ of Execution No. 2018-07575

DEBT \$258,494.79

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania

BLR# 33-4K-246

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank,
NA

VS

DEFENDANT: **KATHARINE
LINGO a/k/a KATHY LINGO and AN-
DREW LINGO**

SALE ADDRESS: 303 Laurel
Moors Drive, Exton, PA 19341-3030

PLAINTIFF ATTORNEY:
**PHELAN HALLINAN DIAMOND &
JONES, LLP, 215-563-7000**

SALE NO. 19-5-266

Writ of Execution No. 2018-00089

DEBT \$86,182.93

ALL THAT CERTAIN tract of land with an existing house and improvement thereon erected situated on the south side of Lafayette Street in Valley Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a final subdivision plan for Louise Hopkins prepared by Berger & Hayes, an affiliate of Lake Roeder Hillard & Associates dated October 11, 2007 and last revised November 14, 2007 and recorded on December 12, 2007 in the Recorder of Deeds Office in Chester County, as plan number 18318, as follows, to wit:

BEGINNING on the south right of way line of Lafayette Street (30 feet wide), the northeast corner or Louise Hopkins; thence along said south right of way line of Lafayette Street, north 70 degrees 07 minutes 00 seconds east 105.00 feet to a point, a corner of land of Rodney A. and Rita J. Mitchell; thence along said land of Mitchell, south 19 degrees 53 minutes 00 seconds east 150.00 feet to a point on the north right of way line of Ross Street; thence along said north right of way line of Ross Street, south 70 degrees 07 minutes 00 seconds west 105.00 feet to a point a corner of Lot # 1 land of Louise Hopkins; thence along said Hopkins land and passing through an existing dwelling to be removed north 19 degrees 53 minutes 00 seconds west 105.00 feet to place of beginning.

CONTAINING 15,750 square feet of land be the same more or less.

BEING Lot #2 as shown on the above mentioned subdivision plan.

BEING the same premises which Louise W. Hopkins, by Deed dated March 28, 2008 and recorded May 1, 2008 in the Office of the Recorder of Deeds in and for

Chester County in Deed Book 7424, Page 245, granted and conveyed unto Jeffrey B. Scott and Theresa Scott, husband and wife.

BEING known as: 832 Lafayette Street, Coatesville, PA 19320

PARCEL No.: 38-5C-39.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP

VS

DEFENDANT: **JEFFREY B. SCOTT and THERESA SCOTT**

SALE ADDRESS: 832 Lafayette Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
POWERS KIRN, LLC, 215-942-2090

SALE NO. 19-5-267

Writ of Execution No. 2018-06146

DEBT \$192,260.09

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected.

SITUATE in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Property made for Richard L. Speer & Robert L. Hetherinton, by George F. Register Jr., & Sons., C.F. Kennett Square, Pennsylvania dated 1/8/1974, last revised 2/25/1974, recorded at West Chester in the Office of the Recorder of Deeds in Plan Books 58 Page 16, as follows:

BEGINNING at a point in the title line in the Red Public Road L.R. No. 15162 known as "Media Road", said point being measured north 70 degrees 25 minutes 22 seconds east, 350.00 feet from

a point at the intersection of said Media Road with Hilltop Road; thence extending from said beginning point and along said Media Road, north 70 degrees 25 minutes 22 seconds east, 160.00 feet to a point, a corner of Lot No. 16; thence leaving the road and extending along line of Lot No. 16 south 17 degrees 30 minutes 17 seconds east, 336.91 feet to a point in line of Lot No. 15; thence extending along same south 69 degrees 05 minutes 57 seconds west 140.00 feet to a point in line of Lot No. 12; thence extending along same and Lots 11 and 10, north 20 degrees 54 minutes 03 seconds west, 340.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on said Plan.

BEING the same premises in which Wendy L. Cook a/k/a Wendy L. Cook Battagliani, by deed dated 03/27/2006 and recorded 03/29/2006 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 6801, Page 46 and at Instrument No. 10636140, granted and conveyed unto Charles Chambers and Tracey Chambers, husband and wife.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **TRACEY CHAMBERS and CHARLES CHAMBERS**

SALE ADDRESS: 101 Media Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

SALE NO. 19-5-269

Writ of Execution No. 2018-01988

DEBT \$178,653.29

PROPERTY situate in the East Brandywine Township, Chester County, Pennsylvania

BLR# 30-5K-24

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks s/b/m Blue Ball National Bank

VS

DEFENDANT: **KIM GILBERT PRIOR**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335-1363

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-5-270

Writ of Execution No. 2016-10019

DEBT \$425,627.83

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final title plan of "Ponds Views," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses

and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) south 83 degrees 34 minutes 57 seconds east 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) south 26 degrees 37 minutes 27 seconds west 96.87 feet (2) south 03 degrees 48 minutes 02 seconds west 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road north 86 degrees 24 minutes 00 seconds west 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) north 03 degrees 48 minutes 02 seconds east 202.48 feet (2) north 37 degrees 35 minutes 31 seconds east 131.80 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

TAX Parcel #28-8-23.19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **KEVIN McCOY HUNT and LYNETTE M. HUNT**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
SHAPIRO & DeNARDO, LLC, 610-278-6800

SALE NO. 19-5-272

Writ of Execution No. 2013-05784

DEBT \$311,998.48

PROPERTY situate in the East Brandywine Township, Chester County, Pennsylvania

BLR# 30-6-23.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **SHARI L. HARDIN and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

PLAINTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 19-5-275

Writ of Execution No. 2018-05602

DEBT \$408,033.91

ALL THOSE CERTAIN lots or pieces of ground situate in the West Chester (West Goshen), Chester County, Pennsylvania:

PARCEL Number: 52-3Q-22

IMPROVEMENTS: residential property

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **JOAN L. LOUTH**

SALE ADDRESS: 1209 Paoli Pike, West Chester (West Goshen), PA 19380

PLAINTIFF ATTORNEY:
ROBERT CRAWLEY, ESQ., 855-225-6906

SALE NO. 19-5-281

Writ of Execution No. 2017-05102

DEBT \$250,902.81

ALL THAT CERTAIN lot or tract of land situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Oakland Drive (40 feet wide) said point being measured by the six following courses and distances from a point of curve on the northwesterly side of Whitford Hills (60 feet wide) (1) leaving Whitford Hills Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the southwesterly side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive 100.00 feet to a point of curve in the same (3) northwesterly still along the said side of Oakland Drive on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 209.44 feet to a point of tangent in the same (4) north 66 degrees 13 minutes 30 seconds west still along the said side of Oakland Drive 474.08 feet to a point of curve in the same (5) northwestwardly still along the said side of Oakland Drive on the arc of a circle curving to the right having a radius of 290 feet the arc distance of 239.11 feet to a point of tangent in the same and (6) north 18 degrees 59 minutes

west still along the said side of Oakland Drive 231.00 feet to the point of beginning; thence extending from said point of beginning south 74 degrees 49 minutes 50 seconds west crossing a stream 300.67 feet to a point in line of land of Second Whitford Development Corp., thence extending along the last mentioned land two following courses and distances (1) north 18 degrees 59 minutes west 143.99 feet to a point and (2) south 51 degrees 32 minutes west 61.50 feet to a corner of land north 19 degrees 56 minutes west crossing another stream 78.63 feet to a point a corner of Lot 11; thence extending along Lot 11 south 88 degrees 39 minutes 20 seconds east recrossing the last mentioned stream and partly along the center line of a 20 feet wide drainage easement 383.14 feet to a point on the southwesterly side of Oakland Drive aforesaid; thence extending south 18 degrees 59 minutes east along the said of Oakland Drive 89.00 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 10 Block "A" Section No. 1 as shown on plan of Whitford Hills.

BEING UPI #41-4-5.14

BLR# 41-4-5.14

TITLE to said premises vested in James McMongale and Sierra Lessing McMongale, husband and wife by Deed from Michael Singer, dated 7/14/2005 and recorded 7/26/2005 in Book 6561 Page 1579

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **SIERRA LESSING McMONAGLE and JAMES McMONAGLE**

SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335

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

SALE NO. 19-5-285

Writ of Execution No. 2018-07384

DEBT \$197,917.86

PROPERTY situate in Township of Valley

TAX Parcel #38-2Q-38

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **BRIDGET L. WOLFGANG and JOSEPH S. WOLFGANG**

SALE ADDRESS: 957 West Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 19-5-287

Writ of Execution No. 2018-11548

DEBT \$367,144.70

PROPERTY situate in New Garden Township

TAX Parcel # 6004 01710000

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 19-6-295**Writ of Execution No. 2017-07351****DEBT \$35,086.51**

ALL THAT CERTAIN message, tenement and tract of land situate on the east side of South Fifth Street, with the buildings and improvements thereon erected, in the Borough of Oxford, Chester County, Pennsylvania, being more fully described in Deed dated December 8, 2010 and recorded December 13, 2010 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Book 8071, Page 122.

AN undivided 1/2 interest in the said premises, and the remaining 1/2 interest therein subject to conditions stated in the full legal description, which can be obtained from the Plaintiff's attorney.

TAX Parcel No. 6-5-230

PLAINTIFF: Nikkole Puckett

VS

DEFENDANT: MATTHEW JOHNSON and AMANDA STRAUSS

SALE ADDRESS: 21 South 5th Street, Oxford, Pa. 19363

PLAINTIFF ATTORNEY:
JEFFREY P. BRYMAN, ESQ., 610-444-4848**SALE NO. 19-6-312****Writ of Execution No. 2018-12217****DEBT \$353,360.52**

PROPERTY situate in Tredyffrin Township

TAX Parcel # 43-9L-176

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Nationstar HECM

Acquisition Truste 2018-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

VS

DEFENDANT: JAMES BOOKER

SALE ADDRESS: 68 West Central Avenue, Paoli, PA 19301

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322****SALE NO. 19-6-316****Writ of Execution No. 2018-08097****DEBT \$324,444.63**

PROPERTY situate in Township of East Fallowfield

TAX Parcel # 47-4-99.11

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr Cooper

VS

DEFENDANT: BETH JOHNSON aka BETH BRADLEY JOHNSON and RICHARD JOHNSON aka RICHARD P. JOHNSON

SALE ADDRESS: 20 Wilmington Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322****SALE NO. 19-6-327****Writ of Execution No. 2018-10310****DEBT \$312,160.16**

PROPERTY situate in Township of Honey Brook

TAX Parcel #22-8-158

IMPROVEMENTS: A residential

dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12

VS

DEFENDANT: **BRENDA A. HOAGLAND aka BRENDA HOAGLAND and R. MARK HOAGLAND aka R. HOAGLAND**

SALE ADDRESS: 390 Grierson Road a/k/a 374 Cupola Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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