

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 19th @ 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, September 19th, 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, September 19th, 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, October 21st, 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. 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. 18-6-355

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. 18-9-496

Writ of Execution No. 2016-06597

DEBT \$216,938.91

ALL THOSE TWO CERTAIN messages and tracts of land situate in the Borough of Malvern, County of Chester and Commonwealth of PA, bounded and described as follows, to wit;

FIRST TRACT:

BEGINNING at a point in the center line of a 20 feet wide street (since widened to 30 feet) laid out and opened and called Chestnut Street which street meets Ruthland Avenue at right angles, said point being also the northwesterly corner of Lot conveyed to Jerred F. Farra; thence along the center line of said 20 feet wide street, south 63 degrees 59 minutes west 50 feet to a point in the line of land of Jerred D. Fara; thence along the said land, south 26 degrees 1 minutes west 50 feet to a point in line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute east 105 feet, thence by a line parallel with the aforesaid 20 feet wide street, north 63 degrees 59 minutes east, thence by a line parallel with Ruthland Avenue, north 26 degrees 1 minute west, 105 feet to the place of beginning.

THE twenty feet wide street above referred to has since widened an additional width of 30 feet which the Borough of Malvern has duly settled for hence this conveyance is made subject to such widening of said street.

SECOND TRACT:

BEGINNING at the southwest

corner of the first mentioned land formerly owned by Jarred D. Farra, said point being 50 feet southwardly from line of Rutland Avenue, when the same is continued; thence by land which is formerly owned by Jarred D. Farra, conveyed by the Borough of Malvern to him, south 23 degrees 54 minutes east 25 feet to land of Manor Real Estate and Trust Company; thence by the same, south 66 degrees 4 minutes west, 50 feet to land conveyed by the Borough of Malvern to Joseph H. Miller; thence by the same, north 23 degrees 54 minutes west 25 feet to the southwest corner of the above described lot; thence by said lot, north 66 degrees 4 minutes east, 50 feet to the place of beginning.

TAX ID: 2-4-350

TITLE to said premises is vested in Linda B. Valentin, by Deed from Raymond A. Carter recorded 07/10/98, in the Chester County Recorder of Deeds in Book 4380, Page 0668

PLAINTIFF: FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **LINDA B. VAL-
ENTINE**

SALE ADDRESS: 340 E. First Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY:
PARKER McCAY, PA, 856-596-8900

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 west-

wardly 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. 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. 19-1-50

Writ of Execution No. 2018-02165

DEBT \$183,371.44

5th Ward Boro of Phoenixville, City of Chester, Cmwlt 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. McDERMOTT, JR.**

SALE ADDRESS: 543 Vanderslice 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 parcel of land situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, being more fully

described in Deed dated 6/22/1984 and recorded 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. 19-3-122

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. 19-3-136

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

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. 19-3-146

Writ of Execution No. 2003-04081

DEBT \$267,586.06

PROPERTY situate in the Willis-
town Township, Chester County, Pennsyl-
vania

BLR# 54-1P-299

IMPROVEMENTS thereon: resi-
dential dwelling

PLAINTIFF: U.S. Bank National
Association

DEFENDANT: **PATRICIA M.
HALSEY, as Trustee, Successor in In-
terest to Bank of America, National As-
sociation, as Trustee, as Successor by
Merger to Lasalle Bank National Asso-
ciation as Trustee for Bearn Stearn Se-
curities Trust Asset Backed Certificates
Series 2001-3**

SALE ADDRESS: 3 Bryan Ave-
nue, Malvern, PA 19355-3007

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

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: resi-
dential 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. 19-4-182

Writ of Execution No. 2017-07530

DEBT \$563,377.06

PROPERTY situate in the Elk
Township, Chester County, Pennsylvania

BLR# 70-2-21.4

IMPROVEMENTS thereon: resi-
dential dwelling

PLAINTIFF: Bayview Loan Ser-
vicing, LLC

VS

DEFENDANT: **BRIAN J.
SCHAFFER and RANDI J. SCHAFFER**

SALE ADDRESS: 104 Elizabeth
Way, Oxford, PA 19363-2632

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

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 Com-
monwealth 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. 19-5-250

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. 19-5-256

Writ of Execution No. 2015-11599

DEBT \$248,612.42

ALL THAT CERTAIN piece or parcel or tract of land situate in Sadsbury Township, Chester County, Pennsylvania, and being known as 412 Flagstone Cir, Coatesville, Pennsylvania 19320.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **ANGELA M. MARTIN**

SALE ADDRESS: 412 Flagstone

Cir., Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY:
McCABE, WEISBERG & CONWAY,
LLC, 215-790-1010

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 message 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 ANDREW 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 of 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. 19-5-269

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 Ridge-
wood 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. 19-6-310

Writ of Execution No. 2018-11215

DEBT \$236,160.48

ALL THAT CERTAIN Unit, designated as No. 31, being a Unit in the Quail Crossing Condominium as defined under the provisions of the Pennsylvania Uniform Condominium Act 68 PA S.C.A. Section 3101, situate in Phoenixville Borough, Chester County, P.A.

TAX Parcel #15-11-214

IMPROVEMENTS: A residential

dwelling.

PLAINTIFF: Towd Point Mortgage Trust 2017-FRE2

VS

DEFENDANT: **KAI COLEMAN MORRIS and CLARENCE MICHAEL MORRIS**

SALE ADDRESS: 1214 Timothy Lane, Phoenixville, PA 19460

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

SALE NO. 19-7-342

Writ of Execution No. 2018-06416

DEBT \$187,673.29

ALL THAT CERTAIN lot or tract of land located on Springton Hill in Wallace Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the westwardly side of a private lane leading to Manor Road where the same is intersected by the northwardly side of a ten feet right of way; thence along the northwardly side of said right of way, north 77 degrees 30 minutes west, 48 feet to a corner of the remaining land of the grantors herein; thence along said remaining land in a northwardly direction 60 feet; thence still along said remaining land in an eastwardly direction, 48 feet to the westwardly side of said lane leading to Manor Road; thence along the westwardly side thereof, in a southwardly direction, 60 feet to the place of beginning.

CONTAINING: 2880 square feet of land, be the same more or less.

BEING the same premises which Craig L. Whary and Cheryl L. Pitch formerly known as Cheryl L. Whary, by their Deed dated March 9, 2007, and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 7111, Page 2165, granted and conveyed unto Craig L.

Whary, Cheryl L. Pitch and Ethel E. Griffin.

THE improvements thereon being known as 21 Granite Hill Lane, Glenmoore, PA 19343-1723

Tax ID 31-4-121

THE above described property was taken in fee simple.

BEING the same premises which Craig L. Whary, Cheryl L. Pitch and Ethel E. Griffin, by Deed dated June 19, 2007 and recorded July 6, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7205, Page 2133, granted and conveyed unto Ethel E. Griffin.

BEING known as: 21 Granite Hill Lane, Glenmoore, PA 19343

PARCEL No.: 31-4-121

IMPROVEMENTS: Residential property.

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **CRAIG WHARY, SOLELY IN HIS CAPACITY AS HEIR OF ETHEL E. GRIFFIN, DECEASED; BONNIE JEAN SLONAKER, SOLELY IN HER CAPACITY AS HEIR OF ETHEL E. GRIFFIN, DECEASED**

SALE ADDRESS: 21 Granite Hill Lane, Glenmoore, PA 19343

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

SALE NO. 19-7-344

Writ of Execution No. 2018-04609

DEBT \$159,767.73

in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous Deed Book 687 Page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 Page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

FEE Simple Title vested in Alexander B Anderson and Kathleen J Anderson, husband and wife, as tenants by entireties., by Deed, from Sharon Sellstedt, dated 12/31/1992, and recorded 01/08/1993, in the Chester County Recorder of Deeds, as Book 3449 Page 241.

Parcel No. 2-3-266

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ALEXANDER B. ANDERSON and KATHLEEN J. ANDERSON**

SALE ADDRESS: 199 West King Street Apartment G-1, Malvern, PA 19355

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

ALL THAT CERTAIN Unit in the property, known named and identified

SALE NO. 19-7-348

Writ of Execution No. 2019-01591

DEBT \$119,227.77

PROPERTY situate in the London Britain Township, Chester County, Pennsylvania

BLR# 73-5-32.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DORIS P. HENDRICKSON and JAMES R. HENDRICKSON**

SALE ADDRESS: 1325 Flint Hill Road, Landenberg, PA 19350-1139

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

SALE NO. 19-7-351

Writ of Execution No. 2019-00955

DEBT \$185,272.00

PARCEL No.: 39-04B-0048/39-4B-48

ALL OF THAT CERTAIN property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining situated in the County of Chester, State of Pennsylvania, described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final plan of Barley Greens, made by Berger & Hayes, Inc., dated March 26, 1988 and last revised

January 19, 1989 and recorded as Chester County Plans No. 9611 through No. 9618 as follows, to wit:

BEGINNING at a point on the southeast side of Barley Sheaf Road, 50 feet wide, said point being the northwest corner of Lot No. 13 of said plan and the northeast corner of this about to be described lot; thence from said beginning point and along said Lot No. 13, south 56 degrees 57 minutes 42 seconds east 186.41 feet to a point a corner of open space; thence along the same south 62 degrees 24 minutes 30 seconds west 140.00 feet to a point a corner of Lot No. 15 of said Plan; thence along the same north 34 degrees 20 minutes 13 seconds west 142.15 feet to a point of a curve on the southeast side of said Barley Sheaf Road; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 69.10 feet to the first mentioned point and place of beginning.

FEE simple title vested in John A. Hager, a single person by deed from Wells Fargo USA Holding, Inc., successor by merger to Wells Fargo Financial Pennsylvania, Inc., dated 7/26/2017, recorded 8/31/2017, in the Chester County Clerk's Office in Deed Book 9607, Page 1639.

PLAINTIFF: Matrix Financial Services Corporation

VS

DEFENDANT: **JOHN A. HAGER**

SALE ADDRESS: 2740 North Barley Sheaf Road, Coatesville, PA 19320

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

SALE NO. 19-7-352**Writ of Execution No. 2017-00585****DEBT \$470,260.12**

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

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a plan of Sutton Woods, made by Bursich Associates Inc. 6/20/02 revised 8/22/01 recorded in Chester County as Plan 16256 as follows, to wit:

BEGINNING at a point on the south west side of Lahawa Drive a corner of Lot 56 a shown on said plan; thence from said point of beginning along Lahawa Drive on the arc of a circle curving to the right having a radius of 340.00 feet the arc distance of 50.05 to a point a corner of Lot 55; thence along Lot 55 the 2 following courses and distances: (1) south 53 degrees 41 minutes 37 seconds west 313.47 feet to a point; (2) south 4 degrees 47 minutes 47 seconds west 46.62 feet to a point a corner of Lot 54; thence along Lot 54 the 2 following courses and distances: (1) south 38 degrees 18 minutes 21 seconds west 103.02 feet to a point; (2) south 00 degrees 35 minutes 1 minute east 45.49 feet to a point in line of lands now or late of Dale N. Krapf & Dallas L. Krapf; thence along the same south 89 degrees 24 minutes 59 seconds west 295.58 feet to a point a corner of open space; thence along same and along Lot 59 the 2 following courses and distances: (1) north 50 degrees 33 minutes 24 seconds east crossing riparian buffer 135.96 feet to a point; (2) north 38 degrees 18 minutes 21 seconds east 72.38 feet to a point a corner of Lot 58; thence along Lot 58 north 77 degrees 35 minutes 55 seconds

east 137.39 feet to a point a corner of Lot 56; thence along Lot 56 north 53 degrees 41 minutes 37 seconds east 272.21 feet to the first mentioned point and place of beginning.

BEING Lot 57 on said plan.

BEING UPI Number 29-5-25.64

PARCEL No.: 29-5-25.64

BEING known as: 54 Lahawa Drive, Downingtown, PA 1933

BEING the same property conveyed to John Cox and Diana H. Cox, husband and wife who acquired title, with rights of survivorship, by Virtue of a Deed from Sutton Woods Capital, L.P., dated June 18, 2003, recorded June 30, 2003, at Document ID 10263415, and recorded in Book 5762, Page 139, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2

VS

DEFENDANT: **DIANA H. COX and JOHN COX, aka JOHN W. COX**

SALE ADDRESS: 54 Lahawa Drive, Downingtown, PA 19335

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

SALE NO. 19-7-353**Writ of Execution No. 2018-06224****DEBT \$44,053.79**

PROPERTY situate in Township of Caln

TAX Parcel #Tax ID/UIP Parcel No. 39-03L-0047/39-3L-47

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **CONSTANCE L. HOLMES**

SALE ADDRESS: 1410 Harmony Street, Coatesville, PA 19320

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

SALE NO. 19-7-354

Writ of Execution No. 2017-09677

DEBT \$211,053.91

ALL THAT CERTAIN lot or piece of ground situate in East Goshen Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of Marydell Farm made by Robert F. Harsch, Professional Engineer dated April 28, 1972 last revised October 24, 1974 and recorded in Plan Book 43 Page 22, as follows, to wit:

BEGINNING at a point on the southwesterly side of Boot Road (LR 15097) a corner of Lot No. 36 on the said plan; thence along the said southwesterly side of the said Boot Road, south 66° 18' 5" east, 140.96 feet to a point a corner of Lot No. 38 on the said plan; thence along the said Lot No. 38, south 21° 25' west, 177.10 feet to a point on the northeasterly side of Marydell Drive (50 feet wide) on the said plan; thence along the said northeasterly side of the said Marydell Drive the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 825.25 feet to a point and (2) north 70° 20' west, 110 feet to a point a corner of the said Lot No. 36; thence along the said Lot No. 36, north 19° 40' east, 186.55 feet to the first mentioned point and place of beginning.

CONTAINING 25,059 square feet of land more or less.

BEING Lot No. 37 on the said Plan.

BEING known as 635 Marydell Drive, West Chester, PA 19380

BEING the same premises which George W. Longman and Diane K. Longman, by Deed dated 11/21/1994 and recorded 11/30/1994 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3836, Page 850, granted and conveyed unto Diane K. Longan.

PARCEL No.: 53-4K-4

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **DIANE K. LONGAN**

SALE ADDRESS: 635 Marydell Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

SALE NO. 19-7-355

Writ of Execution No. 2018-07302

DEBT \$149,584.35

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2K-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **AMI HOPKINS**
SALE ADDRESS: 59 Winged

Foot Drive, Coatesville, PA 19320-1991

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

SALE NO. 19-7-356

Writ of Execution No. 2019-00375

DEBT \$54,610.34

ALL THAT CERTAIN lot or tract of land, together with the improvements thereon erected, situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in or near the middle of a public road leading from Pomeroy to Lincoln Highway, said point of beginning being 185 feet eastwardly from a spike in the middle of said public road where the same is intersected by the east side of Pine Street projected; thence along land of Lloyd Arthur Reel, et ux, the next three courses and distances: north 10 degrees, 32 minutes west, 166.5 feet; north 79 degrees, 28 minutes east, 75 feet, and south 10 degrees, 32 minutes east, 166.5 feet to another point in the middle of the said public road leading from Pomeroy to Lincoln Highway; thence along the middle thereof, south 79 degrees, 28 minutes west, 75 feet to the place of beginning.

CONTAINING 12,487 square feet of land, be the same more or less.

TITLE to said premises vested in Nicholas J. Crugnale by Deed from Gary J. Madrigale and Robin J. Madrigale dated June, 30 1986 and recorded July 7, 1986 in the Chester County Recorder of Deeds in Book 348, Page 571.

TAX Parcel #37-4H-27

PLAINTIFF: Federal National
 Mortgage Association

VS

DEFENDANT: **NICHOLAS J.
 CRUGNALE**

SALE ADDRESS: 63 Washington
 Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MIL-
 STEAD & ASSOCIATES, LLC, 856-
 482-1400**

SALE NO. 19-7-360

Writ of Execution No. 2016-00782

DEBT \$437,447.05

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

ALL THAT CERTAIN message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, south eighty-four degrees, forty-one minutes east, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, north eighty-four degrees, forty-one minutes west, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, south five degrees, nineteen minutes west, two hundred feet to the place of beginning.

LOT NO. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence

by land formerly of Jacob Garrett, north five degrees, nineteen minutes east, two hundred fifty feet to an iron pin; thence by the same, south eighty-four degrees, forty-one minutes east, eighty-five feet to a point; thence by the same, south five degrees, nineteen minutes west, one hundred sixty-three feet to a point; thence by the same, south twenty-seven degrees, twenty-one minutes west, forty feet to a point in line of Lot No. 1; thence by Lot No. 1, north five degrees, nineteen minutes east, one hundred fifty feet to an iron pin; thence by the same, north eighty-four degrees, forty-one minutes west, sixty feet to an iron pin; thence by the same, south five degrees, nineteen minutes west, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, north eighty-four degrees, forty-one minutes west, ten feet to the place of beginning.

BEING UPI Number 43-9L-30

PARCEL No.: 43-9L-30

BEING known as: 71-73 W. Central Avenue, Paoli, PA 19301

BEING the same property conveyed to Harvey K. Brown, a single man, and Mabel C. Brown, a widow who acquired title by virtue of a deed from Harvey K. Brown, a single man, and Mabel C. Brown, a widow dated July 6, 2000, recorded July 11, 2000, at Deed Book 4782, Page 1812, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

VS

DEFENDANT: **HARVEY K. BROWN, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MABEL C. BROWN (DECEASED); UNKNOWN**

HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MABEL C. BROWN; JAMES BROWN, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; FRED ALLEN BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN (DECEASED); CECILIA J. JARRETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; CATHERINE D. BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MARK BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

SALE NO. 19-7-362

Writ of Execution No. 2016-02580

DEBT \$202,050.12

ALL THAT CERTAIN message and tract of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in

the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees west 208.71 feet to an iron pin; thence along land formerly of Minnie N. Heyes, deceased, south 78 degrees east 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased north 12 degrees east 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased north 78 degrees west 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; all that certain lot or tract of land, together with the buildings thereon erected, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, south 78 degrees east 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, north 12 degrees east 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux north 78 degrees west 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, south 12 degrees west 80 feet to an iron pin, the point and place of beginning.

BEING Chester County Tax Parcel 29-8-9

FOR informational purposes only:

being known as 1121 Manor Road, Coatesville, PA 19320

BEING the same premises which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entirety, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **JOSEPH W. STERN, JR. and ELLA D. STERN**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

SALE NO. 19-7-364

Writ of Execution No. 2017-10109

DEBT \$143,847.21

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a plan of "Millview" subdivision plan of property of Coatesville communities by G.D. Houtman & Son, Inc., civil engineers & land surveyors, media, Pa dated November 2, 1998 last revised October 15, 1999 and recorded as plan no. 15138 (sheets 1 to 24 inclusive) as follows, to wit:

BEGINNING at a point on the

southeasterly side of Millview Drive (50 feet wide) said point also marking a corner of lot no. 145 on said plan; thence from said beginning along the southeasterly side of Millview Drive north 34 degrees 30 minutes 30 seconds east 49.64 feet to a point, a corner of lot no. 147; thence extending leaving the said side of Millview Drive and extending along said lot no. 147 south 54 degrees 00 minutes 00 seconds east 108.73 feet to a point, a corner of lot no. 144; thence extending along said lot no. 144 south 45 degrees 25 minutes 00 seconds west 50.30 feet to a point, a corner of aforesaid lot no. 145; thence extending along said lot no. 145 south 54 degrees 00 minutes 00 seconds west 99.20 feet to the first mentioned point and place of beginning.

CONTAINING 5,159 square feet of land more or less.

BEING Lot No. 146 on said plan.

ALSO known as 104 Millview Drive, Coatesville, PA 19320

FEE simple title vested in Kelly E McGuigan, as sole owner by deed from, Sandra L Kelley, dated 10/08/09, recorded 01/20/10, in the Chester County Recorder of Deeds in Deed Book 7851, Page 546.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **KELLY E. McGUIGAN a/k/a KELLY McGUIGAN**

SALE ADDRESS: 104 Millview Drive, Coatesville, PA 19320

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

SALE NO. 19-7-365

Writ of Execution No. 2014-01633

DEBT \$133,779.32

PROPERTY situate in the New Garden Township, Chester County, Pennsylvania

BLR# 60-4-73.26

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for The Benefit of The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2004-5

VS

DEFENDANT: **SCOTT R. BONNE and ALLISON A. BONNE a/k/a ALLISON BONNE**

SALE ADDRESS: 10 Edgewood Drive, Avondale, PA 19311-1410

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

SALE NO. 19-7-367

Writ of Execution No. 2014-00677

DEBT \$175,732.93

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

BLR# 47-4-28.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation

VS

DEFENDANT: **PASTOR RICHARD A. REEVES, SR. a/k/a RICHARD A. REEVES, SR. and**

SHERYL Y.G. REEVES

SALE ADDRESS: 208 Windy Hill Road, Coatesville, PA 19320

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

SALE NO. 19-7-371

Writ of Execution No. 2018-06279

DEBT \$137,678.12

PARCEL No.: 11-7-0030.300

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Downingtown Borough, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Chester Valley Engineers, Inc., consulting engineers, Paoli, Pa dated 11/4/1958 and revised 11/19/1959, as follows, to wit; beginning at a point on the northwesterly side of Mary Street (42 feet wide) which point is measured the 2 following courses and distances from a point of curve on the southwesterly side of Whelan Avenue (40 feet wide) (1) extending from said point of curve on a line curving to the right having a radius of 10 feet, the arc distance of 13.81 feet to a point of tangent and (2) south 72 degrees, 5 minutes west, 19.87 feet to the point and place of beginning; thence extending from said beginning point along the northwesterly side of Mary Street, south 72 degrees, 5 minutes west, 16 feet to a point; thence extending north 17 degrees 55 minutes west, passing partly through the party wall between these premises and the premises adjoining to the southwest, 91.25 feet to a point; thence extending, north 72 degrees 5 minutes east, 16 feet to a point, thence extending south 17 degrees 55 minutes east passing partly through the party wall between these premises and the premises adjoining to the northeast 91.25

feet to a point on the northwesterly side of mart street, aforesaid; the first mentioned point and place of beginning

FEE simple title vested in Patrick Nwankwo., by deed from, Tara M. Saylor, now known as, Tara M. McCormick and Brady J. McCormick, wife and husband, dated 07/29/2005, recorded 08/05/2005, in the Chester County Recorder of Deeds, as Instrument No. 6575/129.

PLAINTIFF: U.S. Bank National Association, as Trustee relating to J.P. Morgan Mortgage Acquisition Corp. 2005-FRE1 Asset Backed Pass-Through Certificates, Series 2005-FRE1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PATRICK NWANKWO a/k/a PATRICK O. NWANKWO**

SALE ADDRESS: 305 Mary Street, Downingtown a/k/a Downingtown, PA 19335

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

SALE NO. 19-7-373

Writ of Execution No. 2017-11735

DEBT \$322,526.24

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded 5/6/2004 as Plan

No. 17023, as follows, to wit:

BEGINNING at a point on the northwesterly side of Smith Farm Drive (formerly Spring House Lane) (50 feet wide), a corner of Open Space on said Plan; thence extending from said beginning point and along Smith Farm Drive the two following courses and distances, viz: 1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 103.76 feet to a point of reverse curve, then 2) on the arc of a circle curving to the right having a radius of 9.00 feet the arc distance of 12.06 feet to a point of reverse curve on the northerly side of Wick Drive (50 feet wide); thence extending along Wick Drive on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 88.53 feet to a point, a corner of Lot No. 3 on said Plan; thence leaving Wick Drive and extending along Lots 3 and 2 north 39 degrees 15 minutes 50 seconds west 118.27 feet to a point a corner of said Open Space on said Plan; thence extending along same the two following courses and distances, viz: 1) north 50 degrees 44 minutes 10 seconds east 135.38 feet to a point, thence 2) south 65 degrees 02 minutes 22 seconds east 94.84 feet to a point on the northwesterly side of Smith Farm Drive, the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING UPI Number 37-04-0192

PARCEL No.: 37-04-0192

BEING known as: 19 Smith Farm Road, Parkesburg, PA 19365

BEING the same property conveyed to Jane Bowman who acquired title by virtue of a deed from EMC Mortgage Corporation, by Integrated Asset Services Inc, its attorney in fact, dated August 27, 2007, recorded October 18, 2007, at Document ID 10796593, and recorded in Book 7288, Page 645, Office of the Recorded of Deeds, Chester County, Pennsylvania.

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

VS

DEFENDANT: **JANE BOWMAN, aka JANE M. BOWMAN, aka JANE MARIE BOWMAN**

SALE ADDRESS: 19 Smith Farm Road, Parkesburg, PA 19365

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

SALE NO. 19-7-374

Writ of Execution No. 2016-10253

DEBT \$401,899.74

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 August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

BEING Lot #227, as shown on said plan. Being Parcel ID 18-1-422 and being known for informational purposes only as 199 South Savanna Drive, Pottstown, PA

BEING the same premises which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

PLAINTIFF: Bank of America, N.A. successor by merger to BAC Home

Loans Servicing, LP formerly known as
Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **ANTHONY
DUSTIN LOCKLEAR**

SALE ADDRESS: 199 South Sa-
vanna Drive, Pottstown, PA 19465

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

SALE NO. 19-7-376

Writ of Execution No. 2013-05089

DEBT \$823,524.28

PROPERTY situate in West Pike-
land Township

TAX Parcel #34-4-260

IMPROVEMENTS: A residential
dwelling.

PLAINTIFF: U.S. Bank Nation-
al Association, as Trustee for Harborview
Mortgage Loan Trust 2005-3, Mortgage
Loan Pass-Through Certificates, Series
2005-3

VS

DEFENDANT: **TRACY E. BEA-
VER-McKEON and MICHAEL McK-
EON**

SALE ADDRESS: 1707 Chantil-
ly Lane, Chester Springs, PA 19425

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

SALE NO. 19-8-393

Writ of Execution No. 2015-08749

DEBT \$4,874.50

ALL THAT CERTAIN lot or
piece of ground, Situate in the Township

of East Bradford, County of Chester and
Commonwealth of Pennsylvania.

TAX PARCEL NO. 51-8-160

PLAINTIFF: East Bradford
Township

VS

DEFENDANT: **Cathy A. Sadler**
SALE ADDRESS: 763 Shrop-
shire Drive, East Bradford, PA 19382

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

SALE NO. 19-8-403

Writ of Execution No. 2018-10862

DEBT \$157,402.73

PROPERTY IS SOLD SUBJECT
TO MORTGAGE

ALL THAT CERTAIN lot or
piece of ground, Situate in the Township
of Uwchlan, County of Chester and
Commonwealth of Pennsylvania, bounded and
described according to a Subdivision Plan
of "Arbordayle", made by Chester Valley
Engineers, Inc., Paoli, Pennsylvania, dat-
ed 08/02/1988 and last revised 10/07/1988,
and recorded in Chester County as Plan
No. 9916, and being more fully described
as follows, to wit:

BEGINNING at a point on the
South side of Spring Run Lane, said point
being in the bed of a 50 feet wide Sun Oil
Easement, and said point also being the
Southeast corner of Lot No. 18 as shown
on said Plan; thence extending from said
point on the arc of a circle curving to the
left, having a radius of 700 feet, the arc
distance of 93.43 feet to a corner of Lot
No. 16; thence extending along same
South 29 degrees 08 minutes 10 seconds
West, 234.26 feet to a point, a corner of an
Open Space Area, said point being in the
bed of a 100 year Flood Plain and Stream

Easement; thence extending along said Open Space and through said Easements, the two following courses and distances: (1) South 68 degrees 25 minutes 00 seconds West, 89.67 feet to a point; and (2) North 21 degrees 35 minutes 00 seconds West, 89.39 feet to a corner of Lot No. 18; thence extending along said Lot and out of said Easements North 36 degrees 31 minutes 10 second East, 255.20 feet to a point in the bed of the previously mentioned Sun Oil Easement said point being the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

Being the same premises which First Strafford Corporation by Deed dated 12/28/1989 and recorded 1/8/1990 in Chester County in Record Book 1842 Page 157 conveyed unto Suresh K. Chaudhary and Kavita Chaudhary, husband and wife, in fee.

Tax ID / Parcel No. 33-04J-0076 / UPI 33-4J-76

PLANTIFF: Santander Bank, N.A.

VS

DEFENDANT: **Suresh K. Chaudhary & Kavita Chaudhary**

SALE ADDRESS: 249 Spring Run Lane, Downingtown, PA 19335

PLANTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC 610-532-4222**

SALE NO. 19-8-418

Writ of Execution No. 2016-06785

DEBT \$617,828.05

PROPERTY SITUATE TOWNSHIP OF WEST. PIKELAND

TAX PARCEL # 34-04-0251.0000

SOLD AS THE PROPERTY OF:
JOE BOUSKA A/KA JOSEPH R. BOUSKA and SHERRIE BOUSKA

IMPROVEMENTS thereon:
Residential Dwelling

PLANTIFF: PNC BANK, N.A.

VS

DEFENDANT: **Joe Bouska A/K/A Joseph R. Bouska and Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

SALE NO. 19-8-431

Writ of Execution No. 2018-04392

DEBT \$295,199.38

PROPERTY SITUATE IN
TOWNSHIP OF EAST NOTTINGHAM

TAX PARCEL # 69-03-0064.930

SOLD AS THE PROPERTY OF:
LAURA C. KUPSEY and DANIEL R. KUPSEY

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Shellpoint Mortgage Servicing

VS

DEFENDANT: **Laura C. Kupsey & Daniel R. Kupsey**

SALE ADDRESS: 924 Old Library Lane, Oxford, PA 19363

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

INDEX

Location	Defendant	Page
Atglen Borough.	Ron Whitney a/k/a Ron Whitney, Jr, in his Capacity as Executor and Devisee of the Estate of Walter L. Handley and Philadelphia Region of the S.C.C.A	8
Borough of Avondale	Christopher A. Pyle and Abigail E. Bowman	6
Borough of Downingtown	Michael John DiRocco, Sr	9
Borough of Downingtown	Patrick Nwankwo a/k/a Patrick O. Nwankwo	22
Borough of Malvern	Linda B. Valentine.	3
Borough of Malvern	Alexander B. Anderson and Kathleen J. Anderson.	14
Borough of Phoenixville.	Joseph P. McDermott, Jr	5
Borough of Phoenixville.	Kai Coleman Morris and Clarence Michael Morris	13
Borough of South Coatesville.	Gladys Aguilar	6
Caln Township	John A. Hager	15
Caln Township	Constance L. Holmes	16
City of Coatesville	Maranatha Evangelistic Temple Church a/k/a Maranatha Evangelistic Temple and Evangelistic Temple School a/k/a Evangelistic Temple and Charles Jaramilo and The United States of America	4
City of Coatesville	Kelly E. McGuigan a/k/a Kelly McGuigan	20
East Bradford Township	Cathy A. Sadler.	24
East Brandywine Township	Kim Gilbert Prior	10
East Brandywine Township	Shari L. Hardin and Darryl G. Ferron.	11
East Coventry Township.	Anthony Dustin Locklear	23
East Fallowfield Township	Pastor Richard A. Reeves, Sr. a/k/a Richard A. Reeves Sr. and Sheryl G. Reeves	21
East Goshen Township	David H. Wirth and Caron L. Wirth	3
East Goshen Township	Diane K. Longan.	17
East Nottingham Township.	Laura C. Kupsey & Daniel R. Kupsey	5
Easttown Township.	Francis G. Mitchell and Nina Mitchell.	5
Elk Township	Brian J. Schafer and Randi J. Schafer.	7
London Britain Township.	Doris P. Hendrickson and James R. Hendrickson.	15
New Garden Township	Steven S. Jamshidi a/k/a Steven Jamshidi a/k/a Jamshidi and Linda A. Jamshidi	7
New Garden Township	Scott R. Bonne and Allison A. Bonne a/k/a Allison Bonne	21
Sadsbury Township.	Angela M. Martin	8
Sadsbury Township.	Nicholas J. Crugnale.	18
Sadsbury Township.	Jane Bowman, aka Jane M. Bowman, aka Jane Marie. Bowman	22
Tredyffrin Toswnship	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	17
Tredyffrin Township	Harvey K Brown, Individual and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (Deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C. Brown; James Brown, Jr., as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Fred Allen Brown, as	17

Continued

INDEX

Location	Defendant	Page
	Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Beverly J. Brown, aka Beverly Joyce Hunter, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown (Deceased); Cecilia J. Jarrett, as as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Catherine D. Brown, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Mark Brown, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Unknown Heirs, as Believed Heir and/or Administrators of the Estate of Beverly J. Brown; aka Beverly Joyce Hunter, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown;	
Uwchlan Township	Katharine Lingo a/k/a Kathy Lingo and Andrew Lingo	9
Uwchlan Township	Suresh K. Chaudhary & Kavita Chaudhary	24
Valley Township	Peter J. Turner and Michelle N. Turner.	2
Valley Township	Jeffrey B. Scott and Theresa Scott	10
Valley Township	Ami Hopkins.	17
Wallace Township	Craig Whary, Solely in his Capacity as Heir of Ethel. E. Griffin, Deceased; Bonnie Jean Slonaker, Solely in Her Capacity as Heir of Ethel E. Griffin, Deceased	13
West Brandywine Township	Diana H. Cox and John Cox, aka John W. Cox	16
West Brandywine Township	Joseph W. Stern, Jr. and Ella D. Stern.	19
West Caln Township	Stephen Floyd Mooney and Hope Lurray Mooney	2
West Caln Township	Kevin McCoy Hunt and Lynette M. Hunt	11
West Goshen Township.	Joan L. Louth	12
West Pikeland Township.	Tracy E. Beaver-McKeon and Michael McKeon	24
West Pikeland Township.	Joe Bouska A/K/A Joseph R. Bouska and Sherrie Bouska	25
West Whiteland Township	Meredith L Harsch a/k/a Meredith L. Harsch. and Cathy A. Herman and Robert F. Harsch a/k/a Hope Lurray Vining	7
West Whiteland Township	Sierra Lessing McMonagle and James McMonagle	12
Willistown Township	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 TrustAsset Backed Certificates Series 2001-3	7