

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 15th @ 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, August 15, 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, August 15, 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, September 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. 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. 18-4-199**Writ of Execution No. 2015-01777****DEBT \$218,307.61**

ALL THAT CERTAIN piece of parcel of land, situated, lying and being in Township of North Coventry, Chester County, PA it being a portion of land Lot #77 on Hanover Heights Terrace plan of buildings lots in South Pottstown in Plan Book #1 Page 91 Office of Recorder of Chester County 2/6/1917, bounded and described as follows to wit:

BEGINNING on northside of Lindberg Avenue from a point 250 feet from Kline Place (east side) and adjoining Lot owned by Earl A. Lord and of late Maurice S. Lord, east 60 feet to Lot owned by Earl A. Lord, and the late Maurice S. Lord thence north 120 feet to a 15 feet alley thence westerly 60 feet along said al-

ley thence southerly 120 feet to place of beginning

PARCEL Number: 17-3G-28

BEING the same premises which Bruce E. Lord, by Deed dated August 30, 1999 and recorded September 3, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4630, Page 0273, granted and conveyed unto Jeanne M. Matthews and David P. Matthews, as tenants by the entirety.

BEING known as: 93 Lindberg Avenue, Pottstown, PA 19465

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

DEFENDANT: **JEANNE M. MATTHEWS and DAVID P. MATTHEWS**

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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

SALE NO. 18-7-388**Writ of Execution No. 2012-08310****DEBT \$2,341.68**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 67-3-129.22

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JOSEPH E. ROSS and LYNDIA D. ROSS**

SALE ADDRESS: 2739 Whittleby Court, Westtown Township, Pennsylvania

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

SALE NO. 18-8-482

Writ of Execution No. 2015-09456

DEBT \$1,152.45

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

TAX Parcel No. 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **DINITA TONEY and UNITED STATES OF AMERICA**

SALE ADDRESS: 7 Brighton Court, Caln 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 de-

grees 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. 18-10-574

Writ of Execution No. 2018-04474

DEBT \$265,981.68

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

BLR# 59-8-345

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHARLES F. BRADY and SANDRA L. BRADY**

SALE ADDRESS: 311 Whitestone Road, Avondale, PA 19311-1345

PLAINTIFF ATTORNEY:

PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 18-11-610

Writ of Execution No. 2018-05170

DEBT \$214,550.91

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

BLR# 68-2-17.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, National Association, Successor by Merger to Lasalle Bank Midwest National Association, f/k/a Standard Federal Bank National Association, Successor by Merger to Standard Federal Bank

VS

DEFENDANT: **THOMAS J. GAMBER and MADELINE C. GAMBER**

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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

SALE NO. 18-11-621

Writ of Execution No. 2018-03940

DEBT \$145,968.86

ALL THAT CERTAIN lot of land, together with the buildings and improvements thereon erected, situate in the Borough of Modena, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey, made by Jerre P. Trout, C.E., 4/17/1947, as follows:

BEGINNING at an iron pin on the

side of Mary Street, a corner of land now or late of Thomas J. Lawrence; thence along Mary Street, south 44 degrees east, 125 feet to a point; thence leaving Mary Street, by remaining lands now or late of Richard Sculley and Carrie R. Sculley, of which this was a part, south 46 degrees west, 150 feet to a pin on the northeast side of a 30 feet wide street; thence along the side of said 30 feet wide street, north 44 degrees west, 125 feet to an iron pin, a corner of land now or late of Thomas J. Lawrence; thence by the same, north 46 degrees east, 150 feet to the place of beginning.

PLAINTIFF: Pacific Union Financial LLC

VS

DEFENDANT: **SHARON L. JONES and AARON JONES**

SALE ADDRESS: 15 Mary Street, Coatesville, Pennsylvania 19320

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

SALE NO. 19-1-14

Writ of Execution No. 2017-11901

DEBT \$272,337.95

ALL THAT CERTAIN parcel of land being Lot No. 7 on Plan of Lots of Ruth and Stephen Trimble,

SITUATE in the Township of East Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keach, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Lot No. 5 of the development and corner of property belonging to Walter Dale; thence extending by properties of said Walter Dale, Sara E. Baldwin and A.J. Arrarella, south forty-six degrees and forty-three

minutes west two hundred fifty (250.0) feet to an iron pin a corner of Lot No. 8; thence by Lot No. 8 north seven degrees and twelve minutes west two hundred forty-one and thirty-one hundredths (241.31) feet to an iron pin in the south line of a fifty feet wide avenue; thence extending by the south line of same in a northeastern direction on a curved line curving toward the north, with a radius of two hundred thirty feet and an arc distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet, the chord of which is north sixty-seven degrees, fifteen minutes and thirty seconds east one hundred ninety and one-tenth feet, to an iron pin a corner of Lot No. 6, thence leaving the avenue and extending by Lot No. 6 south forty-two degrees and seventeen minutes east one hundred twelve and two tenths (112.2) feet to an iron pin in line of Lot No. 5 of said development; thence by Lot No. 5 the next two courses and distances to wit: south forty-seven degrees and forty-three minutes west sixty-seven and ninety-six hundredths (67.96) feet to an iron pin and south forty-three degrees and seventeen minutes east seventeen and four hundredths (17.04) feet to the first mentioned pin and place of beginning.

CONTAINING thirty-eight thousand six hundred and eighty-seven (38,687) square feet of land be the same more or less.

BEING the same premises which Elizabeth Ann Jordan, by Deed dated January 25, 2007 and recorded February 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7084, Page 1387, granted and conveyed unto Elizabeth Ann Jordan, individual.

BEING known as: 929 Springwood Drive, West Chester, PA 19382

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter &

Company

VS

DEFENDANT: ELIZABETH JORDAN a/k/a ELIZABETH ANN JORDAN and THE UNITED STATES OF AMERICA

SALE ADDRESS: 929 Springwood Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: RAS CITRON LLC, 855-225-6906

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. 19-2-76

Writ of Execution No. 2017-10490

DEBT \$99,066.11

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as 925 Madison Street, bounded and described according to a survey

made December 18, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows:

BEGINNING at a point in the north right of way line of Madison Street (fifty – 50 feet wide) a corner of 923 Madison Street, said point being located two hundred thirty one and fifty one hundredths (231.50) feet from the west right of way line of West Ninth Avenue (fifty – 50 feet wide) as measured westwardly along the north right of way line of Madison Street; thence along Madison Street south seventy-eight degrees eleven minutes ten seconds west (S. 78 degrees 11'10" W.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of 927 Madison Street; thence along said land passing through a party wall north eleven degrees forty eight minutes fifty seconds west (N. 11 degrees 48'50" W.) one hundred twenty five (125) feet to a point in the south right of way line of Concord Street (twenty – 20 feet wide); thence along Concord Street north seventy eight degrees eleven minutes ten seconds east (N. 78 degrees 11'10" E.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of Madison Street; thence along said land south eleven degrees forty eight minutes fifty seconds east (S. 11 degrees 48'50" E.) one hundred twenty-five (125) feet to the first mentioned point and place of beginning.

PARCEL No. 38-5C-88.2

BEING the same premises which Adrian Negron and Paula Negron by deed dated August 20, 2015, and recorded on August 24, 2015 in Chester County in Book 9168 at Page 2067, as Document ID: 11427268, granted and conveyed unto Dale Welsh, in fee.

PLAINTIFF: COBA, Inc., assignee of TD Bank, N.A.

VS

DEFENDANT: **DALE WELSH**

SALE ADDRESS: 925 Madison

Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
DUANE MORRIS, LLP, 215-979-1000

SALE NO. 19-2-91

Writ of Execution No. 2017-11110

DEBT \$838,570.72

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania and described according to a Plan of Property of Casper W. Halberstadt, and Plan made by Earl R. Ewing, Inc., Registered Surveyors, dated January 26, 1967 as follows, to wit:

BEGINNING at a spike on the title line in the bed of Street Road (said road extending a general southwesterly direction from Pikeland Churches to Rapps corner) a corner of land now or late of William M. and Nancy M. Halberstadt; thence extending from said point of beginning along the last mentioned land, north 55 degrees 15 minutes west, crossing the northwesterly side of Street Road crossing an iron pin (said iron pin being at the distance of 28.36 feet from the aforesaid spike (925.81 feet to an iron pin in line of land now or late of Edith Rimel; thence extending along the last mentioned land, north 38 degrees 46 minutes east, 200.49 feet to an iron pin; thence extending south 55 degrees 25 minutes east, crossing an iron pin recrossing the northwesterly side of Street Road 928.67 feet to a spike on the title line in the bed of Street Road, aforesaid (the distance of between the last mentioned iron pin and the last mentioned spike being 14.15 feet) thence extending along the title line through the bed of Street Road, south 39 degrees 35 minutes west 200.71 feet to the first mentioned spike, the point and place of beginning.

THE improvements thereon being known as 1253 Street Road, Chester Springs, Pennsylvania – 19425.

BEING the same premises which Roger P. Smith, by Deed dated October 20, 2003 and recorded October 30, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5958, Page 1725, granted and conveyed unto Christine McCloskey and Timothy McCloskey.

BEING known as: 1253 Street Road, Chester Springs, PA 19425

PARCEL No.: 34-5-12.5

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Holdings, LLC

VS

DEFENDANT: **TIMOTHY J. McCLOSKEY a/k/a TIMOTHY McCLOSKEY and CHRISTINE McCLOSKEY and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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

SALE NO. 19-2-102

Writ of Execution No. 2018-03350

DEBT \$247,979.79

PROPERTY situate in the Upper Uwchlan Township, Chester County, Pennsylvania

BLR# 32-5-12

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **RANDOLPH CHRISTMAN a/k/a RANDOLPH J. CHRISTMAN and SONYA CHRISTMAN a/k/a SONYA M. CHRISTMAN**

SALE ADDRESS: 75 Lyndell Road, Downingtown, PA 19335-1273

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

SALE NO. 19-2-108

Writ of Execution No. 2017-01885

DEBT \$136,659.10

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-7-222.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320-3839

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

SALE NO. 19-2-109

Writ of Execution No. 2017-06515

DEBT \$242,405.47

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

BLR# 18-1-365

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **DAVID PAUL STECKEL a/k/a DAVID P. STECKEL**

SALE ADDRESS: 168 South Savannah Drive, Pottstown, PA 19465-6604

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

SALE NO. 19-4-165

Writ of Execution No. 2018-08539

DEBT \$121,406.64

Property situate in the Spring City Borough, Chester County, Pennsylvania

BLR# 14-4-278

Improvements thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

DEFENDANT: **KRISTIN CLANCEY**

SALE ADDRESS: 59 North Church Street, Spring City, PA 19475-1808

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

SALE NO. 19-4-170

Writ of Execution No. 2007-04660

DEBT \$92,207.50

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and de-

scribed according to a subdivision of land for Diane L. Phelen-Carter made by Berger and Hayes, Inc., dated March 15, 1983 and recorded November 10, 1983 as Plan File #4169 Chester County as follows to wit:

BEGINNING at a point on the title line in the bed of Byers Road (LR 15142) said point also being the line dividing the Township of Uwchlan and the Township of West Pikeland; thence extending along same the three following courses and distances: (1) south 83 degrees 0 minutes 0 seconds east 179.85 feet to a point; (2) south 80 degrees 19 minutes 25 seconds east and crossing a Texas Eastern pipeline 502.19 feet; and (3) south 80 degrees 37 minutes 10 seconds east 143.20 feet to a point in the bed of Lionville Station Road (T-464); thence extending south 52 degrees 7 minutes west 344.37 feet to a point in the middle of the Texas Eastern Pipeline said point also being a corner of Lot 1 the 4 following courses and distances; (1) north 53 degrees 11 minutes 13 seconds west 118.38 feet; (2) north 74 degrees 12 minutes 35 seconds west 100.19 feet; (3) south 89 degrees 51 minutes 47 seconds west 157.00 feet; and (4) south 55 degrees 7 minutes 20 seconds west 109.40 feet to a point in line of lands now or late of Berwyn Taylor; thence extending along same north 45 degrees 30 minutes west 396.12 feet to a point in line of lands now or late of Roger G. Powell; thence extending along the same the three following courses and distances (1) north 80 degrees 53 minutes east crossing a stream 256.10 feet; (2) north 80 degrees 14 minutes west 156.14 feet and (3) north 13 degrees 50 minutes west 36.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown as said Plan.

BEING Chester County UPI 33-1-22.

BEING the same premises which Walter F. Kasker by indenture bearing date July 23, 2014 and recorded July 25, 2014

at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 8958 Page 1757, granted and conveyed his undivided one-half interest unto Julie L. Andrew, in fee.

PLAINTIFF: Julie Lynn Andrew
VS

DEFENDANT: **HALLSTON
MANOR FARM, LLC**

SALE ADDRESS: 520 Byers Road, Chester Springs, Uwchlan Township, Chester County, Pennsylvania 19425

PLAINTIFF ATTORNEY: **LEO
M. GIBBONS, ESQ., 610-426-0100**

SALE NO. 19-4-184

Writ of Execution No. 2018-06056

DEBT \$112,971.72

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

BLR# 18-4-223, 18-4-223-E

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank

VS

DEFENDANT: **THOMAS E.
HERBERT, JR.**

SALE ADDRESS: 730 Pigeon Creek Road, Pottstown, PA 19465-8259

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

SALE NO. 19-4-188

Writ of Execution No. 2016-00689

DEBT \$166,421.96

PROPERTY situate in the Kennett Square Borough, Chester County, Pennsylvania

BLR# 3-3-23

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage Inc.

VS

DEFENDANT: **JAMES N.
VANN, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF JAMES N. STAFFORD, KEITH N. STAFFORD, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JAMES N. STAFFORD**

SALE ADDRESS: 136 North Walnut Street, Kennett Square, PA 19348

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

SALE NO. 19-4-194

Writ of Execution No. 2017-08089

DEBT \$217,045.48

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Turnbridge" made by Henry S. Conrey

Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated July 23, 1976 last revised October 5, 1976 and recorded December 8, 1976 in Plan File #733 as follows, to wit:

BEGINNING at a point on the northwesterly side of Governors Circle (50 feet wide) said point also being a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point and along Lot #10 north 1 degree 43 minutes 00 seconds west 209.40 feet to a point in line of land of Robert L. Whittaker; thence extending along the same the two following courses and distances: (1) north 33 degrees 17 minutes 00 seconds east 32.25 feet to a point in stone fence row; and (2) south 85 degrees 42 minutes 26 seconds east 171.70 feet to a point a corner of Lot #12; thence extending along same and through the bed of a 20 feet wide drain easement south 17 degrees 12 minutes 53 seconds west 264.43 feet to a point of Governors Circle cul-de-sac; thence extending around said cul-de-sac the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 52.66 feet to a point of reverse curve and (2) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 36.14 feet to a point of tangent; thence extending along the northerly side of Governors Circle south 33 degrees 17 minutes 00 seconds west 34.86 feet to the first mentioned point and place of beginning.

CONTAINING 1.000 acre of land, be the same more or less.

BEING Lot #11 as shown on said Plan.

BEING UPI Number 30-06-0200
PARCEL No.: 30-06-0200

BEING known as: 125 Governors Circle, Downingtown, PA 19335

BEING the same property conveyed to Dawn M. Burstyn who acquired

title by virtue of a deed from Linnea Luciana and Louis J. Luciano, no marital status shown, dated February 10, 2014, recorded March 19, 2014, at Document ID 11336343, and recorded in Book 8898, Page 2393, Office of the Recorder of Deeds, Chester County, Pennsylvania

SALE NO. 19-4-199

Writ of Execution No. 2018-10858

DEBT \$291,015.25

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

BLR# 69-5-102

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A. f/k/a Sovereign Bank N.A.

VS

DEFENDANT: **FRANCIS HILDWINE and JEANETTE HILDWINE**

SALE ADDRESS: 301 Anvil Road, Nottingham, PA 19362-9612

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

SALE NO. 19-4-212

Writ of Execution No. 2018-05672

DEBT \$360,708.57

ALL the right, title, interest and claim of Kimberley Coleman of, in and to:

ALL the following described real estate situate in the Township of Valley, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 347 Dague Farm Drive, Coatesville, PA 19320

Deed Book 9408, Page 1664, Parcel Number 38-2-543.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **KIMBERLY COLEMAN**

SALE ADDRESS: 347 Dague Farm Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
MICHELLE PIERRO, ESQ., 412-434-7955

SALE NO. 19-4-215

Writ of Execution No. 2018-06766

DEBT \$136,363.28

ALL THAT CERTAIN lot of land situate at the west side of the Manor Road in West Brandywine Township, Chester County, State of Pa., bounded and described as follows, to wit:

BEGINNING at a point in the Manor Road, 710 feet southward from a corner of land of Lewis B. Hanley in the said Manor Road; thence along in the said road by land of Robert Curry, south 01 degrees and 30 minutes west 99 feet to a point in the said road; thence by land retained by the grantor north 88 degrees 30 minutes west 330 feet to an iron pin; thence by the same north 01 degrees and 30 minutes east 99 feet to a point in the said road; thence by land retained by the grantor north 88 degrees 30 minutes west 330 feet to an iron pin; thence by the same north 01 degrees and 30 minutes east 99 feet to an iron pin; thence by the same, south 88 degrees 30 minutes east 330 feet to the place of beginning. Excepting thereout and therefrom all that certain tract of land, together with the improvements thereon erected, hereditaments and appurtenances situate in the Township of West Brandywine, County of

Chester and State of Pa., more particularly bounded and described according to a survey made by Edgar Laub, Reg. Surveyor dated June 2, 1972 as follows:

BEGINNING at an iron pin and northeast corner of Parcel A in line of land of Floyd Carr; thence by land of Floyd Carr and along the north line of a 20 foot right of way of parcel "A" south 88 degrees 30 minutes east passing over and iron pin on the west side of the next mentioned and 164.4 feet to a point in a public macadam road traffic Route 82; thence by said road, south 01 degrees 01 minute 45 seconds west 09 feet to the northeast corner of land of William I. Swisher; thence by said William I. Swisher north 88 degrees 30 minutes west passing over an iron pipe on the west side of last mentioned road 164.44 feet to an iron pin and a corner of Parcel A; thence by said Parcel A north 01 degrees 01 minutes 45 seconds east 99 feet to the point of beginning. Together with the free and common use, right, liberty and privilege of a certain 20 feet wide right of way as and for a right of way, passageway and water course at all times hereafter forever in common with the owners, tenants and occupiers of other lots of ground bounded thereon and having the use thereof, described as follows to wit: The northerly line of said 20 feet wide right of way beginning at a point in a public macadam road leading to Coatesville (Traffic Route 83) extending between parallel lines of that width north 88 degrees 30 minutes west 164.44 feet to a point, subject however to the proportionate part of the expense of keeping said 20 feet wide right of way in good order, condition and repair at all times hereafter forever.

PARCEL No.: 29-04-0067

UPI #: 29-4-67

FEE simple title vested in Jackie L. Himelright and Mary Himelright, husband & wife, as tenants by the entirety., by deed from, Robert A. Clark and De-

nise M. Clark, dated 12/09/2004, recorded 12/22/2004, in the Chester County Recorder of Deeds, as Instrument No. 10491082.

PLAINTIFF: U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARY M. HIMELRIGHT**

SALE ADDRESS: 3280 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
STERN & EISENBERG, 215-512-8111

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 Depulter 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. 19-4-220

Writ of Execution No. 2018-03056

DEBT \$648,572.61

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan made for Daylesford Estates by Yerkes Assoc., Inc., Consulting Engineers, Bryn Mawr, Pa., dated March 24, 1988 as follows:

BEGINNING at a point on the westerly right of way line of Heatherstone Drive, (50 feet wide) said point being a mutual corner of Lot 6 and Lot 7 (the herein described Lot); thence leaving Heatherstone Drive and along Lot 6 south 68 degrees 46 minutes 00 seconds west 150.00 feet to a point in line of Open Space; thence along said Open Space north 21 degrees 14 minutes 00 seconds west 119.00 feet to a point a corner of Lot 8; thence along Lot 8 north 68 degrees 46 minutes 00 seconds east 150.00 feet to a point on the westerly right of way line of Heatherstone Drive; thence along said right of way south 21 degrees 14 minutes 00 seconds east 115.00 feet to the first mentioned point and place of beginning.

BEING Lot 7 on said Plan.

CONTAINING 17,250 square feet of land, be the same more or less.

PARCEL #43-9D-53

BEING the same premises which Moid L. Woodward and Donna E. Woodward, husband and wife, by Deed dated May 5, 2000 and recorded September 6, 2000 in Book 4813, Page 0489, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto D. Edward Wisner and Sharon K. Wisner, his wife, in fee. And the said Sharon K. Wisner passed away on or about October 16, 2004 thereby vesting title solely unto D. Edward Wisner by operation of law.

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-19XS

VS

DEFENDANT: D. EDWARD WISER a/k/a D. E. WISER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNATIONAL REVENUE SERVICE

SALE ADDRESS: 760 Heatherstone Drive, Berwyn, PA 19312

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

SALE NO. 19-4-229

Writ of Execution No. 2018-08306

DEBT \$74,215.50

ALL THAT CERTAIN piece or parcel or tract of land situate in the Town-

ship of East Vincent, Chester County, Pennsylvania, and being known as 105 Wilson Road, Phoenixville, Pennsylvania 19460.

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **KARIN R. TOMASOVICH and MARK S. TOMASOVICH a/k/a MARK TOMASOVICH**

SALE ADDRESS: 105 Wilson Road, Phoenixville, Pennsylvania 19460

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

SALE NO. 19-4-235

Writ of Execution No. 2015-06008-RC

DEBT \$530,725.96

All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Register Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from and point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degree 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 2049.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds

West, 130 feet to a point, a center of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 80,599 square feet of land more or less.

UPI # 66-2-1.24

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **DONALD LOWRY; RITA LOWRY; and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

SALE NO. 19-4-242

Writ of Execution No. 2015-04327

DEBT \$559,068.97

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

BLR# 41-5-70.17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **RUTH BARRETT and VANCOUIER BARRETT**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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. 19-5-261

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. 19-5-267

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 Battaglini, 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. 19-6-299

Writ of Execution No. 2018-13093

DEBT \$165,527.36

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances, known as Lot #1 on a plan of land of Alfred C. and Hilda J. Baldwin, situate along the north side of a public road leading to Hidden Acres Canip Ground in West Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner a point in said public road located a distance of 50.00 feet southward from a corner of land of Robert Lapinski also located a distance of 375.00 feet southwestward from the original corner of land of the said Alfred C. and Hilda J. Baldwin of which these premises were a part; thence extending along in said road, south 54 degrees 30 minutes west, 175.00 feet to a point in the road; thence extending by Lot #2, on said plan of lots, premises of the grantors, north 35 degrees 30 minutes west, 270.00 feet to a point and by land of the same, north 54 degrees 30 minutes east, 175.00 feet to a point at the south side of 50.00 feet wide parcel of land, property being remaining land of Alfred C. and Hilda J. Baldwin; thence extending along a 50.00 feet wide parcel of land retained by the grantors, south 35 degrees 30 minutes east, 270.00 feet to the place of beginning.

CONTAINING: 43,560 square feet or 1 acre of land be the same more or less.

BEING known as 119 Baldwin Road, Coatesville, Pa. 19320

CHESTER County UPI No.: 28-5-21-.1C.

BLR# 28-5-21.1C

THE said Brian Peachey, individ-

ually became seized of the interest granted and conveyed, in fee, by Lori Peachey (f.m.a. Lori DeHaven) and Brian Peachey, husband and wife as evidenced by Deed dated 10/10/2018 and recorded 10/16/2018 in the Office of the Recorder in Chester County, in Book 9828, Page 2213, et c.

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **BRIAN PEACHEY and LORI PEACHEY**

SALE ADDRESS: 119 Baldwin Road, Coatesville, PA 19320

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

SALE NO. 19-6-301

Writ of Execution No. 2018-02030

DEBT \$349,674.17

ALL THAT CERTAIN lot or tract of land situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Willowdale Crossing" prepared by Momence and Associates, dated August 2, 1996 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13521, as follows, to wit:

BEGINNING at a point on the northeasterly side of Meadowbank Road (50 feet wide) a corner of Open Space on said Plan; thence extending along the northeasterly side of Meadowbank Road north 03 degrees 47 minutes 45 seconds west, 62.13 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 37.74 feet to a point; thence extending along Lot 106 and through an easement on said Plan north 78 degrees 33 minutes 54 seconds

east, 148.45 feet to a point; thence extending along Lot 104 on said plan south 66 degrees 18 minutes 00 seconds east, 20.00 feet to a point; thence extending along Open Space aforementioned south 03 degrees 48 minutes 18 seconds east, 106.86 feet to a point; thence still along the same south 86 degrees 11 minutes 41 seconds west, 160.00 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING the same premises which Bryan Shinn and Lisa Shinn, husband and wife, by Deed dated August 4, 2003 and recorded November 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5974, Page 1046, granted and conveyed unto Christopher Lapszynski and Krystyna Lapszynski, husband and wife.

BEING known as: 704 Meadowbank Road, Kennett Square, PA 19348

PARCEL NO.: 61-05K-0001

IMPROVEMENTS: Residential property.

PLAINTIFF: US Bank National Association, as Trustee for Bluewater Investment Trust 2018-1

VS

DEFENDANT: **CHRISTOPHER LAPSZYNSKI a/k/a CHRISTOPHER A. LAPSZYNSKI and KRZYSTYNA LAPSZYNSKI**

SALE ADDRESS: 704 Meadowbank Road, Kennett Square, PA 19348

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

SALE NO. 19-6-308

Writ of Execution No. 2018-10860

DEBT \$68,865.02

PROPERTY situate in Phoenix-

ville Borough

TAX Parcel #15-05-0525.0000

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **MARVIN A. FLOYD**

SALE ADDRESS: 125 High Street, Phoenixville, PA 19460

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

SALE NO. 19-6-309

Writ of Execution No. 2018-13001

DEBT \$190,962.66

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the south side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said south line of Main Street north 70 degrees 7 minutes east, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 south 19 degrees 53 minutes east, 150 feet to a stake in the north line of Mifflin Street; thence by the said north line of Mifflin Street south 70 degrees 7 minutes west, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 north 19 degrees 53 minutes west, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less.

TITLE to said premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April, 28 1997 and recorded May 7, 1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.

#38-5C-6

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, asset-backed certificates series 2006-HE10

VS

DEFENDANT: **CRYSTAL G. BROWN a/k/a CRYSTAL BROWN**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

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. 19-6-315

Writ of Execution No. 2018-13296

DEBT \$176,189.54

PROPERTY situate in Township
of New London

TAX Parcel # 71-02-0054.0000

IMPROVEMENTS: A residential
dwelling.

PLAINTIFF: PNC Bank, National
Association, successor by merger to
National City Bank, successor by merger
to National City Mortgage, a Division of
National City Bank of Indiana

VS

DEFENDANT: **DANIEL ED-
WARD CIARROCCHI aka DANIEL E.
CIARROCCHI and DAWN M. CIAR-
ROCCHI a/k/a DAWN MARIE CIAR-
ROCCHI**

SALE ADDRESS: 297 Church
Road, Lincoln University, PA 19352

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 Mort-
gage LLC D/B/A Mr Cooper

VS

DEFENDANT: **BETH JOHN-
SON aka BETH BRADLEY JOHNSON
and RICHARD JOHNSON aka RICH-
ARD P. JOHNSON**

SALE ADDRESS: 20 Wilming-
ton Road, Coatesville, PA 19320

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

SALE NO. 19-6-321

Writ of Execution No. 2018-07131

DEBT \$180,423.18

ALL THAT CERTAIN, message,
lot or piece of land situate on, in the Town-
ship of North Coventry, County of Ches-
ter, State of Pennsylvania, bounded and
described, as follows, to wit:

ALL THAT CERTAIN lot or piece
of ground situate in the Township of North
Coventry, County of Chester and State of
Pennsylvania, bounded and described in
accordance with a revised plan of lots of
Harry G. Garner, Pottstown Landing, as
follows, to wit:

BEGINNING at a point on the
westerly side of Bryton Avenue said point
of beginning being south 37 degrees 30
minutes west 94.7 feet from the northwesterly
property line intersection of Bryton
Avenue and Kerlin Avenue (50 feet wide as
revised); thence continuing along the west-
erly side of Bryton Avenue south 37 de-
grees 30 minutes west 89.7 feet to a corner;
thence through a Lot No. 76 north 46 de-
grees west 172 feet more or less to a corner
of property now or late of Dora Marshall;
thence along the same north 30 degrees 51
minutes east 91.55 feet to a point; thence
through Lot No. 77 on said plan south 46
degrees east 182.83 feet more or less to the
westerly side of Bryton Avenue, the place
of beginning.

BEING the westerly 84.7 feet of

Lot No. 77 and the easterly 5 feet of Lot No. 76 on said plan.

BEING UPI Number 17-3B-34

PARCEL No.: 17-3B-34

BEING known: 519 Bryton Avenue, Pottstown, PA 19465

BEING the same property conveyed to Robert E. Bright who was acquired title by virtue of a deed from Brian D. Glanden and Melissa J. Glanden, his wife, dated December 3, 2007, recorded December 13, 2007, at Document ID 10809391, and recorder in Book 7326, Page 645, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT E. BRIGHT and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 519 Bryton Avenue, Pottstown, PA 19465

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

SALE NO. 19-6-323

Writ of Execution No. 2018-01921

DEBT \$429,307.45

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Westtown County of Chester, Commonwealth of Pennsylvania according to a site plan for Chesterfield Town Home II prepared for Brandolini Companies as prepared by Durkin Associates Inc. Erdenheim, PA dated May 25, 2001 and a Foundation As-Built Plan prepared for Iacobucci Homes as prepared by Picker-

ing Corts & Summerson Inc., Consulting Engineers & Land Surveyors, dated May 19, 2003 being drawing number 4-1950-S;

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

THENCE through the common party wall for Lot 3 and Lot 4 south 04 degrees 54 minutes 59 seconds west a distance of 57.50 feet to a point for a corner; thence along the face of wall for Lot 4 the following 3 courses and distances: (1) north 85 degrees 05 minutes 01 seconds west a distance of 18.76 feet to a point for a corner: (2) north 04 degrees 54 minutes 59 seconds east a distance of 7.00 feet to a point for a corner: (3) north 85 degrees 05 minutes 01 seconds west a distance of 5.00 feet to a point for a corner; thence through the common party wall for Lot 4 and Lot 5, north 04 degrees 54 minutes 59 seconds east a distance of 50.50 feet to a point a corner; thence along the face of wall for Lot 4, south 85 degrees 05 minutes 01 seconds east a distance of 23/76 feet to the point and place of beginning.

BEING the same premises which Baker Residential of Pennsylvania, LLC, by Deed dated March 10, 2004 and recorded March 15, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6090, Page 1712, granted and conveyed unto George E. Kearns, III.

BEING known as: 2707 Whittleby Court, West Chester, PA 19382

PARCEL No.: 67-03-0129.060

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to World Savings Bank, FSB

VS

DEFENDANT: **GEORGE E. KEARNS, III a/k/a GEORGE E. KE-**

ARNS

SALE ADDRESS: 2707 Whittleby Court, West Chester, PA 19382

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

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**

SALE NO. 19-6-329

Writ of Execution No. 2018-12541

DEBT \$245,308.33

ALL THAT CERTAIN lot or piece of ground situate in the Oxford Borough, Chester County, Pennsylvania, bounded and described according to a Final Sub-division Plan of Property owned by Harvey B. Ewing and Marion C. Ewing, his

wife, prepared by George E. Regester, Jr. & Sons, Inc., dated 10/25/1978, revised 09/10/1979, and being recorded Plan #3242 as follows, to wit:

BEGINNING at a point on the title line in the bed of Pine Street (45 feet wide), a corner of Lot 5 on said plan; thence from the beginning extending along said Lot and crossing the southwesterly side of said street, south 59 degrees 09 minutes 07 seconds west partly crossing a 20 feet wide sanitary sewer easement 255.00 feet to a point in line of Lot 1 on said plan; thence extending along said Lot and through the bed of said easement north 30 degrees 50 minutes 53 seconds west 110.00 feet to a point, a corner of Lot 3 on said plan; thence extending along said Lot north 59 degrees 09 minutes 07 seconds east partly recrossing said 20 feet wide sanitary sewer easement and recrossing the southwesterly side of Pine Street 255.00 feet to a point on the title line in the bed of said street; thence extending along same south 30 degrees 50 minutes 53 seconds east 110.00 feet to the first mentioned point and place of beginning.

LOTS 4 and 5 being together with and subject to a 20 foot wide sanitary sewer easement the centerline of which is described as follows:

BEGINNING at a point marking a southwesterly corner of the above described tract said point being set in the centerline of a 20 foot wide easement; thence leaving said point of beginning passing along said centerline and also by the property line dividing Lot 3 and Lot 1, north 30 degrees 50 minutes 53 seconds west 20.00 feet to a point; thence continuing by said centerline and passing through lands of Lot 1, south 46 degrees 58 minutes 42 seconds west 281.69 feet to a point set in line of lands of Lot 1 and Lot 2; thence by the property line dividing Lot 1 and Lot 2 south 12 degrees 35 minutes 3 seconds east 318.00 feet to a point set in the title line of Mount Vernon Street being the point and

place of ending.

ALSO being under and subject to the payment of two fifths (2/5ths) of the cost of repair and maintenance of the aforesaid sanitary sewer easement until the aforesaid sanitary sewer easement is offered for dedication by the Borough of Oxford as part of the Borough's sanitary sewer system, being 1/5th per each lot.

TITLE to said premises vested in Jerry J. Sylvester by Deed from Jerry J. Sylvester and Michelle A. Sylvester dated April, 26 2012 and recorded May 9, 2012 in the Chester County Recorder of Deeds in Book 8432, Page 126 as Instrument Number 11179612.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **JERRY J. SYLVESTER and MICHELLE A. SYLVESTER**

SALE ADDRESS: 206 Pine Street, Oxford, PA 19363

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

SALE NO. 19-6-330

Writ of Execution No. 2018-12766

DEBT \$93,803.45

PROPERTY situate in the Caln Township, Chester County, Pennsylvania

BLR# 39-04M-0062

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHAD M. KURMAN**

SALE ADDRESS: 3812 Norwood Avenue, Downingtown, PA 19335-2051

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

SALE NO. 19-6-335

Writ of Execution No. 2016-02557

DEBT \$313,529.28

ALL the right, title, interest and claim of Ernest D. Carrington of, in and to:

ALL the following described real estate situate in the City of Coatesville, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 103 Millview Drive, Coatesville, PA 19320 Deed Book 4894, Page 806, Parcel Number 16-04-0207.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **ERNEST D. CARRINGTON and KRISTY N. CARRINGTON**

SALE ADDRESS: 103 Millview Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
MICHELLE PIERRO, ESQ., 412-434-7955

SALE NO. 19-6-336

Writ of Execution No. 2018-12403

DEBT \$386,920.13

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania.

Described in accordance with a plan of property of James H. Perry and Ethelyn A. Perry (deceased), made by Howard L. Robertson, civil engineer and surveyor, Wilmington, Delaware dated November 30, 1985 as follows:

BEGINNING at a point in the northeasterly side of the Kennett Pike, said point of beginning being the northwesterly end of a 20 foot radius intersection curve joining the said northeasterly side of the Kennett Pike with the northwesterly side of Byron Road (50 feet wide); thence from said point of beginning by the said northeasterly side of Kennett Pike keeping parallel to and 30 feet northeasterly of the center line thereof the following two courses and distances (1) north 38 degrees 58 minutes, 50 seconds west 144.99 feet to a point of curve of a curve to the right having a radius of 1033.22; (2) in a northwesterly direction by said curve to the right an arc distance of 97.28 feet to a point, thence by line of lands now or formerly of Sarah P. Ogden a/k/a Sara R. Ogden, unmarried the following two courses and distances; (1) north 87 degrees 23 minutes 30 seconds east 292.33 feet to a point; (2) north 23 degrees, 14 minutes, 30 seconds west, 80.00 feet to a point; thence by Lot No. 2 the following two courses and distances; (1) north 66 degrees 45 minutes 30 seconds east, 37.07 feet to a point; (2) south 50 degrees 56 minutes, 2 seconds east 271.22 feet to a point in the aforementioned northwesterly side of Byron road; thence thereby the following two courses and distances (1) in a southwesterly direction by an arc of a curve to the left having a radius of 380 feet; an arc distance of 60 feet to a point of tangency; (2) south 53 degrees, 1 minute, 10 seconds west, 328.42 feet to a point of curve of a 20 foot radius intersection curve to the right; thence in a southwesterly and northwesterly direction by said curve to the right an arc distance of 31.42 feet to the place of beginning. Being No. 1 Lot on said plan.

TAX ID: 62-2-48.3

TITLE is vested in Victoria Perry Robinson and Michael Robinson, wife and husband by deed from James H. Perry and Victoria Perry Robinson, a married woman, dated 05/15/2004 and recorded 05/25/2004 in Book 6165 and Page 1510.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26

VS

DEFENDANT: **VICTORIA PERRY ROBINSON and MICHAEL ROBINSON**

SALE ADDRESS: 1 Byron Court, Chadds Ford, PA 19317

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

SALE NO. 19-6-337

Writ of Execution No. 2012-09656

DEBT \$787,244.53

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania.

BLR# 34-3-22.11

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche National Trust Company as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **BRIAN JARRATT a/k/a BRADFORD J. JARRATT a/k/a JAMES BRIAN JARRATT and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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

SALE NO. 19-6-338

Writ of Execution No. 2017-06697

DEBT \$407,421.64

ALL THAT CERTAIN lot or piece of ground, situate in New Garden Township Chester County Pennsylvania bounded and described according to a Final Plan of Bancroft Woods, made by Hillcrest Associates, Inc. Civil Engineers, dated 5/6/1992 and filed in Chester County as Plan #11677, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Crestview Dive, a corner of Lot 138, thence extending along same, south 44 degrees 00 minutes 03 seconds east 132.00 feet to a point in line of Lot 124, thence extending along same, south 45 degrees 59 minutes 57 seconds west 133.14 feet to a point on the easterly side of Brighton Circle, thence extending along same, north 42 degrees 20 minutes 22 seconds west, 31.78 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 314.99 feet, the arc distance of 60.13 feet to a point of tangent, thence extending still along same, north 31 degrees 24 minutes 04 seconds west 22.11 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 30.00 feet, the arc distance of 44.24 feet to a point of reverse curve, on the southerly side of Crestview Drive, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 542.65 feet, the arc distance of 67.13 feet to a point of tangent, thence extending still along same, north 45 degrees 59 minutes 57 seconds east 20.00 feet to the point of beginning.

BEING Lot #139 on said Plan.

TAX ID/Parcel No. 60-1-143

FEE simple title vested in Cynthia A. Santore, by deed from Kathy S. Lamborn, dated 08/15/2007, recorded 10/05/2007, in the Chester County Clerk's Office in Deed Book 7280, Page 175, as Instrument No. 10793876.

PLAINTIFF: Cascade Funding Mortgage Trust 2017-1

VS

DEFENDANT: **CYNTHIA A. SANTORE**

SALE ADDRESS: 101 Crestview Drive, Kennett Square, PA 19348

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

SALE NO. 19-7-344

Writ of Execution No. 2018-04609

DEBT \$159,767.73

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

ander 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

SALE NO. 19-7-346

Writ of Execution No. 2018-11693

DEBT \$147,841.33

ALL THAT CERTAIN lot or tract of land. Hereditaments and appurtenances, which lot is designated as Lot No. 8 on Plan of "John Wesley Cook Lots" situate in Caln Township, County of Chester and Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at an iron pin in or near the middle of the public road leading from Caln Meeting House to the public road leading from Edge's Mill to Thornedale, said iron pin being a corner of Lot No. 65 on said Plan of Lots; thence on a line in or near the middle of the first mentioned said public road and along said Lot No. 65 north eighty-seven degrees, seven minutes east, seventy feet to another iron pin in or near the middle of the said first mentioned public road a corner of Lot No. 7 on said

Plan Of Lots, being remaining land of the said George A. Kaiser et ux., Grantors herein; thence along the said Lot No. 7 south two degrees, fifty-three minutes east, one hundred sixty feet to another iron pin a corner of land of John Wesley Cook and Grace R. Cook, his wife; thence along the said Cook's land south eighty-seven degrees, seven minutes west, seventy feet to another iron pin a corner of Lot No. 9 on said Plan Of Lots and presently owned by the said George A. Kaiser, et ux.; thence along the said Lot No. 9 north two degrees, fifty-three minutes west, one hundred sixty feet to the iron pin in or near the middle of the first mentioned public road or place of beginning.

BEING the same premises which Sara Simpson, widow by Deed dated March 21, 1970 and recorded April 6, 1970 in Chester County in Deed Book G39 Page 921 conveyed unto William M. Stringer and Lois A. Stringer, his wife, in fee.

BEING the same premises which William M. Stringer and Lois A. Stringer, husband and wife by deed dated December 20, 1984 and recorded December 21, 1984 in Chester County in Deed Book Volume U-64 Page 77 conveyed unto Lois A. Stringer, in fee

BEING known as: 3716 Humpton Road, Downingtown PA 19335

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **LISA CRAWFORD, IN HER CAPACITY AS HEIR OF LOIS A. STRINGER, DECEASED; CATHERINE DAVIS, IN HER CAPACITY AS HEIR OF LOIS A. STRINGER, DECEASED; STEVEN STRINGER, IN HIS CAPACITY AS HEIR OF LOIS A. STRINGER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS**

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOIS A. STRINGER, DECEASED

SALE ADDRESS: 3716 Hump-ton Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **RAS CITRON, LLC, 855-225-6906**

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. 19-7-376

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 National 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 McKE-
ON**

SALE ADDRESS: 1707 Chantilly
Lane, Chester Springs, PA 19425

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

INDEX

Location	Defendant	Page
Borough of Downingtown	Patrick Nwankwo a/k/a Patrick O. Nwankwo	27
Borough of Kennett Square	James N. Vann, in His Capacity as Executor and Devisee of the Estate of James N. Stafford, Keith N. Stafford, in his Capacity as Devisee of the Estate of James N. Stafford	10
Borough of Malvern	Alexander B. Anderson and Kathleen J. Anderson.	25
Borough of Modena	Sharon L. Jones and Aaron Jones	4
Borough of Oxford	Jerry J. Sylvester and Michelle A. Sylvester.	22
Borough of Phoenixville.	Marvin A. Floyd	18
Borough of Phoenixville.	Kai Coleman Morris and Clarence Michal Morris.	19
Borough of South Coatesville.	Judith T. Sarkees	6
Borough of Spring City.	Kristin Clancey	9
Caln Township	Patricia Fraumeni	2
Caln Township	Dinita Toney and United States of America	3
Caln Township	Chad M. Kurman	23
Caln Township	Lisa Crawford, in her Capacity as Heir of Lois A. Stringer, Deceased; Catherine Davis, in her Capacity as Heir of Lois A. Stringer, Deceased; Steven Stringer, in his Capacity as Heir of Lois A. Stringer, Deceased; Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Lois A. Stringer, Deceased	26
City of Coatesville	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	3
City of Coatesville	Francis Schnering and Lisa Schnering	8
City of Coatesville	Ernest D. Carrington and Kristy N. Carrington	23
East Bradford Township	Elizabeth Jordan a/k/a Elizabeth Ann Jordan and The United States of America	5
East Brandywine Township	Dawn M. Burstyn	10
East Coventry Township.	David Paul Steckel a/k/a David P. Steckel	8
East Coventry Township.	Thomas E. Herbert, Jr.	10
East Fallowfield Township	Beth Johnson aka Beth Bradley Johnson and Richard Johnson aka Richard P. Johnson	20
East Marlborough Township.	Christopher Lapszynski a/k/a Christopher A. Lapszynski and Krystyna Lapszynski	18
East Nottingham Township.	Francis Hildwine and Jeanette Hildwine	11
East Vincent Township	Karin R. Tomasovich and Mark S. Tomasovich a/k/a Mark Tomasovich	14
Elk Township	Tracey Chambers and Charles Chambers.	17
Honey Brook Township	Brenda A. Hoagland aka Brenda Hoagland and R. Mark Hoagland aka R. Hoagland	22
Kennett Township.	Victoria Perry Robinson and Michael Robinson	23
London Grove Township	Charles F. Brady and Sandra L. Brady	4
New Garden Township	Cynthia A. Santore	25

Continued

INDEX

Location	Defendant	Page
New London Township	Michael Depoulter a/k/a Michael E. Depoulter	13
New London Township	Daniel Edward Ciarrocchi aka Daniel E. Ciarrocchi . . . 20 and Dawn M. Ciarrocchi a/k/a Dawn Marie Ciarrocchi	
North Coventry Township.	Jeanne M. Matthews and David P. Matthews	2
North Coventry Township.	Robert E. Bright and the United States of America, . . . 20 Department of Treasury, Internal Revenue Service	
Penn Township	Matthew J. Anzaldo and Maria Anzaldo a/k/a Maria . . . 16 Zanfrisco	
Sadsbury Township	Angela M. Martin	16
Thornsbury Township	Donald Lowry; Rita Lowry; and United States of 15 America, Department of the Treasury - Internal Revenue Service	
Tredyffrin Township	D. Edward Wisner a/k/a D. E. Wisner and United States . . 14 of America, Department of the Treasury - Internal Revenue Service	
Upper Uwchlan Township	Randolph Christman a/k/a Randolph J. Christman and . . 8 Sonya Christman a/k/a Sonya M. Christman	
Uwchlan Township	Hallston Manor Farm, LLC	9
Valley Township	Dale Welsh	6
Valley Township	Kimberly Coleman	11
Valley Township	Crystal G. Brown a/k/a Crystal Brown.	19
West Brandywine Township	Mary M. Himelright	12
West Caln Township	Brian Peachey and Lori Peachey	17
West Nottingham Township	Thomas J. Gamber and Madeline C. Gamber.	4
West Pikeland Township.	Timothy J. McCloskey a/k/a Timothy McCloskey and . . 7 Christine McCloskey and The United States of America	
West Pikeland Township.	Brian Jarratt a/k/a Bradford J. Jarratt a/k/a James Brian 24 Jarratt and Jennifer A. Jarratt	
West Pikeland Township.	Tracy E. Beaver-McKeon and Michael McKeon	27
West Whiteland Township	Ruth Barrett and Vancouver Barrett.	15
Westtown Township	Joseph E. Ross and Lynda D. Ross.	2
Westtown Township	George E. Kearns, III a/k/a George E. Kearns	21