

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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**Thursday, October 17th @ 11 AM**

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### 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, October 17th, 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, October 17th, 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, November 18th, 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. 18-3-116**

**Writ of Execution No. 2013-04554**

**DEBT \$113,533.86**

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

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

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

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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

**SALE NO. 18-4-180**

**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. 18-9-501**

**Writ of Execution No. 2018-02851**

**DEBT \$454,164.08**

PREMISES "A"

BEGINNING at a point in the north curb line of East Lincoln Highway, a corner of land now or late of the Mutual Fire Insurance Company of Chester County, and at the distance of 119.25 feet westwardly from the west curb line of Third

Avenue; thence along the said north curb line of East Lincoln Highway, south 85 degrees 30 minutes west, 60.5 feet to a point, a corner of land now or late of Alexander Jacobs; thence along said land of Alexander Jacobs, north 04 degrees 22 minutes west, 160.00 feet to a point in the south line of Diamond Street; thence along the said south line of Diamond Street, north 85 degrees 30 minutes east, 60.5 feet to a point, another corner of land now or late of Mutual Fire Insurance Company of Chester County, south 04 degrees 22 minutes east, 160.00 feet to the place of beginning.

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

PREMISES "B"

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

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

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

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

(4) ALONG said land south four

degrees fifty-three minutes east one hundred sixty and eighty-one one-hundredths feet to the first mentioned point and place of beginning.

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

PLAINTIFF: Coatesville Savings Bank

VS

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

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

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

**SALE NO. 18-10-574**

**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 Whites-

tone Road, Avondale, PA 19311-1345

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

**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 Coastesville, 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 hun-

dred 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. 19-2-108**

**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. 19-3-130**

**Writ of Execution No. 2016-02684**

**DEBT \$323,603.41**

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

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

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November, 4 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

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

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

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

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

**SALE NO. 19-4-184**

**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. 19-5-256**

**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: **SHA-PIRO & DeNARDO, LLC, 610-278-6800**

**SALE NO. 19-6-295**

**Writ of Execution No. 2017-07351**

**DEBT \$35,086.51**

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

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

TAX Parcel No. 6-5-230

PLAINTIFF: Nikkole Puckett

VS

DEFENDANT: **MATTHEW JOHNSON and AMANDA STRAUSS**

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

PLAINTIFF ATTORNEY:  
**JEFFREY P. BRYMAN, ESQ., 610-444-4848**

**SALE NO. 19-6-301**

**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. 19-6-309**

**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. 19-6-323**

**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 Iacobuc-

ci Homes as prepared by Pickering Cortis & 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. KEARNS**

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

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

**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 north-easterly 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 there-by 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. 19-7-339**

**Writ of Execution No. 2017-1149**

**DEBT \$321,096.79**

PROPERTY situate in Pennsbury Township, Chester County, Pennsylvania

UPI #64-3-327

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lisa Schwartz  
VS

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

DEFENDANT: **JENNIFER KLIMAS and JOEL DiPIETRO and UNKNOWN OCCUPANTS and UNITED STATES OF AMERICA**

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

Tax ID 31-4-121

SALE ADDRESS: 135 North Village Lane, Chadds Ford, PA 19317

THE above described property was taken in fee simple.

PLAINTIFF ATTORNEY:  
**DONALD J. WEISS, ESQ., 610-459-8074**

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.

**SALE NO. 19-7-342**

**Writ of Execution No. 2018-06416**

**DEBT \$187,673.29**

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

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

PARCEL No.: 31-4-121

IMPROVEMENTS: Residential property.

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 alone 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.

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**

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

**SALE NO. 19-7-352**

**Writ of Execution No. 2017-00585**

**DEBT \$470,260.12**

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.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Town-

ship 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 as 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. 19-7-360**

**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. Cen-

tral 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. 19-8-387**

**Writ of Execution No. 2015-08118**

**DEBT \$3,164.89**

All that certain lot or piece of ground situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 41-4-231

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Susan A. Jones**

SALE ADDRESS: 24 Buttonwood Drive, West Whiteland, PA 19341

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

**SALE NO. 19-8-394**

**Writ of Execution No. 2014-06405**

**DEBT \$17,220.46**

ALL THAT CERTAIN, unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Tredyffrin, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 43-9R-345

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Sherrill E. Rowland**

SALE ADDRESS: 345 Paoli Woods Drive, Tredyffrin Township, PA 19301

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

**SALE NO. 19-8-398**

**Writ of Execution No. 2017-09612**

**DEBT \$140,835.99**

PROPERTY SITUATE IN BOROUGH OF MALVERN

TAX PARCEL # 02-02-0081

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: MTGLQ INVESTORS, L.P.

VS

DEFENDANT: **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

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

**SALE NO. 19-8-399**

**Writ of Execution No. 2018-03409**

**DEBT \$297,124.17**

Property situate in the WEST-TOWN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 67-2R-89

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage Inc.

VS

DEFENDANT: **Peter M. Adams  
& Karen M. Adams**

SALE ADDRESS: 1143 Cardinal Drive, A/K/A 1143 E. Cardinal Drive, West Chester, PA 19382-7816

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

**SALE NO. 19-8-402**

**Writ of Execution No. 2018-10440**

**DEBT \$171,717.52**

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 20, 2017 and recorded in the Office of the Chester County Recorder of Deeds on February 15, 2017, in Deed Book Volume 9493 at Page 17.

Tax Parcel No. 47-6-12.9

PLANTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as Trustee for Victoria Capital Trust

VS

DEFENDANT: **KJ Custom  
Homes, LLC**

SALE ADDRESS: 570 Pheasant Run, Coatesville, PA 19320

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

**SALE NO. 19-8-407**

**Writ of Execution No. 2018-08327**

**DEBT \$174,025.06**

All that Certain tract of land with

tenement erected thereon, situated in the Borough of Honey Brook, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., December 12, 1946 as follows:

Beginning at a stake in the north line of Spruce Street at a corner of residue land of Christian W. Uable distant 282.28 feet measured westwardly along said north curb line of Spruce Street from its point of intersection with the west curb line of Main Street; thence along the north curb line of Spruce Street South 57 degrees West, 65.50 feet to a stake, another corner of residue land of Christian H. Uable; thence along the same North 39 degrees 09 minutes West 200.03 feet to a stake in a line of land of Markis Patton; thence along the same and land of Barton Landis North 57 degrees East 65.50 feet to a stake another corner of residue land of Christian W. Uable; thence along the same South 39 degrees 09 minutes East 200.03 feet to the place of beginning

BEING parcel No. 12-04-0024

BEING the same premises which Brian K. Davidson and Cheryl L. Crossley, now known as Cheryl L. Davidson by Deed dated November 13, 2007 and recorded November 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7308 Page 1775, granted and conveyed unto Barry Troupe and Carlinda Troupe, Husband and Wife and William Franklin as joint Tenants with the right of survivorship.

PLANTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 c/o Ocwen

Loan Servicing, LLC.

VS

**DEFENDANT: Carlinda Troupe  
& William Franklin & Carlinda Troupe  
& William Franklin**

SALE ADDRESS: 885 Spruce  
Street, Honey Brook, PA 19344

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

**SALE NO. 19-8-411**

**Writ of Execution No. 2015-11436**

**DEBT \$176,078.98**

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence form said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown

on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot No. 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving along said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a stip approximately 4 feet wide along the Southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, by Deed dated December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto JASON J. NICHOLS and ALICIA NICHOLS, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by deed each with an undivided ½ interest as tenants by the entirety, as Joint tenants with right of survivorship and not as tenants in common.

AND the said David O. Barlow departed this life on or before January 13, 2004. Further the said Edna M. Barlow departed this life on or before December 30, 2007.

PARCEL No.: 3-1-7

IMPROVEMENTS thereon: Residential Property

PLANTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

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

**SALE NO. 19-8-419**

**Writ of Execution No. 2015-01844**

**DEBT \$301,803.88**

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL # 63-04-0025

SOLD AS THE PROPERTY OF: WILLIAM J. TURNER III

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Ditech Financial LLC FKA Green Tree Servicing LLC

VS

DEFENDANT: **William J. Turner III**

SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382

PLANTIFF ATTORNEY:

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

**SALE NO. 19-8-420**

**Writ of Execution No. 2018-13151**

**DEBT \$158,115.11**

ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF DOE RUN FARMS II, MADE BY BERGER AND HAYES, INC., DATED 02/13/1978 AND LAST REVISED 06/28/1978 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS UNDER PLAN NO. 2235

UPI# 47-7-55.42

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Beth Augustine DiEugenio aka Beth A. DiEugenio**

SALE ADDRESS: 105 Huntington Circle, Coatesville, PA 19320

PLANTIFF ATTORNEY:  
**RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

**SALE NO. 19-8-422**

**Writ of Execution No. 2018-11312**

**DEBT \$192,980.84**

ALL THAT CERTAIN lot or piece of ground situate in the North Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots dated April 22, 1958, made by George F. Shaner, as follows, to wit:

BEGINNING at a point on the southerly side of Timberline Drive (50

feet wide) which point of beginning is measured the two following courses and distances from the southeasterly side of Shenkel Road, (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 40.94 feet to a point of tangent; (2) south 65 degrees 22 minutes east 159.02 feet to the point of beginning; thence extending from said point of beginning along the southerly side of Timberline Drive south 63 degrees 22 minutes east 130 feet to a point in line of Lot No. 12; thence extending along line of Lot no. 12 south 24 degrees 38 minutes west 165.40 feet to a point in line of lots now or late of Morris Nimmerrichter; thence extending along the land now or late of Nimmerrichter north 61 degrees 15 minutes west 130.34 feet to a point in line of lot No. 14; thence along line of Lot No. 14 North 24 degrees 38 minutes East 156 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on a plan of Lots as laid out for Victor L. Garner

UNDER AND SUBJECT to rights-of-way, conveyances, conditions, restrictions, limitations, reservations, easements as recorded in Deed Book H 41 page 646, all of which are incorporated herein by reference.

BEING TAX PARCEL NO. 17-02-0024.090 UPI 17-2-24.9

BEING the same premises in which Kathy J. Hindle Gwinn and Donna J. Pollard, Joint Successor Trustees of the David C. Reynolds and Kathryn N. Reynolds Revocable Living Trust, Dated December 27, 2006, by deed dated 04/20/2012 and recorded 05/07/2012 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 8419, Page 2241, and/in Instrument No. 111778598, granted and conveyed unto Debra A. Williams-Milantoni

PLANTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Debra A. Williams-Milantoni**

SALE ADDRESS: 1472 Timberland Drive, Pottstown, PA 19465

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

**SALE NO. 19-8-423**

**Writ of Execution No. 2018-07884**

**DEBT \$214,534.16**

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a plan for Balderston Family Limited Partnership, made by John D. Stapelton III, registered land surveyor, Coatesville, PA., dated 7/29/1987, revised 9/30/1987, a follows, to wit: Beginning at a point on the title line in the bed of Swinehart Road (LR15235), said point also being a point in a corner of lot #3; thence extending from said beginning point along the title line in the bed of Swinehart Road (LR 15235), south 00 degrees 17 minutes 20 seconds west, 150.01 feet to a corner of lot #1; thence extending along same, north 89 degrees 16 minutes 39 seconds west, 347.25 feet to a point a corner of lot #2, aforesaid; thence extending along same the following 2 courses and distances: north 00 degrees 41 minutes 00 seconds west, 150.05 feet and (2) south 89 degrees 16 minutes 39 seconds east, 349.79 feet to a point on the title line in the bed of Swinehart Road the first mentioned point and place of beginning. Being lot #2, as shown on said plan.

Fee Simple Title Vested in Richard I, Whiteman, Jr. and E Marie Whiteman, his wife, as tenants by entireties by deed

from William Balderston and Mary Anna P. Balderston, General Partnership of Balderston Family Limited Partnership (not clear), dated 01/15/1988, recorded 01/19/1988, in the Chester County Clerk's Office in Deed Book 1031, Page 11.

PARCEL NO.: 29-04-0134.100  
UPI 29-4-134.10

PLANTIFF: HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **E Marie Whiteman a/k/a Evella M Whiteman & Richard I Whiteman, Jr**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343-1038

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

**SALE NO. 19-8-424**

**Writ of Execution No. 2019-01609**

**DEBT \$30,395.17**

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF NEW GARDEN, Chester County, Pennsylvania, and being known as 150 Walnut Run Road, Landenberg, Pennsylvania 19350.

UPI# 60-5-96.4

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Jeffrey E. Hoopes & Tina M. Hoopes a/k/a Tina Hoopes, and United States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

PLANTIFF ATTORNEY:

**MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 19-8-425**

**Writ of Execution No. 2018-07699**

**DEBT \$218,017.58**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITA-MENTS AND APPURTENANCES, SIT-UATE IN THE TOWNSHIP OF EAST PIKELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A TWO LOT PLAN OF SUBDIVI-SION AND SURVEY PREPARED FOR ROBERT J. AND EDWARD M. STE-VENS BY POLARIS SURVEYING AND FORESTRY OF JEFFERSONVILLE, PENNSYLVANIA, DATED APRIL 26, 1994 AND LAST REVISED OCTOBER 6, 1994 AND RECORDED IN THE OF-FICE OF THE RECORDER OF DEEDS, WEST CHESTER, COUNTY OF CHES-TER, STATE OF PENNSYLVANIA AS PLAN NUMBER 12700

UPI# 26-4H-26

PLANTIFF: Legacy Mortgage Asset Trust 2017-GS1

VS

DEFENDANT: **Daniel Diantonio & Teresa Diantonio & United States of America c/o The United States District Court for the Eastern District of PA**

SALE ADDRESS: 32 Galicia Drive, Phoenixville, PA 19460

PLANTIFF ATTORNEY:  
**RICHARD M. SQUIRE & ASSOCI-ATES, LLC 215-886-8790**

**SALE NO. 19-8-426**

**Writ of Execution No. 2017-07085**

**DEBT \$1,086,723.55**

PROPERTY SITUATE IN

## TOWNSHIP OF KENNETT

TAX PARCEL # TAX ID/UPI  
PARCEL NO. 62-05-0029/62-5-29

SOLD AS THE PROPERTY OF:  
MICHAEL J. FRAGALE

IMPROVEMENTS thereon: Res-  
idential Dwelling

PLANTIFF: M&T BANK S/B/M  
HUDSON CITY SAVINGS BANK VS

DEFENDANT: **Michael J. Fra-  
gale**

SALE ADDRESS: 821 Burrows  
Run Road, Kennett Township aka Chadds  
Ford, PA 19317

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

**SALE NO. 19-8-427**

**Writ of Execution No. 2016-02567**

**DEBT \$223,497.95**

ALL THOSE TWO CERTAIN lots of land with the buildings and improvements thereon erected, SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, being Lots No. 10 and 11 in Plan of Chatwood, laid out Johnston R. Wilson, recorded in the Office for the Recording of Deeds in a for Chester County, Pennsylvania, in Plan Book No. 1, page 56, bounded and described according to said plan as follows, to wit:

BEGINNING at a point of intersection of the middle lines of Strasburg Road (50 feet wide) and Maple Lane (46 feet wide); thence extending along he middle line of Maple Lane, South 18 degrees, 50 minutes East, a distance of 182.87 feet to a point in the middle line of Chestnut Alley (15 feet wide); thence extending along the same, South 89 degrees, 9 minutes, West, 87.26 feet to a point in the line dividing Lots No. 10 and 9 on said plan;

thence along said dividing line North 18 degrees, 50 minutes West, 182.87 feet to a point in the aforesaid center line of Strasburg Road; thence extending along same, North 89 degrees, 9 minutes East, 87.26 feet to the first mentioned point and place of beginning.

BLR # 52-05F-0159

TITLE TO SAID PREMISES VESTED IN Jennifer L. Jones by deed from Nicholas Parise and Deborah L.P. Tillman, dated 7/23/2004 and recorded 8/26/2004 in Book 6263 Page 952

PLANTIFF: MTGLQ INVES-  
TORS, L.P.

VS

DEFENDANT: **Jennifer L. Jones**

SALE ADDRESS: 840 West  
Chester Pike, West Chester, PA 19382

PLANTIFF ATTORNEY:  
**MARTHA E. VON ROSENSTIEL, P.C.  
610-328-2887**

**SALE NO. 19-8-430**

**Writ of Execution No. 2019-02025**

**DEBT \$249,593.54**

Property situate in the UWCH-  
LAN TOWNSHIP, CHESTER County,  
Pennsylvania

BLR# 33-5F-66

IMPROVEMENTS thereon: Res-  
idential Dwelling

PLANTIFF: Branch Banking and  
Trust Company Successor by Merger to  
Susquehanna Bank

VS

DEFENDANT: **Jaheen E. Beck-  
ett & Jacqueline Jones-Beckett**

SALE ADDRESS: 313 Gwynedd  
Court, Exton, PA 19341-1497

PLANTIFF ATTORNEY:

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

**SALE NO. 19-8-433**

**Writ of Execution No. 2017-09880**

**DEBT \$133,733.97**

ALL THAT CERTAIN mes-  
suage and lot or parcel of land situate in  
PA Route 842 West Marlborough Town-  
ship, Chester County, Pennsylvania being  
Parcel "A" on plan of property owner by  
the late Alfred H. Powell, Jr. and Phyllis  
M. Powell, and by Alfred H. Powell, III  
bounded and described according to a sur-  
vey made by George E. Register, Jr. and  
Sons, Inc. Registered Land Surveyors,  
dated February 27, 1974, and being Plan  
P-358, as follows, to wit:

BEGINNING at a point set in the  
title line of Pa. Route 842 leading on the  
easterly direction to Upland and westerly  
direction to PA. Rout 841, said point  
marking the Northeasterly corner of this  
about to be described tract and northwest-  
erly corner of land of Parcel "B", about  
to be conveyed to Donald E. Mitten from  
Alfred H. Powell, Jr. and Phyllis M. Pow-  
ell, his wife, said point of beginning be-  
ing set North 86° 40' 14" West measured  
along said title of Pa. Route #842, marking  
the northeasterly corner of land of African  
Methodist Episcopal Church and the  
Northwesterly corner of land of Walter R.  
Wicks, Jr., 321.14 feet to said point of be-  
ginning; thence leaving said point of be-  
ginning and leaving said title line of Pa.  
Route #842 and by said land of Parcel "B",  
South 03° 19' 46" West, 162.80 feet to an  
iron pin set for the southeasterly corner of  
this and set in line of remaining land of Al-  
fred H. Powell, Jr.; thence by said land of  
Alfred H. Powell, Jr. the following two (2)  
courses and distances, to wit:

1. North 86° 40' 14" West,  
113.47 feet to an iron pin,
2. North 03° 19' 46" East,  
162.80 feet to a PK nail set for the north-

westerly corner of this and set in the title  
line of said Pa. Route #842; thence by said  
title line, South 86° 40' 14" East, 113.47  
feet to a point being the first mentioned  
point and place of Beginning.

CONTAINING 0.424 acres of  
land, be the same more or less.

Parcel # 48-7-27.1

BEING THE SAME premises  
which Tina M. Powell, n/k/a Tina M. Car-  
roll, be Deed dated February 5, 2003 and  
recorded February 24, 2003, in Deed Book  
5580, page 1803, in the Office of the Re-  
corder of Deeds in and for the County of  
Chester, granted and conveyed unto John  
P. Primiano, in fee.

PLANTIFF: Wells Fargo Bank,  
N.A. as trustee for WaMu Mortgage pass-  
through Certificate Series 2004-PR2 Trust  
VS

DEFENDANT: **John P. Primia-  
no**

SALE ADDRESS: 253 Clonmell  
Upland Road, West Grove, PA 19390

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

**SALE NO. 19-9-444**

**Writ of Execution No. 2015-05187**

**DEBT \$479,781.13**

PROPERTY SITUATE IN New  
Garden Township

TAX PARCEL #60-06-0091

IMPROVEMENTS thereon: Res-  
idential Dwelling

PLANTIFF: BANK OF AMER-  
ICA, N.A.

VS

DEFENDANT: **Kathleen Mor-  
gan**

SALE ADDRESS: 9 West Shore Court, Landenburg, PA 19350

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

**SALE NO. 19-9-446**

**Writ of Execution No. 2019-03352**

**DEBT \$186,031.96**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 18, 2016 and recorded in the Office of the Chester County Recorder of Deeds on August 23, 2016, in Deed Book Volume 9374 at Page 1335 and Instrument# 11492252.

Tax Parcel No. 43-06R-0016

PLANTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1

VS

DEFENDANT: **Martiza E. Farquharson & Arthur Farquharson**

SALE ADDRESS: 980 Mount Pleasant Avenue, Wayne, PA 19087

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

**SALE NO. 19-9-447**

**Writ of Execution No. 2019-01940**

**DEBT \$246,820.61**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or parcel of land with buildings and improvements thereon erected situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to an Overall Lot Line Revision Plan of Bailey Station, made by D.L. Howell & Associates, dated 8/21/2002, last revised 7/28/2006 and recorded 8/24/2006 as Plan # 17922 as follows, to wit:

Beginning at a point of curve on the Southwesterly side of the cul-de-sac of Stockley Lane, said point being a corner of Lot #6W (as shown on said plan): Thence from said point of beginning extending along said cul-de-sac the 2 following courses and distances: 1) On a line curving to the right having a radius of 20.00 feet an arc distance of 19.47 feet to a point of reverse curve, thence 2) On a line curving to the left having a radius of 60.00 feet an arc distance of 83.60 feet to a point, being a corner of Lot #4W; Thence leaving said cul-de-sac extending along Lot #4W South 27 degrees 49 minutes 00 seconds West 95.93 feet to a point in line of Open Space, being a corner of Lot #4W; Thence extending along said Open Space the 2 following courses and distances: 1) North 64 degrees 12 minutes 28 seconds West 52.35 feet to a point, thence 2) North 21 degrees 44 minutes 12 seconds West 73.21 feet to a point, being a corner of Lot #6W; Thence leaving said Open Space extending along Lot #6W North 45 degrees 57 minutes 21 seconds East 120.49 feet to the first mentioned and place of beginning.

Being Lot #5W on the above mentioned. BEING UPI NUMBER 39-4-407 PARCEL NO.: 39-4-407

BEING THE SAME PROPERTY CONVEYED TO MICHAEL GALLAGHER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JAMES J. MALERVY II AND MARY E. MALERVY, HUSBAND AND WIFE, DATED APRIL 21, 2017, RECORDED APRIL 24, 2017, AT DOCUMENT

ID 115239060, AND RECORDED IN BOOK 9528, PAGE 25, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank,  
N.A.

VS

DEFENDANT: **Michael Gallagher**

SALE ADDRESS: 2758 Stockley Lane, Downingtown, PA 19335

PLANTIFF ATTORNEY:  
**MANLEY DEAS KOCHALSKI LLC**  
**614-220-5611**

**SALE NO. 19-9-466**

**Writ of Execution No. 2016-02691**

**DEBT \$422,625.26**

PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP TAX PARCEL # 69-03-0064.800 / UPI NO. 69-3-64.80

SOLD AS THE PROPERTY OF: DENISE CHIRIACO and FRANK CHIRIACO

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDES OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12

VS

DEFENDANT: **Denise Chiriaco & Frank Chiriaco**

SALE ADDRESS: 739 Slate Hill Drive, Oxford, PA 19363

PLANTIFF ATTORNEY: **KML LAW GROUP 215-627-1322**

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