

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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**Thursday, November 21st @ 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, November 21st, 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.

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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, November 21st, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

**CAROLYN B. WELSH, SHERIFF**

**SALE NO. 16-11-799**

**Writ of Execution No. 2008-08440**

**DEBT \$3,778.43**

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

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

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

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

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

**SALE NO. 16-11-832**

**Writ of Execution No. 2015-01921**

**DEBT \$3,183.69**

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

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-4-275**

**Writ of Execution No. 2016-07646**

**DEBT \$61,476.17**

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

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

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

PARCEL No. 28-02-93.42

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

VS

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

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

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

**SALE NO. 18-4-209**

**Writ of Execution No. 2017-00640**

**DEBT \$1,615.18**

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

TAX Parcel No. 50-5A-364

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, West Bradford, Pennsylvania

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

**SALE NO. 18-4-255**

**Writ of Execution No. 2017-00392**

**DEBT \$1,665.73**

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

TAX Parcel No. 16-10-232

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. ORTIGA**

SALE ADDRESS: 404 Colina

Lane, Coatesville, Pennsylvania

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

**SALE NO. 18-6-355**

**Writ of Execution No. 2009-09730**

**DEBT \$600,939.30**

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

BLR# 53-4-510

IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

**SALE NO. 18-7-391**

**Writ of Execution No. 2016-10091**

**DEBT \$1,845.95**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Westtown Mews Condominium, located at West Chester Pike (Pa. Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of Pennsylvania.

TAX Parcel No. 67-2-205

PLAINTIFF: Westtown Township

VS

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

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

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

**SALE NO. 18-9-501**

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

**DEBT \$454,164.08**

PREMISES "A"

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

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

PREMISES "B"

BEGINNING at a point on the north curb line of East Lincoln Highway said point being one hundred seventy-nine and seventy-five one-hundredths feet mea-

sured 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 EVANGELIS-  
TIC TEMPLE and MARANATHA  
EVANGELISTIC TEMPLE SCHOOL  
a/k/a MARANATHA EVANGELISTIC  
TEMPLE and CHARLES JARAMIL-  
LO and THE UNITED STATES OF  
AMERICA**

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

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

**SALE NO. 18-9-521****Writ of Execution No. 2016-04806****DEBT \$2,560.17**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in Easttown Township.

TAX Parcel No. 55-2-116

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **ISABELLA SOLOMON**

SALE ADDRESS: 220 Hearn Avenue, Easttown Township, Pennsylvania

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

**SALE NO. 18-10-591****Writ of Execution No. 2017-06472****DEBT \$14,325.76**

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

TAX Parcel No. 54-6-1.4

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **SAUL BARSH**

SALE ADDRESS: 322 Boot Road, Willistown Township, Pennsylvania

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

**SALE NO. 19-1-20****Writ of Execution No. 2018-03450****DEBT \$416,504.59**

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-11A-73

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-2

VS

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

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

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

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

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

TAX UPI No. 15-9-39

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **JOSEPH P. McDERMOTT, JR.**

SALE ADDRESS: 543 Vanderville Street, Phoenixville, PA 19460

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

**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. 19-3-140**

**Writ of Execution No. 2016-06756**

**DEBT \$2,492.74**

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

TAX Parcel No. 15-5-499

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **ANDREW DURREN, JR.**

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

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

**SALE NO. 19-3-143**

**Writ of Execution No. 2015-10583**

**DEBT \$1,525.81**

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

TAX Parcel No. 1-6-53.2

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **CASSANDRA JONES**

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

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

**SALE NO. 19-3-146**

**Writ of Execution No. 2003-04081**

**DEBT \$267,586.06**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-1P-299

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

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

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

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

**SALE NO. 19-3-156**

**Writ of Execution No. 2015-09959**

**DEBT \$307,746.59**

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

BLR# 41-8-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank,  
NA

VS

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

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

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

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

**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. 19-4-229**

**Writ of Execution No. 2018-08306**

**DEBT \$74,215.50**

ALL THAT CERTAIN piece or parcel or tract of land situate in the Township 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. 19-5-250**

**Writ of Execution No. 2014-09985**

**DEBT \$227,418.83**

PROPERTY situate in the Atglen  
 Borough, Chester County, Pennsylvania

BLR# 7-5-1.3

IMPROVEMENTS thereon: resi-  
 dential dwelling

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

VS

DEFENDANT: **RON WHIT-**  
**NEY a/k/a RON WHITNEY, JR, IN HIS**  
**CAPACITY AS EXECUTOR AND DE-**  
**VISEE OF THE ESTATE OF WALTER**  
**L. HANDLY and PHILADELPHIA RE-**  
**GIION OF THE S.C.C.A.**

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

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

**SALE NO. 19-5-261**

**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 Re-  
 corder of Deeds in and for Chester County,  
 Pennsylvania in Record Book 5354, Page  
 799, granted and conveyed unto Matthew  
 J. Anzaldo and Maria Anzaldo.

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

VS

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

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

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

**SALE NO. 19-5-262**

**Writ of Execution No. 2018-01494**

**DEBT \$72,658.87**

PARCEL NO.: 11-11-55

ALL THAT CERTAIN two lots or  
 tracts of land situate in the South Precinct  
 of the West Ward of the Borough of Down-  
 ingtown, Pennsylvania, bounded and de-  
 scribed as follows:

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

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

half degrees east, 25 feet to the place of beginning.

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

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

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

CEHESTER County Tax Parcel #11-11-55

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

PLAINTIFF: WVMF Funding, LLC

VS

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

SALE ADDRESS: 282 Church Street, Downingtown, PA 19335

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

**SALE NO. 19-5-265**

**Writ of Execution No. 2018-07575**

**DEBT \$258,494.79**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania

BLR# 33-4K-246

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KATHARINE LINGO a/k/a KATHY LINGO and ANDREW LINGO**

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

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

**SALE NO. 19-5-266**

**Writ of Execution No. 2018-00089**

**DEBT \$86,182.93**

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

BEGINNING on the south right of way line of Lafayette Street (30 feet

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

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

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

BEING the same premises which Louise W. Hopkins, by Deed dated March 28, 2008 and recorded May 1, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7424, Page 245, granted and conveyed unto Jeffrey B. Scott and Theresa Scott, husband and wife.

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

PARCEL No.: 38-5C-39.1

IMPROVEMENTS: Residential property.

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

VS

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

SALE ADDRESS: 832 Lafayette Street, Coatesville, PA 19320

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

**SALE NO. 19-5-267**

**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. 19-7-342**

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

**DEBT \$187,673.29**

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

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

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

BEING the same premises which Craig L. Whary and Cheryl L. Pitch formerly known as Cheryl L. Whary, by their Deed dated March 9, 2007, and recorded

in the Office of the Recorder of Deeds of Chester County in Deed Book 7111, Page 2165, granted and conveyed unto Craig L. Whary, Cheryl L. Pitch and Ethel E. Griffin.

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

Tax ID 31-4-121

THE above described property was taken in fee simple.

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

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

PARCEL No.: 31-4-121

IMPROVEMENTS: Residential property.

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

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

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

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

**SALE NO. 19-7-351****Writ of Execution No. 2019-00955****DEBT \$185,272.00**

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final plan of Barley Greens, made by Berger & Hayes, Inc., dated March 26, 1988 and last revised January 19, 1989 and recorded as Chester County Plans No. 9611 through No. 9618 as follows, to wit:

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

FEE simple title vested in John A. Hager, a single person by deed from Wells Fargo USA Holding, Inc., successor

by merger to Wells Fargo Financial Pennsylvania, Inc., dated 7/26/2017, recorded 8/31/2017, in the Chester County Clerk's Office in Deed Book 9607, Page 1639.

PLAINTIFF: Matrix Financial Services Corporation

VS

DEFENDANT: **JOHN A. HAGER**

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

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

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

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

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

BEGINNING at a point on the south west side of Lahawa Drive a corner of Lot 56 a shown on said plan; thence from said point of beginning along Lahawa Drive on the arc of a circle curving to the right having a radius of 340.00 feet the arc distance of 50.05 to a point a corner of Lot 55; thence along Lot 55 the 2 following courses and distances: (1) south 53 degrees 41 minutes 37 seconds west 313.47 feet to a point; (2) south 4 degrees 47 minutes 47 seconds west 46.62 feet to a point a cor-

ner 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. 19-7-355**

**Writ of Execution No. 2018-07302**

**DEBT \$149,584.35**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2K-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank,  
NA

VS

DEFENDANT: **AMI HOPKINS**

SALE ADDRESS: 59 Winged Foot Drive, Coatesville, PA 19320-1991

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

**SALE NO. 19-7-360**

**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. 19-7-362**

**Writ of Execution No. 2016-02580**

**DEBT \$202,050.12**

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

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

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

BEGINNING at an iron pin in the middle of a public road from Coatesville to

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

BEING Chester County Tax Parcel 29-8-9

FOR informational purposes only: being known as 1121 Manor Road, Coatesville, PA 19320

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

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

VS

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

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

**SALE NO. 19-7-365**

**Writ of Execution No. 2014-01633**

**DEBT \$133,779.32**

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

BLR# 60-4-73.26

IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

**SALE NO. 19-7-367**

**Writ of Execution No. 2014-00677**

**DEBT \$175,732.93**

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

BLR# 47-4-28.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation

VS

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

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

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

**SALE NO. 19-7-373**

**Writ of Execution No. 2017-11735**

**DEBT \$322,526.24**

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded 5/6/2004 as Plan No. 17023, as follows, to wit:

BEGINNING at a point on the northwesterly side of Smith Farm Drive (formerly Spring House Lane) (50 feet wide), a corner of Open Space on said Plan; thence extending from said beginning point and along Smith Farm Drive the two following courses and distances, viz: 1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 103.76 feet to a point of reverse curve, then 2) on the arc of a circle curving to the right having a radius of 9.00 feet the arc distance of 12.06 feet to a point of reverse curve on the northerly side of Wick Drive (50 feet wide); thence extending along Wick Drive

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

BEING Lot No. 4 on said Plan.

BEING UPI Number 37-04-0192

PARCEL No.: 37-04-0192

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

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

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

VS

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

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

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

**SALE NO. 19-7-374**

**Writ of Execution No. 2016-10253**

**DEBT \$401,899.74**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

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

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

PLAINTIFF: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

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

**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

PLANTIFF: West Whiteland Township

VS

DEFENDANT: **Susan A. Jones**

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

PLANTIFF 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

PLANTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Sherrill E. Rowland**

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

PLANTIFF 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

PLANTIFF: MTGLQ INVESTORS, L.P.

VS

DEFENDANT: **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

PLANTIFF ATTORNEY:  
**KML LAW GROUP, P.C 215-627-1322****SALE NO. 19-8-418****Writ of Execution No. 2016-06785****DEBT \$617,828.05**

PROPERTY SITUATE TOWNSHIP OF WEST. PIKELAND

TAX PARCEL # 34-04-0251.0000

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

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: PNC BANK, N.A.

VS

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

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

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

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

**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: Res-  
idential 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. 19-8-423**

**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. 19-8-426**

**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 im-  
provements thereon erected, SITUATE in  
the Township of West Goshen, County of  
Chester and Commonwealth of Pennsyl-  
vania, 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, Pennsylva-  
nia, in Plan Book No. 1, page 56, bounded  
and described according to said plan as fol-  
lows, to wit:

BEGINNING at a point of inter-  
section of the middle lines of Strasburg  
Road (50 feet wide) and Maple Lane (46  
feet wide); thence extending along he mid-  
dle 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 min-  
utes, 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 Stras-  
burg 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. 19-8-431**

**Writ of Execution No. 2018-04392**

**DEBT \$295,199.38**

PROPERTY SITUATE IN  
TOWNSHIP OF EAST NOTTINGHAM

TAX PARCEL # 69-03-0064.930

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

IMPROVEMENTS thereon: Res-  
idential Dwelling

PLANTIFF: Shellpoint Mortgage  
Servicing

VS

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

SALE ADDRESS: 924 Old Li-  
brary Lane, Oxford, PA 19363

PLANTIFF ATTORNEY: **KML**

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

**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. Regester, 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 northwesterly  
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, mark-  
ing the northeasterly corner of land of  
African Methodist Episcopal Church and  
the Northwesterly corner of land of Wal-  
ter R. Wicks, Jr., 321.14 feet to said point  
of beginning; thence leaving said point of  
beginning 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  
Alfred 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 premis-  
es which Tina M. Powell, n/k/a Tina M.  
Carroll, be Deed dated February 5, 2003  
and recorded February 24, 2003, in Deed  
Book 5580, page 1803, in the Office of the  
Recorder 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. 19-9-436**

**Writ of Execution No. 2018-06458**

**DEBT \$3,758.54**

All that certain lot or piece of  
ground situate in West Brandywine Town-  
ship, Chester County, Pennsylvania.

TAX PARCEL NO. 29-6-59

PLANTIFF: West Brandywine  
Township

VS

DEFENDANT: **Roger S. Wenk**

SALE ADDRESS: 104 Freedom

Valley Circle, West Brandywine, PA 19320

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

**SALE NO. 19-9-441**

**Writ of Execution No. 2014-00601**

**DEBT \$255,328.60**

Property situate in the EAST  
 CALN TOWNSHIP, CHESTER County,  
 Pennsylvania

BLR # 39-4-101.3

IMPROVEMENTS thereon: Res-  
 idential Dwelling

PLANTIFF: The Bank of New  
 York Mellon Trust Company, N.A., Not  
 in Its Individual Capacity, But Solely as  
 Trustee of Nrz Pass-Through Trust Ebo I  
 for The Benefit of The Holders of The Se-  
 ries 2017-2

VS

DEFENDANT: **Jeffrey Snyder &  
 Denise Snyder**

SALE ADDRESS: 328 Bonds-  
 ville Road, Downingtown, PA 19335-2107

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

**SALE NO. 19-9-445**

**Writ of Execution No. 2019-00303**

**DEBT \$218,039.23**

Pennsylvania bounded and de-  
 scribed as follows:

Beginning at an iron pin set in a  
 line of land of P. Cresci and at a corner of  
 land of DiNorscia et al; thence extending  
 along land of said DiNorscia et al, thence  
 extending along land of said DiNorscia et

al, North eight degrees seventeen minutes  
 West four hundred twenty three and nine-  
 teen hundredths feet (passing over an iron  
 pin on the south side of State Highway  
 South sixty three degrees fifty one minutes  
 West four hundred ninety two and four  
 hundredths feet to a point a corner of land  
 of M.P. Yeatman; thence extending along  
 land of M.P. Yeatman south twenty five de-  
 grees fourteen minutes East two hundred  
 thirty eight and sixty four hundredths feet  
 to an iron pin set in a line of land of N.  
 Mittoscio; thence extending along land of  
 said Mittoscio and land of P. Cresci North  
 eighty eight degrees no minutes East four  
 hundred one and fourteen hundredths feet  
 to the first mentioned point and place of  
 beginning.

Containing three and two hundred  
 eighty five thousandths acres of land be the  
 same more or less.

Being the same property as trans-  
 ferred by deed dated 06/26/2008, recorded  
 07/01/2008, from Robert Y, Cooper and  
 Lois Scott, to Kay Lynn Cooper Lutsky  
 aka Kay Lynn Cooper, recorded in book  
 7469, page 1018.

PLANTIFF: FINANCE OF  
 AMERICA REVERSE LLC

VS

DEFENDANT: **Kay Lynn Co-  
 oper a/k/a Kay L. Cooper a/k/a Kay Lynn  
 Cooper Lutsky**

SALE ADDRESS: 616 Millers  
 Hill, Kennett Square, PA 19348

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

**SALE NO. 19-9-450**

**Writ of Execution No. 2018-04109**

**DEBT \$109,438.69**

ALL AN EXTRACT OF LAND  
 OF WASYLE KOZACHESON, AS DE-

SCRIBED IN DEED BOOK N-13, VOL. 310, PAGE 133 & C, HEREDITAMENT AND APPURTENANCES, SITUATE IN THE BOROUGH OF SOUTH COATESVILLE, COUNTY OF CHESTER, SURVEYED BY EDGAR LAUB, BOUND-ED AND DESCRIBED, RECORDED IN DEED BOOK 5550, PAGE 1968, RECORDED ON 01/28/2003.

UPI# 9-2-21.1 & 9-2-21

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Darius L. Green**

SALE ADDRESS: 119 Gibbons Ave A/K/A 119 & 121 Gibbons Ave, Coatesville, PA 19320

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

**SALE NO. 19-9-452**

**Writ of Execution No. 2019-02610**

**DEBT \$206,724.63**

PROPERTY SITUATE IN THE TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 30-5C-3

SOLD AS THE PROPERTY OF:  
ANDREW F. WALLS

IMPROVEMENTS thereon: Res-idential Dwelling

PLANTIFF: CITIBANK, N.A,  
AS TRUSTEE FOR CMLTI ASSET TRUST

VS

DEFENDANT: **Andrew F. Walls**

SALE ADDRESS: 141 Hopewell Road, Downingtown, PA 19335

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

**SALE NO. 19-9-456**

**Writ of Execution No. 2016-04544**

**DEBT \$118,390.90**

Property situate in the TREDYF-FRIN TOWNSHIP, CHESTER County, Pennsylvania

BLR# 43-5-494

IMPROVEMENTS thereon: Res-idential Dwelling

PLANTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But at Trustee for Pre-tium Mortgage Acquisition Trust

VS

DEFENDANT: **Michel A. Vogl**

SALE ADDRESS: 85 Old Forge Crossing, A/K/A 85 Old Forge Xing, Dev-on, PA 19333-1119

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

**SALE NO. 19-9-458**

**Writ of Execution No. 2018-13390**

**DEBT \$956,057.35**

ALL THAT CERTAIN lot or parcel of ground SITUATE in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Briarlea made by Crossan-Raimato, Inc., Professional Land Surveyors, dated November 22, 2004, last revised February 16, 2005 and recorded in Chester County Recorder of Deeds Office as Plan No. 17790 as follows, to wit:

BEGINNING at a point on the westerly side of Remington Way, a corner of Open Space on said Plan; thence extending from the beginning point along

Remington Way South 00 degrees 29 minutes 27 seconds East 111.00 feet to a corner of Lot 6 on said Plan; thence extending along Lot 6 South 89 degrees 30 minutes 33 seconds West 152.82 feet to a point in line of aforementioned Open Space; thence extending along Open Space North 00 degrees 29 minutes 27 seconds West 111.00 feet; thence extending along same North 89 degrees 30 minutes 33 seconds East 152.82 feet to the first mentioned point of beginning.

BEING Lot 7 on said Plan.

Title to said Premises vested in Doretta Hubbard by Deed from NVR dated December 29, 2006 and recorded January 9, 2007 in the Chester County Recorder of Deeds in Book 7053, Page 2304 as Instrument Number 10719197.

UPI # 59-8-144.9

PLANTIFF: Wells Fargo Bank, National Association, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2

VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

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

**SALE NO. 19-9-461**

**Writ of Execution No. 2019-02195**

**DEBT \$64,255.04**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR# 16-6-426

IMPROVEMENTS thereon: Res-

idential Dwelling

PLANTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle National Bank, as Trustee for Bcf L.L.C. Mortgage Pass-Through Certificates, Series 1997-R3

VS

DEFENDANT: **Novella Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Stefanie Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Jennifer Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, John F. Rodriguez, in His Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased**

SALE ADDRESS: 547 Olive Street, Coatesville, PA 19320-3611

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

**SALE NO. 19-9-462**

**Writ of Execution No. 2019-03196**

**DEBT \$310,914.36**

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania

BLR# 38-02-0023.590

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Ditech Financial LLC

VS

**DEFENDANT: Hardeo Boodhansingh & Renata Boodhansingh**

SALE ADDRESS: 252 Coleridge Lane, Coatesville, PA 19320-5952

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

**SALE NO. 19-9-463**

**Writ of Execution No. 2015-11735**

**DEBT \$313,323.40**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as "park manor" made by T.G. Colesworthy, County Surveyor, dated May, 1950 as follows, to wit:

Beginning at a point of reverse curve on the Easterly side of Marshall Drive (Fifty feet wide); said point of reverse curve being at the distance of Seventeen and ninety two one-hundredths feet measured on the arc of a circle curving to the right having a radius of Ten feet from a point of compound curve on the Northerly side of Hillside Drive (forty feet wide); thence extending northwardly along the said side of Marshall Drive, on the arc of a circle curving to the left having a radius of Three hundred Sixty Six and ninety five one-hundredths feet, the arc distance of Fifty two and two one-hundredths feet to a point; thence extending Northeastwardly on the arc of a circle curving to the right having a radius of Two hundred thirty one and thirty seven one-hundredths feet, the arc distance of Three and eighty one-hundredths feet to a point of tangent; thence extending North fifty six degrees, twenty three minutes, forty seconds East, One

hundred thirty and forty one-hundredths feet to a point; thence extending North seventy three degrees, fifty five minutes East, One and eighteen one-hundredths feet to a point; thence extending South four degrees, thirty five minutes, forty seconds West, One hundred twenty eight and ninety three one-hundredths feet to a point on the Northerly side of Hillside Drive aforesaid, thence Extending Northwestwardly along the Northerly side of Hillside Drive, on the arc of a circle curving to the left having a radius of One hundred seventy eight and eighty seven one-hundredths feet, the arc distance of Sixty four and fifty one-hundredths feet to a point of reverse curve in the same; thence extending Northwestwardly still along the said side of Hillside Drive, on the arc of a circle curving to the right having a radius of One hundred feet, the arc distance of Thirty eight and twenty seven one-hundredths feet to a point of compound curve in the same; thence extending on the arc of a circle curving to the right having a radius of Ten feet, the arc distance of Seventeen and ninety two one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

UPI# 1-2-89

BEING Lot #50 as shown on said plan.

Being the same premises which Norman B. Sowell, III and Patricia G. Sowell by deed dated \_-\_-1983 and recorded 4-8-2004 in Chester County in Record Book 6115 Page 1514 conveyed unto Patricia G. Sowell, in fee.

**PLANTIFF: REVERSE MORTGAGE SOLUTIONS, INC.**

VS

**DEFENDANT: Patricia G. Semple**

SALE ADDRESS: 531 Marshall Drive, West Chester, PA 19380

**PLANTIFF ATTORNEY: RAS**

**CITRON, LLC 855-225-6906**

**SALE NO. 19-9-464**

**Writ of Execution No. 2019-02447**

**DEBT \$243,435.82**

All that certain piece or parcel or Tract of land situate in the Township of West Bradford, Chester County, Pennsylvania, and being known as 1016 Ericsson Drive, Coatesville, Pennsylvania 19320.

UPI#5-4Q-41

PLANTIFF: Lakeview Loan Servicing, LLC.

VS

DEFENDANT: **Deborah A. Conner & William J. Dunn, Jr.**

SALE ADDRESS: 1016 Ericsson Drive, Coatesville, PA 19320

PLANTIFF ATTORNEY:  
**MCCABE, WEISBERG & CONWAY,  
LLC 215-790-1010**

**SALE NO. 19-9-471**

**Writ of Execution No. 2015-07494**

**DEBT \$319,184.69**

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Wedgewood Park (formerly Westtown Park North) made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli PA., dated April 27, 1956, and last revised April 30, 1964, as follows, to wit.

Beginning at a point on the Northwesterly side of the Larchwood Road (50 feet wide) which point is measured the

three following courses and distances from a point of curve on the Northwesterly side of Oakbourne Road (40 feet wide): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) North 16 degrees, 1 minute, 20 seconds West, 658.58 feet to a point of curve and (3) on line curving to the right having a radius of 198.31 feet, the arc distance of 269.61 feet to the point and place of beginning; thence extending from said beginning point, North 28 degrees, 7 minutes, 40 seconds West, 193.38 feet to a point; thence extending North 70 degrees, 6 minutes East, 155.14 feet to a point; thence extending South 17 degrees, 7 minutes, 40 seconds East 193.65 feet to a point on the Northwesterly side of Larchwood Road, aforesaid; thence extending along the same the following two courses and distances: (1) South 72 degrees, 52 minutes, 20 seconds West 80.22 feet to a point of curve; and (2) or a line curving to the left having a radius of 198.31 feet, the arc distance of 38.7 feet to the first mentioned point and place of beginning.

Containing 26,105 square feet of land be the same more or less. Being Lot No. 7, House No. 13, as shown on said plan.

Being UPI# 52-7-26.2

BEING THE SAME PREMISES which Ralph J. Hanby and Nancy J. Hanby by deed dated 3/15/04 and recorded 3/18/04 in the office of the recorder of deeds in and for the county of Chester as instrument number 10390590, granted and conveyed unto Alejandro Franco and Sara J. Franco.

PLANTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4

VS

DEFENDANT: **Sara J. Franco**  
a/k/a **Sara Jean Franco and Alejandro**  
**Franco**

SALE ADDRESS: 205 Larch-  
wood Road, West Chester, PA 19382

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

**SALE NO. 19-9-477**

**Writ of Execution No. 2017-11963**

**DEBT \$1,508.58**

All those two certain lots of land  
situate in Valley Township, Chester Coun-  
ty, Pennsylvania.

TAX PARCEL NO. 38-2P-28

PLANTIFF: Township of Valley

VS

DEFENDANT: **Janealma P.**  
**Edinger**

SALE ADDRESS: 158 Rainbow  
Road, Valley Township, PA 19320

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

**SALE NO. 19-9-478**

**Writ of Execution No. 2017-02000**

**DEBT \$1,715.36**

ALL THAT CERTAIN lot of land,  
Situate in the City of Coatesville, County  
of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-165

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Gary T. Galli-**  
**more**

SALE ADDRESS: 1128 Stirling  
Street, Coatesville, PA 19320

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

**SALE NO. 19-10-488**

**Writ of Execution No. 2017-02417**

**DEBT \$1,933.54**

ALL THAT CERTAIN tract of  
land situated in the City of Coatesville,  
County of Chester, Commonwealth of  
Pennsylvania.

TAX PARCEL NO. 16-2-98.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Lisa Johnson &**  
**John C. Tinson**

SALE ADDRESS: 747 Coates  
Street, Coatesville, PA 19320

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

**SALE NO. 19-10-491**

**Writ of Execution No. 2017-02166**

**DEBT \$1,675.08**

All that certain brick dwelling and  
lot or tract of land, said dwelling being  
designated as 813 Walnut Street, situate in  
Coatesville City, County of Chester, Com-  
monwealth of Pennsylvania.

TAX PARCEL NO. 16-6-884

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Linda A. Jacks**

SALE ADDRESS: 813 Walnut  
Street, Coatesville, PA 19320

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

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

**SALE NO. 19-10-492**

**Writ of Execution No. 2017-02425**

**DEBT \$1,763.13**

ALL THAT CERTAIN lot or tract of land situated on the North side of Coates Street, between Sixth Avenue and Seventh Avenue, in the Fifth Ward of the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-2-88

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Carmella A. Young**

SALE ADDRESS: 627 Coates Street, Coatesville, PA 19320

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

**SALE NO. 19-10-493**

**Writ of Execution No. 2017-06461**

**DEBT \$5,116.00**

ALL that certain Tract of land, Situate in East Whiteland Township, Chester County, Pa.

TAX PARCEL NO. 42-4Q-138

PLANTIFF: Great Valley School District

VS

DEFENDANT: **Mark H. Hasen & Laura E. Hasen**

SALE ADDRESS: 38 Fahnestock Road, East Whiteland Township, PA 19355

**SALE NO. 19-10-494**

**Writ of Execution No. 2017-02199**

**DEBT \$1,817.24**

ALL THAT CERTAIN message and lot of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-185

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Carmella Young**

SALE ADDRESS: 97 S. Eleventh Avenue, Coatesville, PA 19320

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

**SALE NO. 19-10-497**

**Writ of Execution No. 2017-00492**

**DEBT \$1,027.39**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected SITUATED in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-4-381

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Todd A. Butler**

SALE ADDRESS: 126 Mayfield Drive, Coatesville, PA 19320

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

**SALE NO. 19-10-501****Writ of Execution No. 17-01576****DEBT \$255,260.92**

Property situate in the NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania.

BLR # 71-3-24.3G

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Barry A. Bolt**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352-1006

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

**SALE NO. 19-10-509****Writ of Execution No. 2018-01302****DEBT \$106,498.97**

All that certain trace of land, upon which is built a house No. 152 South Fourth Avenue, Coatesville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E. 8-5-1944 as follows:

Beginning at a point in the West curb line of South Fourth Avenue, a corner of land of Willard E. Stern and Maude T. Stern, distant 400.73 feet South of the South curb line of Walnut Street; thence along the West curb line of South Fourth Avenue, South 00 degrees 12 minutes West 20.29 feet to a point a corner of lot with a house designated as No. 154 South Fourth Avenue thereon erected; thence along the same and passing through the center of

the middle dividing partition between the house designated as No. 152 South Fourth Avenue erected on the lot herein conveyed and the aforesaid house designated as No. 154 South Fourth Avenue erected on the lot immediately adjoin it on the South, North 89 degrees 48 minutes West, 85.75 feet to a point in the East curb line of a 3 feet wide private alley; thence along the same, North 00 degrees 12 minutes East, 20.29 feet to a point in line of land of the aforesaid Willard E. Stern and Maude T. Stern; thence along the same, South 89 degrees 48 minutes East, 85.74 feet to the place of beginning.

Containing 1,740 square feet of land, more or less.

Title to said Premises vested in Khader Mohammed by Deed from Crystal Thomas dated February 12 2008 and recorded April 24, 2008 in the Chester County Recorder of Deeds in Book 7417, Page 2349 as Instrument Number 10839396.

#16-10-96

PLANTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Khader Mohammed & Saika S. Siddiqui**

SALE ADDRESS: 152 South 4th Avenue, Coatesville, PA 19320

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

**SALE NO. 19-10-510****Writ of Execution No. 2019-01287****DEBT \$156,515.86**

All that certain lot or piece of ground situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania described according to

a Plan of Lots known as Dogwood Dell made by George E. Register, Jr. and Sons, Inc. Registered Land Surveyors Kennett Square PA dated 2/14/1973 last revised 6/25/1973, as follows.

BEGINNING at a point on the southerly side of Dogwood Dell cul-de-sac, which point is measured the 6 following courses and distances from a point formed by the intersection of the southwesterly side of Dogwood Dell Drive (extended) with the title line in the bed of Manor Road (Pennsylvania Route #82) (as shown on Plan): (1) extending from said point of intersection on a line curving to the right having a radius of 130.38 feet the arc distance of 98.47 feet to a point of tangent; (2) south 11 degrees west 155.30 feet to a point of curve; (3) on a line curving to the left having a radius of 175 feet the arc distance of 400 feet to a point of tangent; (4) north 55 degrees 21 seconds east 75.57 feet to a point of curve; (5) on a line curving to the right having a radius of 297.05 feet the arc distance of 178.86 feet to a point of tangent and (6) north 89 degrees 57 minutes 21 seconds east 683.30 feet to a point of curve, the point and place of beginning; thence extending from said beginning point around Dogwood Dell drive cul-de-sac, on a line curving to the left having a radius of 50 feet the arc distance of 118.70 feet to a point; thence extending along the center line of a certain 15 feet wide drainage easement, north 52 degrees 51 minutes 19 seconds east 300.52 feet to a point in line of land now or late of George M. Baker; thence extending along the same south 08 degrees 45 minutes 10 seconds west 614 feet to an iron pin a corner of land now or late of John G. Peters; thence extending along the center line of a 50 feet wide right of way (future), north 17 degrees 53 minutes 27 seconds west 315.17 feet to the first mentioned point and place of beginning.

CONTAINING 1.565 acres of land, be the same more or less.

BEING UPI # 29-7-136.9

BEING THE SAME PREMISES which Dianne Lee Geissinger, by Deed dated January 28, 2011 and recorded February 2, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8112, Page 53, granted and conveyed unto MIGUEL A. VELAZQUEZ and VICTORIA A. VELAZQUEZ.

IMPROVEMENTS: Residential Property

PLANTIFF: Bank of America, N.A.

VS

DEFENDANT: **Miguel A. Velazquez & Victoria A. Munson F/K/A Victoria A. Velazquez**

SALE ADDRESS: 28 Dogwood Dell Drive, Coatesville, PA 19320

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

**SALE NO. 19-10-514**

**Writ of Execution No. 2019-04052**

**DEBT \$69,968.65**

PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL # 16-2-278

SOLD AS THE PROPERTY OF:  
VERNYELL D. WILLIAMS

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency)

VS

DEFENDANT: **Vernyell D. Williams**

SALE ADDRESS: 724 Merchant Street, Coatesville, PA19320

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

**SALE NO. 19-10-515**

**Writ of Execution No. 2019-04004**

**DEBT \$284,572.87**

ALL THAT CERTAIN parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Wiltshire at Oxford" made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 11/6/1996, last revised 6/26/1998 and recorded 8/26/1998 as Plan #14559 as follows, to wit:

BEGINNING at a point on the northeasterly side of Schoolview Lane, said point being a corner of Lot #14 (as shown on said plan); thence from said point of beginning extending along said lane North 77 degrees 11 minutes 49 seconds West 109.92 feet to a point, being a corner of Lot #12; thence leaving said lane extending along Lot #12 North 12 degrees 48 minutes 11 seconds East 141.74 feet to a point in line of Open Space, being a corner of Lot #12; thence extending partially along said Open Space South 67 degrees 14 minutes 29 seconds East 111.60 feet to a point, being a corner of Lot #14; thence leaving said Open Space extending along Lot #14 South 12 degrees 48 minutes 11 seconds West 122.45 feet to the first mentioned point and place of beginning.

BEING Lot #13 on the above-mentioned Plan.

Parcel #69-3-63.14

BEING THE SAME PREMISES which Oxford Land, L.P., a Pennsylvania Limited Partnership, by Deed dated April 14, 2004 and recorded April 21, 2004 in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Re-

cord Book 6127 page 718, Doc #10402463 granted and conveyed unto Richard J. Spalding and Tamara L. Spalding, as tenants by the entirety, in fee.

PLANTIFF: U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2017-8 Mortgage-Backed Notes, Series 2017-8

VS

DEFENDANT: **Richard J. Spalding & Tamara L. Spalding**

SALE ADDRESS: 148  
Schoolview Lane, Oxford, PA 19363

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

**SALE NO. 19-10-522**

**Writ of Execution No. 2019-02149**

**DEBT \$138,985.15**

ALL THAT CERTAIN tract of land situated in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan dated February 19, 1996 and last revised April 22, 1996 by Berger & Hayes, Professional Engineers and Professional Land Surveyors (Thorndale, PA), as follows: BEGINNING at a point on the North right of way line and curb line of Coates Street (33 feet wide), a corner of Lot #1, said point also being located, N 80° - 11' - E, 25.00 feet from the East right of way line Chester Avenue as measured along the aforesaid North right of way line and curb line of Coates Street; thence leaving said right of way line of Coates Street and along Lot #1, N 09° - 49' - W, passing through the diving partition of a dwelling erected on Lot #1 and Lot #2, 151.62 feet to a point on the South right of way line of Poplar Street (20

feet wide – unimproved); thence along said Poplar Street , N 77° - 45'-E, 25.025 feet to a point, a corner of Lot #3, thence leaving said Poplar Street and along Lot #3, S 09° - 49' - E, 152.42 feet to a point on the aforesaid North right of way line and curb line of Coates Street; thence along said North right of way line and curb line of Coates Street, S 80°- 11'- W, 25.00 feet to the first mentioned point and place of beginning. CONTAINING: 3,801 Square Feet of land be the same more or less.

Fee Simple Title Vested in Lisa Johnson and John C. Tinson by deed from Housing Authority of the County of Chester., dated 12/31/2003, recorded 01/07/2004, in the Chester County Clerk's Office in Deed Book 6032, Page 2057.

PARCEL NO.: 16-02-0098.010

PLANTIFF: Wells Fargo Bank, National Association successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2004-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **Lisa Johnson & John C. Tinson**

SALE ADDRESS: 747 Coates Street, Coatesville, PA 19320

PLANTIFF ATTORNEY:  
**STERN & EISENBERG 215-572-8111**

**SALE NO. 19-10-530**

**Writ of Execution No. 2018-07336**

**DEBT \$112,100.84**

Property situate in the TREDYFFRIN TOWNSHIP, CHESTER County, Pennsylvania.

BLR # 43-6A-351

IMPROVEMENTS thereon: Res-

idential Dwelling

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Toby T. George**

SALE ADDRESS: 151 Drummers Lane, Wayne, PA 19087-1524

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

**SALE NO. 19-10-535**

**Writ of Execution No. 2015-00121**

**DEBT \$204,562.68**

All the right, title, interest and claims of Elizabeth Sue Lorah in and to the following described property:

All that certain lot or piece of ground situate in the Borough of Honey Brook.

Het a dwelling known as 430 Wawassan Drive, Honey Brook, PA 19344

Being the same premises which Donald C. Bradley, Jr. and Mary F. Bradley, his wife, by Deed dated April 2, 1993 and recorded in Chester County in Record Book 3537 Page 691 conveyed unto Theodore R. Lorah, Jr. and Elizabeth Sue Lorah, his wife. Theodore R. Lorah, Jr. died on January 31, 2009 and his interest in the property vested in his wife, Elizabeth Sue Lorah by operation of law.

Uniform Parcel Identifier Tax Parcel No. 12-2-8.9

PLANTIFF: U.S. Bank National Association, as Trustee for the Igloo Series III Trust

VS

DEFENDANT: **Eliazabeth Sue Lorah**

SALE ADDRESS: 430 Wawassan  
Drive, Honey Brook, PA 19344

PLANTIFF                      ATTORNEY:  
**KEVIN J. CUMMINGS, ESQUIRE**  
**412-566-1212**

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