

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 16th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, January 16th, 2020 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 Fredda L. Maddox, 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, January 16th, 2020 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, February 17th, 2020. 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.

FREDDA L. MADDOX, SHERIFF

SALE NO. 17-4-275

Writ of Execution No. 2016-07646

DEBT \$61,476.17

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

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

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

PARCEL No. 28-02-93.42

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

VS

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

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

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

SALE NO. 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. 18-6-355

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. 18-7-388

Writ of Execution No. 2012-08310

DEBT \$2,341.68

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

TAX Parcel No. 67-3-129.22

PLAINTIFF: Westtown Township
VS

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

SALE ADDRESS: 2739 Whittleby Court, Westtown Township, Pennsylvania

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

SALE NO. 18-10-574

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. 19-2-76

Writ of Execution No. 2017-10490

DEBT \$99,066.11

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as 925 Madison Street, bounded and described according to a survey made December 18, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows:

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

PARCEL No. 38-5C-88.2

BEING the same premises which Adrian Negron and Paula Negron by deed dated August 20, 2015, and recorded on

August 24, 2015 in Chester County in Book 9168 at Page 2067, as Document ID: 11427268, granted and conveyed unto Dale Welsh, in fee.

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

VS

DEFENDANT: **DALE WELSH**

SALE ADDRESS: 925 Madison Street, Coatesville, PA 19320

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

SALE NO. 19-2-108

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. 19-3-146

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. 19-4-170

Writ of Execution No. 2007-04660

DEBT \$92,207.50

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision of land for Diane L. Phelen-Carter made by Berger and Hayes, Inc., dated March 15, 1983 and recorded November 10, 1983 as Plan File #4169 Chester County as follows to wit:

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

wyn Taylor; thence extending along same north 45 degrees 30 minutes west 396.12 feet to a point in line of lands now or late of Roger G. Powell; thence extending along the same the three following courses and distances (1) north 80 degrees 53 minutes east crossing a stream 256.10 feet; (2) north 80 degrees 14 minutes west 156.14 feet and (3) north 13 degrees 50 minutes west 36.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown as said Plan.

BEING Chester County UPI 33-1-22.

BEING the same premises which Walter F. Kasker by indenture bearing date July 23, 2014 and recorded July 25, 2014 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 8958 Page 1757, granted and conveyed his undivided one-half interest unto Julie L. Andrew, in fee.

PLAINTIFF: Julie Lynn Andrew
VS

DEFENDANT: **HALLSTON
MANOR FARM, LLC**

SALE ADDRESS: 520 Byers
Road, Chester Springs, Uwchlan Town-
ship, Chester County, Pennsylvania 19425

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

SALE NO. 19-4-184

Writ of Execution No. 2018-06056

DEBT \$112,971.72

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

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

IMPROVEMENTS thereon: resi-
dential 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 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. 19-5-256

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. 19-5-266

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

SALE NO. 19-6-323

Writ of Execution No. 2018-01921

DEBT \$429,307.45

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

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

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

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

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

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

PARCEL No.: 67-03-0129.060

IMPROVEMENTS: Residential property.

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

VS

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

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

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

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. Central Avenue, Paoli, PA 19301

BEING the same property con-

veyed 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. 19-7-353

Writ of Execution No. 2018-06224

DEBT \$44,053.79

PROPERTY situate in Township of Caln

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

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **CONSTANCE L. HOLMES**

SALE ADDRESS: 1410 Harmony Street, Coatesville, PA 19320

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

SALE NO. 19-8-411

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 $\frac{1}{2}$ 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. 19-8-424

Writ of Execution No. 2019-01609

DEBT \$30,395.17

Ford, PA 19317

PLANTIFF

ATTORNEY:

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

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. 19-8-426

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: Residential Dwelling

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

DEFENDANT: **Michael J. Fragale**

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

SALE NO. 19-8-433

Writ of Execution No. 2017-09880

DEBT \$133,733.97

ALL THAT CERTAIN message and lot or parcel of land situate in PA Route 842 West Marlborough Township, 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 survey 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. Powell, his wife, said point of beginning being 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 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 premises 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. Primiano**

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 Township, 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: Residential 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 Series 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. 19-9-442

Writ of Execution No. 2018-12955

DEBT \$387,644.86

Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 32-4-130

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **John Dlutowski**

SALE ADDRESS: 174 Magnolia Drive, Chester Springs, PA 19425-3611

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

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: Residential Dwelling

PLANTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: **Kathleen Morgan**

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

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

SALE NO. 19-9-445

Writ of Execution No. 2019-00303

DEBT \$218,039.23

Pennsylvania bounded and described 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 nineteen 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 degrees 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 transferred 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 Cooper 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. 19-9-446

Writ of Execution No. 2019-03352

DEBT \$186,031.96

ALL THAT CERTAIN lot or par-

cel 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. 19-9-450

Writ of Execution No. 2018-04109

DEBT \$109,438.69

ALL AN EXTRACT OF LAND OF WASYLE KOZACHESON, AS DESCRIBED 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, BOUNDED 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 & ASSOCIATES 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: Residential 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. 19-9-461

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: Residential Dwelling

PLANTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Asso-

ciation, 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. 19-9-463

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 & 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. Sample**

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. 19-9-465

Writ of Execution No. 2019-02136

DEBT \$146,821.72

PROPERTY SITUATE IN THE TOWNSHIP OF NEW LONDON TAX PARCEL # 71-03-0022.030

SOLD AS THE PROPERTY OF: JAMSHED AKHTAR

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: QUICKEN LOANS INC.

VS

DEFENDANT: **Jamshed Akhtar**

SALE ADDRESS: 1322 West State Road, New London, PA 19352

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

SALE NO. 19-9-468

Writ of Execution No. 2019-02420

DEBT \$162,585.12

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania

BLR# 52-5P-45

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A.

VS

DEFENDANT: **Juan Colon a/k/a Juan R. Colon**

SALE ADDRESS: 846 South High Street, West Chester, PA 19382

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND &**

JONES 215-563-7000

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 Larchwood 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 County, 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. 19-10-499**Writ of Execution No. 12-09196****DEBT \$566,069.51**

Property situate in the EAST
NOTTINGHAM TOWNSHIP, CHESTER
County, Pennsylvania.

BLR # 69-3-161

IMPROVEMENTS thereon: Res-
idential Dwelling

PLANTIFF: Bank of America,
N.A Successor by Merger to BAC Home
Loans Servicing, L.P. f/k/a Countrywide
Home Loans Servicing, L.P.

VS

DEFENDANT: **Matthew J. Gib-**
son

SALE ADDRESS: 329 Heron
Drive, Lincoln University, PA 19352-1729

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

SALE NO. 19-10-502**Writ of Execution No. 2019-04318****DEBT \$125,638.78**

ALL THAT CERTAIN tract of
ground situated in the Borough of Down-
ingtown, Chester County, Pennsylvania,
bounded and described according to a Plan
of Valley View made by Yerkes Associates,
Inc. dated July 20, 1977 last revised April
13, 1979 and recorded as Plan #2337 as
follows:

BEGINNING at a point on the
easterly side of Lloyd Avenue, said point
being the Southwesterly corner of Lot 55
as shown on said plan and being on the
center line of a 20 feet wide right of way
extending between Lot 52 and Lot 55 and
being on the northwesterly corner of the
about to be described tract, thence extend-
ing on said center line which is the bound-
ary between Lots 52 and Lot 55, South
88 degrees 00 minutes 00 seconds East
137.58 feet to appoint, a corner common
to Lots 52, 53 and 55; thence along Lot 53,
South 02 degrees 00 minutes 80 seconds
West, 80.00 feet to a point in line of Lot 51
as shown on said plan; said point being on
the center line of a 20 feet wide easement
extending between Lot 52 and Lot 51;
thence extending along center line which is
the boundary between Lot 51 and Lot 52,
North 88 degrees 00 minutes 00 seconds
West 137.50 feet to a point on the afore-
mentioned easterly side of Lloyd Avenue;
thence along said side of Lloyd Avenue
passing through the aforementioned 20
feet wide easement and 20 feet wide right

of way, North 02 degrees 00 minutes 00 seconds East 80.00 feet to the first mentioned point and place of beginning.

BEING Lot # 52 on said plan.

UNDER AND SUBJECT to various conditions, agreements, obligations and easements for installation, maintenance and repair including but not limited to the following: common driveway, water, sewer, gas, electric, telephone, cable TV and Storm water control systems.

SUBJECT to the use by owners of Lots 53, 54 and 55 to that part of the subject premises including the 20 feet wide driveway as shown on Recorded Plan #2337.

TOGETHER with the use of that part of the above mentioned 20 feet wide driveway not included in subject premises.

SUBJECT to a proportionate share of the cost of maintenance of said 20 feet wide common driveway.

SUBJECT to a life Estate Herein Granted by Grantors/Grantees to Alice S. Henley.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Robert E. Childs and Patricia Henley Childs as Tenants by the Entirety by deed from Robert E. Childs, Patricia Henley Childs and Alice S. Henley, dated 9/11/2007, recorded 3/4/2008, in the Chester County Clerk's Office in Deed Book 7376, Page

2179 as Instrument No. 10826085.

PLANTIFF: Matrix Financial Services Corporation

VS

DEFENDANT: **Robert E. Childs & Patricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

PLANTIFF ATTORNEY:
STERN & EISENBERG 215-572-8111

SALE NO. 19-10-504

Writ of Execution No. 2018-11531

DEBT \$155,144.22

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 Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made by C. Timothy Slack, Professional Engineer, Coatesville, Pennsylvania, dated May 21, 1959 and last revised February 12, 1960 as follows, to wit;

Beginning at a point in the East right of way line of Kings Way Drive (a fifty feet wide street) the Northwest corner of Lot #4, at the distance of four hundred and seventy-seven feet northwestwardly from the intersection of the center line of Kings Highway (thirty-three feet wide) with the easterly right of way line of Kings Way Drive; thence along the easterly right of way line of Kings Way Drive, North eleven degrees forty-seven minutes West, one hundred and twenty-four feet to a corner of Lot #6; thence along Lot #6, North seventy-seven degrees fifty-three minutes, thirty-eight seconds East one hundred fifty and thirteen one-hundredths feet to a point in line of land now or late of Ernest Pyle; thence along said land the two following courses and distances (1) South four degrees forty-two minutes East six

and eight one-hundredths feet to an iron pin (2) South fourteen degrees twenty-one minutes East one hundred thirty-four and seventy-four one-hundredths feet to a corner of Lot #4; thence along Lot #4, South eighty-four degrees fifty-four minutes West one hundred fifty-six and twenty-four one-hundredths feet to the first mentioned point and place of beginning.

#39-3-21.8

PLANTIFF: loanDepot.com, LLC

VS

DEFENDANT: **Frederick D. Hyland Jr.**

SALE ADDRESS: 915 Kingsway Drive, Coatesville, PA 19320

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

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. Regester, 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 south-westerly 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. 19-10-515

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 cor-

ner 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 Record 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. 19-10-518

Writ of Execution No. 2018-00284

DEBT \$94,043.43

All that certain situate on the North side of Ridge Avenue in the Borough of Spring City, County of Chester and State of Pennsylvania, being Lot No.86 on a plan of lots laid out by William

P. Snyder, known as the Emery Addition to Spring City, which plot remains of record in the Recorder's Office in Chester County in Deed Book T-10, Page 72.

Also all that certain lot of land, with the building and improvements thereon erected, situate on the North side of Ridge Avenue, in the Borough of Spring City, in the block immediately west of Cedar Street being adjoining Lots Nos. 86, 87 and 20 feet to the eastern side of Lot No. 88 on the Plan of lots made by W.P. Snyder of the Emery Addition to Spring City, which plot remains of record in the Recorder's Office in Chester County, in Deed Book T-10, Page 72, Lots Nos. 86 and 87.

#14-1-7

PLANTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **Kari Newman**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

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

SALE NO. 19-10-520

Writ of Execution No. 2018-10362

DEBT \$40,136.07

All that certain piece or parcel or Tract of land situate in the Township of Charlestown, Chester County, Pennsylvania, and being known as 2079 Bodine Road a/k/a 2081 Bodine Road, Charlestown Township, Malvern, Pennsylvania, 19355.

#35-7-5

PLANTIFF: Branch Banking and Trust Company

VS

**DEFENDANT: William Lees Jr.
a/k/a W. David Lees, Jr a/k/a William
David Lees, Jr & Ernestine R. Lees**

**SALE ADDRESS: 2079 Bodine
Road a/k/a 2081 Bodine Road, Charles-
town Township, Malvern, PA 19355**

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

SALE NO. 19-10-529

Writ of Execution No. 2019-04123

DEBT \$87,399.32

ALL THAT CERTAIN parcel of land, situate Myrtle Burgess dated 5/3/96 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

BEGINNING at a point on the title line in Valley Hill Road, a point on line of lands now or late of Thomas and Catherine Jenkins; thence from the point of beginning along said title line South 89 degrees 04 minutes 00 seconds West 140.66 feet; thence leaving said title line, North 00 degrees 57 minutes 00 seconds East 120.87 feet; thence North 89 degrees 03 minutes 00 seconds West 92.16 feet to a point on the East lien of a 33 feet wide Private Easement for Ingress, Egress and Utilities; thence along the same North 00 degrees 57 minutes 00 seconds East 288.75 feet to a point on the line of lands now or late of Donald and Vera Goodman; thence along said lands South 89 degrees 03 minutes 00 seconds East 151.80 feet to a point on the line of the aforesaid lands of Jenkins; thence along said lands of the Jenkins the following 3 courses and distances; (1) South 00 degrees 57 minutes 00 seconds West 288.75 feet; (2) South 89 degrees 03 minutes 00 seconds East 80.68 feet; (3) South 00 degrees 49 minutes 00

seconds West 116.25 feet to the point of beginning.

BEING the same premises which Myrtle Lillian Burgess, also known as Myrtle L. Burgess, by Deed dated April 23, 1999 and recorded in Chester County on April 27, 1999, in Deed Book 4551, page 1800, conveyed unto Myrtle L. Burgess, in fee.

#35-7-38

**PLANTIFF: Ditech Financial
LLC**

VS

**DEFENDANT: Gail Burgess
a/k/a Gail M. Burgess**

**SALE ADDRESS: 2109 Valley
Hill Road, Malvern, PA 19355**

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

SALE NO. 19-10-536

Writ of Execution No. 2018-09367

DEBT \$172,788.72

All that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by T.G. Colesworthy County Surveyor, dated May 1953, as follows, to wit:

Beginning at a point on the south-westerly side of Adams Street (40 feet wide) at the distance of 224.37 feet north-westwardly from the northwesterly side of Rosedale Avenue (40 feet wide); thence extending South 65 degrees, 45 minutes West, partly through the center of the party wall, 99.27 feet to a point on the northeasterly side of said alley, 18.42 feet seconds West, along the northeasterly side of said alley, 18.42 feet to a point; thence extend-

ing North 65 degrees, 45 minutes, East, partly through the center of the party wall, 100.28 feet to a point on the southwesterly side of Adams Street, aforesaid, thence extending South 24 degrees, 15 minutes East, along the said side of Adams Street, 18.17 feet to the first mentioned point and place of beginning.

#1-10-176

PLANTIFF: Broad Street Funding Trust I

VS

DEFENDANT: **Sharon Janovic, Known Surviving Heir of Katherine M. Mealey, Gerald Mealey, Known Surviving Heir of Katherine M. Mealey, Unknown Surviving Heirs of Katherine M. Mealey**

SALE ADDRESS: 704 South Adams Street, West Chester, PA 19382

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

SALE NO. 19-10-537

Writ of Execution No. 2019-01016

DEBT \$341,618.95

All that certain lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Lower Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of McDonald Run made by Crossan-Raimato, Inc., West Grove, PA dated 9-23-1998 and last revised 10-14-1999 and recorded as Plan File No. 15411, as follows, to wit:

Beginning at a point on the Southwesterly side of McDonald Lane at a common corner of Lots #7 and #8 as shown on said Plan; thence from said beginning point and extending along the side of said

road South 79 degrees 31 minutes 46 seconds East 194.50 feet to a point, a corner of Lot #6; thence extending along the same South 10 degrees 28 minutes 14 seconds West 224.04 feet to a point in line of Lot #4, thence extending along the same and along Lot #3 North 79 degrees 31 minutes 46 seconds West 194.50 feet to a point, a corner of Lot #8, aforesaid; thence extending along the same North 10 degrees 28 minutes 14 seconds east 224.04 feet to a point, being the first mentioned point and place of beginning.

Fee Simple Title Vested in TRACY FULLER, A MARRIED MAN by deed from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE., dated 09/20/2017, recorded 12/22/2017, in the Chester County Clerk's Office in Deed Book 9672, Page 719.

PARCEL NO.: 56-09-0026.070

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Tracy Fuller**

SALE ADDRESS: 130 McDonald Way, Oxford, PA 19363

PLANTIFF ATTORNEY:
STERN & EISENBERG 215-572-8111

SALE NO. 19-10-540

Writ of Execution No. 2018-00817

DEBT \$210,315.06

Property situate in the SADBURY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 37-4-53-.27

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Deutsche Bank Na-

tional Trust Company, as Indenture Trustee, for American Home Mortgage Investment Trust 2005-2

VS

DEFENDANT: Cynthia R. Reinhard & James R. Reinhard

SALE ADDRESS: 101 Slate Ridge Road, Coatesville, PA 19320-1669

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

SALE NO. 19-10-544

Writ of Execution No. 2019-04522

DEBT \$274,281.91

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the West Bradford Township, County of CHESTER, Commonwealth Of Pennsylvania, described according to a Plan of Subdivision of "Bradford Glen" Phase IV and V made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 5/26/81, and last revised 12/17/81 and recorded in Plan File No. as follows, to wit:

BEGINNING at a point on the Southwesterly side of Barbara Drive (36 feet wide) at a corner of Lot #367 on said Plan; thence extending from said beginning point, along Lot #367, south 23 degrees 20 minutes 46 seconds West 100 feet to a point on the Northeasterly side of a 275 feet wide Philadelphia Electric Co easement; thence extending along the same North 66 degrees 39 minutes 14 seconds West 55 feet to a point a corner of Lot #369 on said Plan; thence extending along the same North 23 degrees 20 minutes 46 seconds East 100 feet to a point on the Southwesterly side of Barbara Drive; thence extending long the same South 66 degrees 39 minutes 14 seconds East 55

feet to the first mentioned point and place of beginning.

BEING the same premises which Phillip A. Marcus and Janet I. Marcus, by Indenture bearing date 10/25/1995 and recorded 10/31/1995 in the Office of the Recorder of Deeds &c., in and for the said County of Chester in Record Book 3955, Page 2340 etc., granted and conveyed unto Aishat A. Sogunro and Olusiyani D. Sogunro, in fee.

TAX PARCEL # 50-5A-343

PLANTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: Margaret Lombertino & Michael Lombertino

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 19-11-546

Writ of Execution No. 2018-06543

DEBT \$2,573.93

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

TAX PARCEL NO. 29-4-184.3

PLANTIFF: West Brandywine Township

VS

DEFENDANT: Maxie E. Evans & Faye S. Evans

SALE ADDRESS: 192 Springton Road, West Brandywine, PA 19343

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

Street, Coatesville, PA 19320

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

SALE NO. 19-11-547

Writ of Execution No. 2012-09828

DEBT \$4,093.33

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 PA.

TAX PARCEL NO. 67-2-292

PLANTIFF: Westtown Township

VS

DEFENDANT: **Richard J. Di Pretore & Michele T. Di Pretore**

SALE ADDRESS: 1518 Manley Road Apt B-45, Westtown Township, PA 19382

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

SALE NO. 19-11-548

Writ of Execution No. 2017-00567

DEBT \$1,756.20

All that certain property known as 358 Walnut Street, City of Coatesville, Pennsylvania.

TAX PARCEL NO. 16-5-345.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Monica Denise Brandon & Kenneth Huggins**

SALE ADDRESS: 358 Walnut

SALE NO. 19-11-552

Writ of Execution No. 2017-01946

DEBT \$2,321.57

ALL THAT CERTAIN lot or piece of ground upon which is erected the West house of a block of two brick dwelling houses, designated as No. 257 East Chestnut Street, Hereditaments and Appurtenances, Situated in the 3rd Ward of the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-5-77

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Michael Wagoner**

SALE ADDRESS: 257 E. Chestnut Street, Coatesville, PA 19320

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

SALE NO. 19-11-555

Writ of Execution No. 2017-04148

DEBT \$1,827.24

ALL THAT CERTAIN lot or tract of land designated as lot No. 123, on a plan of building lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 38-2Q-192

PLANTIFF: Township of Valley

VS

DEFENDANT: **Ramona L. Taylor**

SALE ADDRESS: 827 Lafayette Street, Valley Township, PA 19320

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

SALE NO. 19-11-557

Writ of Execution No. 2017-03842

DEBT \$1,813.56

ALL THAT CERTAIN lot or tract of ground with the buildings thereon erected, being Situate in the 4th Ward of the City of Coatesville and partly in the Township of Caln.

TAX PARCEL NO. 16-7-284

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Robert Fallon, Jr.**

SALE ADDRESS: 123 S. Thirteenth Avenue, Coatesville, PA 19320

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

SALE NO. 19-11-560

Writ of Execution No. 2019-04592

DEBT \$78,849.75

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to

Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, Pa., dated 4/16/1973 and recorded as Chester County Plan 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southeasterly corner of this about to be described lot at the Northeasterly corner of lands now or late of Walter Reinhart, said point being measured South $14^{\circ} 29' 14''$ East, 863.85 feet along said title line from a point of intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhart's land North $81^{\circ} 39' 43''$ West, 463.60 feet to a point; thence extending still along the same South $54^{\circ} 31' 43''$ West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North $9^{\circ} 29' 54''$ West, 333.61 feet to a point at the Southwesterly corner of Lot No. 16, as shown on said Plan; thence extending along the same North $81^{\circ} 2' 19''$ East, 350 feet to a point in line of Lot No. 13, as shown on said Plan; thence extending along the same and Lot No. 14 the two following courses and distances: (1) South $9^{\circ} 29' 54''$ East, 156.15 feet to a point; and (2) South $81^{\circ} 39' 43''$ East, re-crossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South $14^{\circ} 29' 14''$ East, 54.25 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E.

Moyer, by Deed dated 5/10/1999 and recorded 5/11/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4561, Page 886, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell.

Mitzi Baron-Campbell departed this life on May 3, 2011.

TAX PARCEL NO. 69-7-98.12

IMPROVEMENTS thereon: Residential Property

PLANTIFF: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CHARTER ONE BANK, N.A. A DIVISION OF RBS CITIZENS, N.A.

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

PLANTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 19-11-563

Writ of Execution No. 2019-04671

DEBT \$140,166.56

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P. PALMER, BY GEORGE E. REGISTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982 LAST REVISED

2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390) KNOWN AS WALNUT RUN ROAD AT THE NORTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD NORTH 84 DEGREES 52 MINUTES 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 05 DEGREES 04 MINUTES 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT #2, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 84 DEGREES 52 MINUTES 00 SECONDS WEST, CROSSING THE EASTERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD 730.50 FEET TO A POINT ON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 60-5-96.4

PLANTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
VS

DEFENDANT: **JEFFREY E. HOOPES & TINA M. HOOPES A/K/A TINA HOOPES; UNITED STATES OF AMERICA**

SALE ADDRESS: 150 Walnut

Run Road, Landenberg, PA 19350

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

SALE NO. 19-11-564

Writ of Execution No. 2017-06157

DEBT \$387,891.42

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and State of Pennsylvania bounded and described according to a Plan of "Sherwood Pines" Sections I and II, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/6/1982 and last revised 7/7/1982 and recorded 12/1/1982 in Chester County Plan No. 4203, as follows, to wit:

BEGINNING at a point on the cul-de-sac, at the end of Little John Circle, at a corner of Lot No. 19 on said Plan; thence extending from said beginning point along Lot No. 19, South 06 degrees, 50 minutes 33 seconds East, 176.82 feet to a point on the Northerly right of way line of the Route 1 By-pass; thence extending along the same, the two following courses and distances; (1) South 83 degrees 09 minutes 27 seconds West, 115.20 feet to a point and (2) South 89 degrees 29 minutes 00 seconds West, 183.86 feet to a point, a corner of Lot No. 1; thence extending along the same, North 67 degrees 03 minutes 18 seconds East, 185.75 feet to a point, on the cul-de-sac at the end of Little John Circle, aforesaid; thence extending along the same, the three following courses and distances: (1) on a line curving to the left, having a radius of 50.00 feet, the arc distance of 135.86 feet to a point of reverse curve: (2) on a line curving to the right, having a radius of 25.00 feet, the arc distance of 21.03 feet to a point of tangent and (3) North 66 degrees 00 minutes East, 6.66 feet to the first mentioned point and

place of beginning.

BEING Lot #20 on said plan.

BEING Parcel Number: 60-1-37.22/60-01-0037.220

PLANTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Greenpoint Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

VS

DEFENDANT: **Glenn Hall & Joann Hall**

SALE ADDRESS: 5 Little John Circle, Avondale, PA 19311

PLANTIFF ATTORNEY:
ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429

SALE NO. 19-11-566

Writ of Execution No. 2018-04387

DEBT \$272,003.31

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

SITUATE in the Township of West Whiteland, in the County of Chester and State of Pennsylvania, bounded and described in accordance to a final plan of "Poets Woods", made by J.R. Williams Company, Engineers West Chester Pennsylvania, dated 3/22/1976 and recorded as Chester County Plan No. 635 as follows, to wit:

BEGINNING at a point on the Easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the

arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Easterly side of Sonnet Lane (2) South 01 degrees, 54 minutes, 00 seconds East 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) South 24 degrees, 26 minutes, 53 seconds East 144.39 feet to the beginning point; thence leaving the Easterly side of Sonnet Lane and extending along lot 660 West Boot Road and 650 West Boot Road, North 72 degrees, 50 minutes, 00 seconds East 308.24 feet to a point in line of land of Edward Wroten; thence along said Wroten's land, South 11 degrees, 51 minutes, 00 seconds East 124.44 feet to a point a corner of lot 1311 Sonnet Lane; thence along lot 1311 Sonnet Lane, and along the Southerly side of a 20 feet wide drainage easement, South 72 degrees, 50 minutes, 00 seconds West 280.82 feet to a point on the Easterly side of Sonnet Lane, aforesaid; thence along the same, North 24 degrees, 26 minutes, 53 seconds West 125 feet to the first mentioned point and place of Beginning.

Containing 36,489 square feet to the first mentioned point and place of beginning.

Fee Simple Title Vested in Karen Warren and Brian O'Neill, their heirs and assigns, as as Tenants by the Entirety deed from, David C. McMahan and Irma M. McMahan, dated 03/15/2005, recorded 03/17/2005, in the Chester County Recorder of deeds in Deed Book B 6437, Page 1333.

Tax Parcel No. 41-08-0132.040

PLANTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Brian O'Neill & Karen Warren**

SALE ADDRESS: 1313 Sonnet

Lane, West Chester, PA 19380-1058

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

SALE NO. 19-11-567

Writ of Execution No. 2018-07357

DEBT \$40,407.63

ALL THAT CERTAIN tract of land, together with the improvements erected thereon designated as No. 903 Lumber Street, in the City of Coatesville, County of Chester Commonwealth of Pennsylvania, bounded and described according to a new description by D.H. Rogers, R.S., as follows:

BEGINNING at a point on the North curb line of Lumber Street, a corner of land now or late of Leon Field, et ux, known as No. 901 Lumber Street, which point is 21.89 feet East of the East curb line of 9th Avenue; thence by said land now or late of Leon Field, et ux, North 9 degrees 16 minutes West 66.5 feet and passing through the center of the middle dividing partition wall dividing the premises herein being conveyed from the premises immediately adjoining on the West to a point in line of land now or late of Gladys Martin, et al, thence by the same North 80 degrees 44 minutes East 14.25 feet to a point a corner of land now or late of Leon Field, et ux, known as No. 905 East Lumber Street; thence by the same and passing through the center of the middle dividing partition wall dividing the premises herein conveyed from the premises immediately adjoining on the East, South 9 degrees 16 minutes East, 66.5 feet to a point in the North curb line of Lumber Street; thence by the same South 80 degrees 44 minutes West 14.25 feet to the place of beginning.

BEING Chester County UPI 16-2-323.1.

BEING the same premises which Tresa A. Washington, by deed dated 12/20/2002 and recorded 1/13/2003 in the Office for the recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 5530, page 1245, granted and conveyed unto Edwin Flamer, in fee.

PLANTIFF: NATIONSTAR
MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **DARIUS
GREEN A/K/A DARIUS L GREEN**

SALE ADDRESS: 905 Lumber
Street F/K/A 903 Lumber Street, Coatesville, PA 19320

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

SALE NO. 19-11-570

Writ of Execution No. 2017-09494

DEBT \$192,649.32

Property situate in the WEST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania

BLR # 29-3-9

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Branch Bank and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks

VS

DEFENDANT: **Raymond E.
Hooper a/k/a Raymond Hooper**

SALE ADDRESS: 159 Barons Hill Road, A/K/A 159 Baron Hill Rd, Honey Brook, PA 19344-1269

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

SALE NO. 19-11-575

Writ of Execution No. 2019-05667

DEBT \$16,033.75

Property situate in the COATESVILLE CITY, 4TH, CHESTER County, Pennsylvania

BLR # 16-6-598

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **Lynn Ann Lawson, in Her Capacity as Executrix and Devisee of the Estate of George H. Lawson**

SALE ADDRESS: 32 South 8th Avenue, A/K/A 32 South Eighth Avenue, Coatesville, PA 19320-3665

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

SALE NO. 19-11-578

Writ of Execution No. 2018-08825

DEBT \$316,195.66

ALL THAT CERTAIN tract of land situate in the Village of Parkerford, Township of East Coventry, County of Chester and State of Pennsylvania, situate on the Southeast corner of the Schuylkill Road and the Linfield Road, bounded and described as follows:

BEGINNING at a point in the middle of the Schuylkill Road at the intersection of the Linfield Road; thence along the middle of the Linfield Road North 44 degrees 20 minutes East 168 feet 6 inches; thence South along other lands of Laura

May Bauman 54 degrees 50 minutes East 148 feet 9 inches to an iron pin set for a corner of this and other lands of Laura May Bauman; thence South along the line of a post fence 150 feet to a point in the middle of the Schuylkill Road; thence along the middle of the said Schuylkill Road 40 degrees 50 minutes West 172 feet 9 inches to the place of beginning.

CONTAINING .65 of an acre of land, more or less.

Title to said Premises vested in Robert B. McConnell by Deed from Ronald Steiner dated June, 28 2007 and recorded July 18, 2007 in the Chester County Recorder of Deeds in Book 7214, Page 2276 as Instrument Number 10771840.

Tax Parcel #18-5-86

PLANTIFF: Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 1499 Old Schuylkill Road a/k/a 1501 Old Schuylkill Road, Spring City, PA 19475

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

SALE NO. 19-11-580

Writ of Execution No. 2018-10060

DEBT \$167,440.19

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF PHOENIXVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUND-ED AND DESCRIBED, AS FOLLOWS, TO WIT:

ALL THAT CERTAIN dwelling house and lot of land known as No. 255 First Avenue in the Second Ward of the Borough of Phoenixville, bounded and described according to a survey made by William E. Knapp, Jr., Civil Engineers 5/17/1922 as follows, to wit:

BEGINNING on the North property line of First Avenue and also a corner of lands now or late of Joseph D. Biehl; thence along the same and passing through the division wall dividing the house known as No. 253 First Avenue from the house on the hereby conveyed premises, North 4 degrees 30 minutes West, 49.52 feet to lands now or late of Sarah A. Spare, Md.; thence along the same South 85 degrees 30 minutes West, 24.60 feet to a corner of lands now or late of William S. Emery; thence along and by the same South 4 degrees 30 minutes East, 49.52 feet to the property line of First Avenue; thence along the said North property line of First Avenue North 85 degrees 30 minutes East, 24.60 feet to a corner of lands now or late of William S. Emery, the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO OBERT CHULU AND JENNIFER A. FINNEGAN, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM MICHAEL D. CONNOLLY AND EMILY L. CONNOLLY, HUSBAND AND WIFE, DATED JUNE 23, 2008, RECORDED JUNE 26, 2008, AT DOCUMENT ID 10856573, AND RECORDED IN BOOK 7466, PAGE 584, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 15-13-0244

PLANTIFF: Wells Fargo Bank,
NA

VS

DEFENDANT: **Obert Chulu & Jennifer Finnegan, AKA Jennifer A.**

Finnegan

SALE ADDRESS: 255 1st Avenue, Phoenixville, PA 19460

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

SALE NO. 19-11-581

Writ of Execution No. 2018-07595

DEBT \$241,141.41

ALL THAT CERTAIN lot or piece of ground, 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 thereof made by Reeder and Magarity, Professional Engineers, dated December 16, 1954, as follows:

BEGINNING at a point on the Northwestern side of Thistlewood Lane (Forty feet wide) at the distance of Sixteen and nine one-hundredths feet measured North Sixty-four degrees, fourteen minutes East, along same from its intersection with the Northeasterly side of Hightop Road (Forty feet wide) (both lines produced); thence extending from said beginning point and along the said Northwestern side of Thistlewood Lane, North Sixty-four degrees, fourteen minutes East, Eighty-nine and Seventy-nine one-hundredths feet to a point; thence extending North Twenty-five degrees, forty-six minutes West, one hundred ten feet to a point; thence extending South Sixty-four degrees, fourteen minutes West, one hundred thirty feet to a point on the Northeasterly side of Hightop Road, aforesaid; thence extending along same, South Thirty-eight degrees, eight minutes East, Ninety-six and fifty-two one-hundredths feet to a point of curve in the same; and thence extending on a line curving to

the left Having a radius of Twenty feet the arc distance of Twenty-seven and ten one-hundredths feet to the first mentioned point and place of beginning.

BEING LOT #210 HOUSE #1203
THISTLEWOOD LANE.

Tax Parcel # 52-3R-42

PLANTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **ROBERTA C. PYLE**

SALE ADDRESS: 1203 Thistlewood Lane, West Chester (West Goshen Township), PA 19380

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

SALE NO. 19-11-584

Writ of Execution No. 2018-12522

DEBT \$392,804.26

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recorder of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 21 Hickory Court, Building No. 4

UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas,

recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tract of ground in said Plan of Oak Ridge PRD.

Title to said Premises vested in Cameron D. Myers a/k/a Cameron Myers by Deed from Dennis S. Barnabei et al dated December 13, 2002 and recorded February 11, 2003 in the Chester County Recorder of Deeds in Book 5567, Page 347 as Instrument Number 10187625.

Tax Parcel # 40-4-120

PLANTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS

DEFENDANT: **Cameron D. Myers a/k/a Cameron Myers & The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 5 Hickory Court, Unit No. 21, Downingtown, PA 19335

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

SALE NO. 19-11-587

Writ of Execution No. 2018-11073

DEBT \$257,603.26

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the Township of Sadsbury, County of Chester, State of Pennsyl-

vania, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File #15071, as follows, to wit:

Beginning at a point at the end of Forest Drive Cul-de-Sac, said point being a corner of Lot #103, thence extending from said Beginning point along Lot #103, South 28 degrees 30 minutes 28 seconds East 209.38 feet to a point in line of Match Line Sheet No. 7; thence extending along same South 26 degrees 47 minutes 46 seconds West 111.07 feet to a point in line of land of Penguin Industries, thence extending along same, the (2) following courses and distances: (1) South 79 degrees 35 minutes 49 seconds West 202.95 feet to a point; and (2) North 15 degrees 48 minutes 11 seconds West, 59.49 feet to a point, a corner of Lot #101; thence extending along same North 25 degrees 24 minutes 45 seconds East 306.15 feet to a point of curve at the end of Forest Drive Cul-de-Sac; thence extending along the same on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 52.26 feet to the first mentioned point and place of Beginning.

Being Lot #102 as shown on said plan.

BEING THE SAME PREMISES: The said Carol J. Hylen became seized of the interest granted and conveyed, in fee, by Robert R. Hylen and Carol J. Hylen, husband and wife as evidenced by Deed dated 3/14/2016 and recorded 4/26/2016 in the Office of the Recorder in Chester County, in Book 9299, page 1315, et c.

BLR # 37-4-53.72

PLANTIFF: Federal National Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **Robert R. Hylen & Carol J. Hylen**

SALE ADDRESS: 709 Forest Drive, Coatesville, PA19320

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

SALE NO. 19-11-590

Writ of Execution No. 15-03668

DEBT \$847,249.17

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Brandywine Township, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point in the Southerly side of Penswick Drive a corner of lot 46 on said plan, thence extending along said lot, South 07 degrees 25 minutes 36 seconds East 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point on the Northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) North 07 degrees 25 minutes 36 seconds West 210.00 feet to a point on the Southerly side of Penswick Drive, thence extending along same, North 82 degrees 34 minutes 24 seconds East 100.00 feet to the first mentioned point and place of beginning.

Being lot 45 on said plan.

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

Tax Parcel # 29-5-1.45

PLANTIFF: HBSC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **Jerard Brown**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335-4922

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

SALE NO. 19-11-592

Writ of Execution No. 19-03881

DEBT \$163,158.52

ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AS MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BERIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OF DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER

CALLED THE “PREMISES”).

TAX PARCEL # 53-2P-254

PLANTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plan-**
tholt

SALE ADDRESS: 166 Chandler
Drive, West Chester, PA 19380

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

INDEX

Location	Defendant	Page
Borough of Downingtown	Robert E. Childs & Patricia Henley Childs	20
Borough of Kennett Square	Jason J. Nichols and Alicia Nichols	11
Borough of Phoenixville	Obert Chulu & Jennifer Finnegan, AKA Jennifer A, . . . 34 Finnegan	
Borough of South Coatesville	Darius L. Green.	16
Borough of Spring City	Kari Newman	24
Borough of West Chester	Patricia G. Semple	17
Borough of West Chester	Sharon Jancovic, Known Surviving Heir of Katherine . 25 M. Mealey, Gerald Mealey, Known Surviving Heir of Katherine M. Mealey, and Unknown Surviving Heirs of Katherine M. Mealey	
Caln Township	Patricia Fraumeni	2
Caln Township	Frederick D. Hyland Jr.	22
Charlestown Township	William Lees, Jr. a/k/a W. David Lees, Jr. a/k/a 24 William David Lees and Ernestine R. Lees	
Charlestown Township	Gail Burgess a/k/a Gail M. Burgess	25
City of Coatesville	Francis Schnering and Lisa Schnering	5
City of Coatesville	Novella Rodriguez, in Her Capacity as Heir of Juan F. . 16 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	
City of Coatesville	Gary T. Gallimore	20
City of Coatesville	Khader Mohammed & Saika S. Siddiqui	22
City of Coatesville	Monica Denise Brandon & Kenneth Huggins	28
City of Coatesville	Michael Wagoner	28
City of Coatesville	Darius Green a/k/a Darius L Green.	32
City of Coatesville	Lynn Ann Lawson, In Her Capacity as Executrix and . . 33 Devisee of the Estate of George H. Lawson	
City of Coatesville & Caln Twp	Robert Fallon, Jr.	29
East Bradford Township	Elizabeth Jordan a/k/a Elizabeth Ann Jordan and The . . . 3 United States of America	
East Brandywine Township	Andrew F. Walls	16
East Caln Township	Jeffrey Snyder & Denise Snyder.	14
East Caln Township	Cameron D. Myers a/k/a Cameron Myers & the 35 United States of America c/o the US Attorney for the Eastern District of Pennsylvania	
East Coventry Township	Thomas E. Herbert, Jr.	6
East Coventry Township	Robert B. McConnell	33
East Goshen Township	David H. Wirth and Caron L. Wirth	2

Continued

INDEX

Location	Defendant	Page
East Goshen Township	Dorothy S. Plantholt	37
East Nottingham Township	Matthew J. Gibson	20
East Nottingham Township	Richard J. Spalding & Tamara L. Spalding	24
East Nottingham Township	Daniel Thomas Campbell	29
Elk Township	Tracey Chambers and Charles Chambers	8
Kennett Township	Michael J. Fragale	13
Kennett Township	Kay Lynn Cooper a/k/a Kay L. Cooper a/k/a Kay Lynn Cooper Lutsky	15
London Grove Township	Charles F. Brady and Sandra L. Brady	3
Lower Oxford Township	Tracy Fuller	26
New Garden Township	Jeffrey E. Hoopes and Tina M. Hoopes a/k/a Tina Hoopes, and United States of America	13
New Garden Township	Kathleen Morgan	15
New Garden Township	Jeffrey E. Hoopes & Tina M. Hoopes a/k/a Tina Hoopes; United States of America	30
New Garden Township	Glenn Hall & Joann Hall	31
Penn Township	Matthew J. Anzaldo and Maria Anzaldo a/k/a Maria Zanfrisco	7
Sadsbury Township	Angela M. Martin	7
Sadsbury Township	Jane Bowman, aka Jane M. Bowman, aka Jane Marie Bowman	11
Sadsbury Township	Cynthia R. Reinhard & James R. Reinhard	26
Sadsbury Township	Robert R. Hysten & Carol J. Hysten	36
Tredyffrin Township	Harvey K Brown, Individual and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (Deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C. Brown; James Brown, Jr., as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Fred Allen Brown, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Beverly J. Brown, aka Beverly Joyce Hunter, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown (Deceased); Cecilia J. Jarrett, as as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Catherine D. Brown, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Mark Brown, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown; Unknown Heirs, as Believed Heir and/or Administrators of the Estate of Beverly J. Brown; aka Beverly Joyce Hunter, as Believed Heir and/or Administrators of the Estate of Mabel C. Brown	10
Tredyffrin Township	Martiza E. Farquharson & Arthur Farquharson	15
Upper Uwchlan Township	John Dlutowski	14
Uwchlan Township	Hallston Manor Farm, LLC	6
Uwchlan Township	Katharine Lingo a/k/a Kathy Lingo and Andrew Lingo	7
Valley Township	Dale Welsh	4

Continued

INDEX

Location	Defendant	Page
Valley Township	Jeffrey B. Scott and Theresa Scott	7
Valley Township	Ami Hopkins	10
Valley Township	Janealma P. Edinger	19
Valley Township	Ramona L. Taylor	28
West Bradford Township	Deborah A. Conner & William J. Dunn, Jr.	18
West Brandywine Township	Roger S. Wenk	14
West Brandywine Township	Miguel A. Velazquez & Victoria A. Munson F/K/A Victoria A. Velazquez	22
West Brandywine Township	Maxie E. Evans & Faye S. Evans	27
West Brandywine Township	Raymond E. Hooper a/k/a Raymond Hooper	33
West Brandywine Township	Jerard Brown	37
West Bradford Township	Margaret Lombertino & Michael Lombertino	27
West Caln Township	Stephen Floyd Mooney and Hope Lurray Mooney a/k/a Hope Lurray Vining	2
West Goshen Township	Juan Colon a/k/a Juan R. Colon	18
West Goshen Township	Sara J. Franco a/k/a Sara Jean Franco and Alejandro Franco	19
West Goshen Township	Roberta C. Pyle	35
West Marlborough Township	John P. Primano	13
West Whiteland Township	Meredith L. Harsch a/k/a Meredith L. Harsch and Cathy A. Herman and Robert F. Harsch	5
West Whiteland Township	Brian O’Neill & Karen Warren	31
Westtown Township	Joseph E. Ross and Lynda D. Ross	3
Westtown Township	George E. Kearns, III a/k/a George E. Kearns	9
Westtown Township	Richard J. Di Pretore & Michele T. Di Pretore	28
Willistown Township	Patricia M. Halsey, as Trustee, Successor in. Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bearn Stearn Securities TrustAsset Backed Certificates Series 2001-	5