

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 20th @ 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, February 20th, 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, February 20th, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

SALE NO. 20-2-VA1
Writ of Execution No. 2019-03888
DEBT \$61,506.52

ALL THAT CERTAIN lot or parcel of land situated in the 2nd Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 21, 2002 and recorded in the Office of the Chester County Recorder of Deeds on December 16, 2002, in Deed Book Volume 5507 at Page 1335.

Tax Parcel No. 16-6-428

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Pass-Through Trust X

VS

DEFENDANT: **Victoria L. Schane in her capacity as Administratrix for the Estate of Constance D. Ickes a/k/a Connie D. Ickes, Deceased**

SALE ADDRESS: 543 Olive Street, Coatesville, PA 19320

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

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 "Mar-

tin 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. 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 Trust Asset 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 MEREDITH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH**

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

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

SALE NO. 19-4-184

Writ of Execution No. 2018-06056

DEBT \$112,971.72

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

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

IMPROVEMENTS thereon: residential dwelling

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

VS

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

SALE ADDRESS: 730 Pigeon

Creek Road, Pottstown, PA 19465-8259

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

SALE NO. 19-4-229

Writ of Execution No. 2018-08306

DEBT \$74,215.50

ALL THAT CERTAIN piece or parcel or tract of land situate in the Township of East Vincent, Chester County, Pennsylvania, and being known as 105 Wilson Road, Phoenixville, Pennsylvania 19460.

PLAINTIFF: Branch Banking and Trust Company

VS

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

SALE ADDRESS: 105 Wilson Road, Phoenixville, Pennsylvania 19460

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

SALE NO. 19-5-256

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. 19-5-265

Writ of Execution No. 2018-07575

DEBT \$258,494.79

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania

BLR# 33-4K-246

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

SALE NO. 19-5-266

Writ of Execution No. 2018-00089

DEBT \$86,182.93

ALL THAT CERTAIN tract of land with an existing house and improvement thereon erected situated on the south side of Lafayette Street in Valley Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a final subdivision plan for Louise Hopkins prepared by Berger & Hayes, an affiliate of Lake Roeder Hillard & Associates dated October 11, 2007 and

last revised November 14, 2007 and recorded on December 12, 2007 in the Recorder of Deeds Office in Chester County, as plan number 18318, as follows, to wit:

BEGINNING on the south right of way line of Lafayette Street (30 feet wide), the northeast corner of Louise Hopkins; thence along said south right of way line of Lafayette Street, north 70 degrees 07 minutes 00 seconds east 105.00 feet to a point, a corner of land of Rodney A. and Rita J. Mitchell; thence along said land of Mitchell, south 19 degrees 53 minutes 00 seconds east 150.00 feet to a point on the north right of way line of Ross Street; thence along said north right of way line of Ross Street, south 70 degrees 07 minutes 00 seconds west 105.00 feet to a point a corner of Lot # 1 land of Louise Hopkins; thence along said Hopkins land and passing through an existing dwelling to be removed north 19 degrees 53 minutes 00 seconds west 105.00 feet to place of beginning.

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

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

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

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

PARCEL No.: 38-5C-39.1

IMPROVEMENTS: Residential property.

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

VS

DEFENDANT: **JEFFREY B.**

SCOTT and THERESA SCOTT

SALE ADDRESS: 832 Lafayette Street, Coatesville, PA 19320

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

SALE NO. 19-7-355

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. 19-8-411

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. Regester & 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 cor-

ner 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 Grant-

or 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 PRETIUM 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. 19-9-441

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. 19-9-461

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 Association, as Trustee, Successor by Merger to Lasalle National Bank, as Trustee for Bcf L.L.C. Mortgage Pass-Through Certif-

icates, 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. 19-10-488

Writ of Execution No. 2017-02417

DEBT \$1,933.54

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

TAX PARCEL NO. 16-2-98.1

PLANTIFF: City of Coatesville

VS

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

SALE ADDRESS: 747 Coates Street, Coatesville, PA 19320

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

SALE NO. 19-10-491**Writ of Execution No. 2017-02166****DEBT \$1,675.08**

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

TAX PARCEL NO. 16-6-884

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Linda A. Jacks**

SALE ADDRESS: 813 Walnut Street, Coatesville, PA 19320

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

SALE NO. 19-10-492**Writ of Execution No. 2017-02425****DEBT \$1,763.13**

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

TAX PARCEL NO. 16-2-88

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Carmella A. Young**

SALE ADDRESS: 627 Coates Street, Coatesville, PA 19320

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

SALE NO. 19-10-494**Writ of Execution No. 2017-02199****DEBT \$1,817.24**

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

TAX PARCEL NO. 16-7-185

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Carmella Young**

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

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

SALE NO. 19-10-497**Writ of Execution No. 2017-00492****DEBT \$1,027.39**

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

TAX PARCEL NO. 16-4-381

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Todd A. Butler**

SALE ADDRESS: 126 Mayfield Drive, Coatesville, PA 19320

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

SALE NO. 19-10-499

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: Residential 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. Gibson**

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 Downingtown, 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 extending on said center line which is the boundary 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 aforementioned 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. 19-10-510

Writ of Execution No. 2019-01287

DEBT \$156,515.86

All that certain lot or piece of ground situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania described according to a Plan of Lots known as Dogwood Dell made by George E. Register, Jr. and Sons, Inc. Registered Land Surveyors Kennett Square PA dated 2/14/1973 last revised 6/25/1973, as follows.

BEGINNING at a point on the southerly side of Dogwood Dell cul-de-

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

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

BEING UPI # 29-7-136.9

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

unto MIGUEL A. VELAZQUEZ and VICTORIA A. VELAZQUEZ.

IMPROVEMENTS: Residential Property

PLANTIFF: Bank of America, N.A.

VS

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

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

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

SALE NO. 19-10-515

Writ of Execution No. 2019-04004

DEBT \$284,572.87

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

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

leaving said Open Space extending along Lot #14 South 12 degrees 48 minutes 11 seconds West 122.45 feet to the first mentioned point and place of beginning.

BEING Lot #13 on the above-mentioned Plan.

Parcel #69-3-63.14

BEING THE SAME PREMISES which Oxford Land, L.P., a Pennsylvania Limited Partnership, by Deed dated April 14, 2004 and recorded April 21, 2004 in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in 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. 19-10-529

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 line 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. 19-10-537

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 McDon-
ald 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 SADS-
BURY TOWNSHIP, CHESTER County,
Pennsylvania

BLR # 37-4-53-.27

IMPROVEMENTS thereon: Res-
idential Dwelling

PLANTIFF: Deutsche Bank National
Trust Company, as Indenture Trust-
ee, for American Home Mortgage Invest-
ment Trust 2005-2

VS

DEFENDANT: **Cynthia R. Rein-
hard & 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 Penn-
sylvania, described according to a Plan of

Subdivision of "Bradford Glen" Phase IV
and V made by Henry S. Conrey, Inc. Divi-
sion 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 begin-
ning point, along Lot #367, south 23 de-
grees 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 sec-
onds West 55 feet to a point a corner of
Lot #369 on said Plan; thence extending
along the same North 23 degrees 20 min-
utes 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 Ser-
vicing 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. 19-11-564

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. Regester, 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. 19-11-568

Writ of Execution No. 2018-11916

DEBT \$535,520.23

All that certain lot or piece of ground, situate in the Township of Birmingham, County of Chester and State of Pennsylvania, conveyed to Kenneth S. Balagur and Kimberly A. Reitz, husband and wife, by deed dated 10/30/2002 and recorded 11/7/2002, from Edgar Tufts and Ann S. Tufts Trust Agreement, By Edgar Tufts, Trustee and Ann S. Tufts, Trustee, of record in Book 5448, Page 1360, etc, with the Chester County Recorder of Deeds.

Parcel ID: 65-4-40.37

PLANTIFF: FIRSTRUST BANK
VS

DEFENDANT: **KENNETH S. BALAGUR & KIMBERLY A. REITZ**

SALE ADDRESS: 731 Pheasant Run, West Chester, PA 19382

PLANTIFF ATTORNEY:
WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP 267-295-3364

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 Pennsylvania, 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. 20-1-15

Writ of Execution No. 2019-04438

DEBT \$226,435.33

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION FOR PROVIDENCE HILL, MADE BY EDWARD B. WALSH & ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 22, 2004 AND RECORDED DECEMBER 30, 2004, AS PLAN NO. 17297

TAX PARCEL # 47-5-336

PLANTIFF: Pingora Loan Servicing, LLC

VS

DEFENDANT: **Robert J. Gallagher**

SALE ADDRESS: 63 Narragansett Lane, Coatesville, PA 19320

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

SALE NO. 20-1-34

Writ of Execution No. 2017-03739

DEBT \$445,668.97

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

BLR # 41-4H-46

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Michael Jordan & Lesley Lyon Jordan**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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

SALE NO. 20-1-40

Writ of Execution No. 2015-06920

DEBT \$135,576.05

PROPERTY SITUATE IN KENNETT TOWNSHIP

TAX PARCEL # 62-02J-0003

SOLD AS THE PROPERTY OF: DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: M&T Bank

VS

DEFENDANT: **Dorothy N. Mraz a/k/a Dorothy C. Mraz a/k/a Dorothy N. Connelly & Frederick P. Mraz**

SALE ADDRESS: 9 Woodchuck

Way, Kennett Square, PA 19348

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

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