

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 19th @ 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, March 19th, 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, March 19th, 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, April 20th, 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. 16-11-799

Writ of Execution No. 2008-08440

DEBT \$3,778.43

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

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

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

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

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

SALE NO. 16-11-832

Writ of Execution No. 2015-01921

DEBT \$3,183.69

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

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary

Street, Coatesville, Pennsylvania 19320

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

SALE NO. 18-4-209

Writ of Execution No. 2017-00640

DEBT \$1,615.18

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

TAX Parcel No. 50-5A-364

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, West Bradford, Pennsylvania

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

SALE NO. 18-9-521

Writ of Execution No. 2016-04806

DEBT \$2,560.17

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

TAX Parcel No. 55-2-116

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **ISABELLA SOLOMON**

SALE ADDRESS: 220 Hearn Av-

enue, Easttown Township, Pennsylvania

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

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. 19-6-323

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

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

THENCE through the common party wall for Lot 3 and Lot 4 south 04 degrees 54 minutes 59 seconds west a dis-

tance 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 NO. 19-7-373

Writ of Execution No. 2017-11735

DEBT \$322,526.24

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

follows, to wit:

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

BEGINNING at a point on the northwesterly side of Smith Farm Drive (formerly Spring House Lane) (50 feet wide), a corner of Open Space on said Plan; thence extending from said beginning point and along Smith Farm Drive the two following courses and distances, viz: 1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 103.76 feet to a point of reverse curve, then 2) on the arc of a circle curving to the right having a radius of 9.00 feet the arc distance of 12.06 feet to a point of reverse curve on the northerly side of Wick Drive (50 feet wide); thence extending along Wick Drive on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 88.53 feet to a point, a corner of Lot No. 3 on said Plan; thence leaving Wick Drive and extending along Lots 3 and 2 north 39 degrees 15 minutes 50 seconds west 118.27 feet to a point a corner of said Open Space on said Plan; thence extending along same the two following courses and distances, viz: 1) north 50 degrees 44 minutes 10 seconds east 135.38 feet to a point, thence 2) south 65 degrees 02 minutes 22 seconds east 94.84 feet to a point on the northwesterly side of Smith Farm Drive, the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING UPI Number 37-04-0192

PARCEL No.: 37-04-0192

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

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

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

VS

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

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

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

SALE NO. 19-8-387

Writ of Execution No. 2015-08118

DEBT \$3,164.89

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

TAX PARCEL NO. 41-4-231

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Susan A. Jones**

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

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

SALE NO. 19-8-424

Writ of Execution No. 2019-01609

DEBT \$30,395.17

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

UPI# 60-5-96.4

PLAINTIFF: 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

PLAINTIFF 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

PLAINTIFF: 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

Ford, PA 19317

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

SALE NO. 19-8-433

Writ of Execution No. 2017-09880

DEBT \$133,733.97

ALL THAT CERTAIN 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. Register, Jr. and Sons, Inc. Registered Land Surveyors, dated February 27, 1974, and being Plan P-358, as follows, to wit:

BEGINNING at a point set in the title line of Pa. Route 842 leading on the easterly direction to Upland and westerly direction to PA. Rout 841, said point marking the Northeasterly corner of this about to be described tract and 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 northwesterly 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. 19-9-464

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. 19-10-504

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. 19-10-518

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, Charlestown Township, Malvern, PA 19355

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

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

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 Street, Coatesville, PA 19320

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

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. 19-11-557

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 BEGIN-

NING.

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. REGESTER, 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. 19-11-566

Writ of Execution No. 2018-04387

DEBT \$272,003.31

ALL THAT CERTAIN, lot or
piece of land with the buildings and im-
provements 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 Penn-
sylvania, 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 min-
utes, 53 seconds East 144.39 feet to the be-
ginning 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 be-
ginning.

Fee Simple Title Vested in Kar-
en 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 Record-
er of deeds in Deed Book B 6437, Page
1333.

Tax Parcel No. 41-08-0132.040

PLANTIFF: PHH Mortgage Cor-
poration

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. 19-11-568

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. 19-11-570

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. 19-11-578

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. 19-11-581

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 Northwesterly 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 Northwesterly 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 MORT-
GAGE SOLUTIONS, INC.

VS

DEFENDANT: **ROBERTA C.
PYLE**

SALE ADDRESS: 1203 Thistle-
wood 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 im-
provements thereon erected, hereditaments
and appurtenances, SITUATE in East Caln
Township, Chester County, State of Penn-

sylvania, 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, re-
corded 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 Decla-
ration of Covenants, Conditions and Re-
strictions 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 ave-
nues 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 My-
ers 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. My-
ers 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

Drive, West Chester, PA 19380

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

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. Plantholt**

SALE ADDRESS: 166 Chandler

SALE NO. 20-1-1

Writ of Execution No. 2017-04147

DEBT \$1,483.10

ALL THAT CERTAIN lot or tract of land designated as Lot No. 124 on a plan of building lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 38-2Q-191

PLANTIFF: Township of Valley
VS

DEFENDANT: **Ramona L. Taylor**

SALE ADDRESS: 825 Lafayette Street, Valley Township, PA 19320

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

SALE NO. 20-1-2

Writ of Execution No. 2017-07604

DEBT \$1,664.97

ALL THAT CERTAIN lot or piece of land located in the City of Coatesville, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 16-6-178

PLANTIFF: City of Coatesville
VS

DEFENDANT: **Delia M. Rivas & Gerald J. Chambers**

SALE ADDRESS: 538 E. Chest-

nut Street, Coatesville, PA 19320

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

SALE NO. 20-1-6

Writ of Execution No. 2016-08555

DEBT \$2,539.95

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLANTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chika-
 ka & United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

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

SALE NO. 20-1-11

Writ of Execution No. 2019-02479

DEBT \$370,584.02

All that certain lot or parcel of land with buildings and improvements thereon erected, situate partly in the Township of West Goshen and West Whiteland, County of Chester, State of Pennsylvania, bounded and described according to a final Subdivision Plan of Waitz Lea by Robert F. Harsch & Associates, Inc., Consulting Engineers, West Chester, PA 4-24-1991, last revised 6-7-1994 and recorded 6-23-1994 as Plan # 12545 as follows, to wit:

Beginning at a point of curve on the Southeasterly side of Woodmint Drive, said point being a corner of Lot 9 (as shown on said plan); thence from said point of beginning extending along said Drive North 72 degrees 06 minutes 12 seconds East 105.00 feet to a point on the dividing line between West Goshen and West Whiteland Townships, being a corner of Lot 10; thence leaving said Road extending along Lot 10 and crossing a 30 feet wide storm-water easement South 07 degrees 17 minutes 25 seconds East 177.47 feet to a point in line of lands now or late of William R. Wilson, being a corner of Lot 10; thence extending partially along lands of Wilson and along said easement South 72 degrees 06 minutes 12 seconds West 105.00 feet to a point, a corner of Lot 8; thence leaving lands of Wilson extending along Lot 8 recrossing said easement and said dividing line North 07 degrees 17 minutes 25 seconds West 177.47 feet to the first mentioned point and place of beginning.

Being Lot 9 on the above mentioned Plan.

U.P.I. #52-2-267

Being the same premises which Kyle P. McQuaid and Tammy L. McQuaid, by deed dated 7-14-1998 and recorded 9-8-1998 in Chester County in Record Book 4415 Page 0284, conveyed unto Donald A. Freeman and Susan J. Freeman, in fee.

Together with all and singular the buildings and improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said buildings, improvements, hereditaments and

premises hereby granted, or mentioned and intended to be so, with the appurtenances, unto the said grantees, their heirs and assigns, as tenants by the entirety.

And the said grantors, for themselves, and their heirs, successors and assigns do hereby covenant, promise and agree, to and with the said grantees, their heirs and assigns by these presents, that they, the said grantors, their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended to be so, with the appurtenances, unto the said grantees, their heirs and assigns, against the said grantors and their heirs, administrators, executors, successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them will warrant and forever defend.

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2003-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-HE6

VS

DEFENDANT: **DEBORAH A DISAVERIO & JOHN G. DISAVERIO**

SALE ADDRESS: 114 Woodmint Drive, West Chester (West Goshen Township), PA 19380

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

SALE NO. 20-1-12

Writ of Execution No. 2018-09518

DEBT \$314,399.91

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST-TOWN, CHESTER COUNTY, PENN-

SYLVANIA, AND BEING KNOWN AS 1053 EAST NIELS LANE, WEST CHESTER, PENNSYLVANIA 19382

PARCEL NUMBER: 67-04-0028.350

PLANTIFF: U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I

VS

DEFENDANT: **C. Jay Albrecht**

III

SALE ADDRESS: 1053 East Niels Lane, West Chester, PA 19382

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

SALE NO. 20-1-19

Writ of Execution No. 2019-01101

DEBT \$34,186.26

ALL THAT CERTAIN lot of land, situate in East Marlborough Township, Chester County, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Fox Lee Manor, Section 1, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors dated 4/1/1977 last revised 6/22/1977 and recorded in Chester County as Plan No. 1214 as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Fox Hunt Drive (50 feet wide) a corner of Lot No. 10 on said Plan; thence extending from said beginning point along the side of said road, on the arc of a circle curving to the left, having a radius of 180 feet, the arc distance of 37.03 feet to a point of reverse curve at the corner of lands designated as Future Right-of-Way; thence extending along said lands on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 171.60 feet to a

point of tangent; thence extending along same, South 3 degrees 34 minutes 56 seconds East, 46.06 feet to a point in line of lands now or late of J.B. Swayne; thence extending along said lands South 86 degrees 25 minutes 4 seconds West, 422.20 feet to a corner of Lot No. 10, aforesaid; thence extending along said lot, North 54 degrees 20 minutes 21 seconds East, 338.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said Plan.

BEING UPI No. 61-5-16.74.

CONTAINING 1.049 acres of land, more or less.

BEING the same premises which GREGG B. GERSHON AND SUSAN A.GERSHON, HUSBAND AND WIFE, by Indenture bearing date AUGUST 4, 2000 and recorded AUGUST 22, 2000 in the Office of the Recorder of Deeds, in and for the County of CHESTER in RECORD BOOK 4805 page 1632 etc., granted and conveyed unto GREGG E. NEWSCHWANDER and JANE K. NEWSCHWANDER, HUSBAND AND WIFE, in fee.

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY LOAN TRUST 2004-HE5

VS

DEFENDANT: **Linda Surdo & Peter Surdo**

SALE ADDRESS: 708 Fox Hunt Drive, Kennett Square, PA 19348

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

SALE NO. 20-1-20

Writ of Execution No. 2018-12265

DEBT \$326,008.05

cel of land situated in the Kennett Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 23, 2009 and recorded in the Office of the Chester County Recorder of Deeds on December 4, 2009, in Deed Book Volume 7823 at Page 121 and Instrument # 10980205.

UPI # 62-5-288

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

VS

DEFENDANT: **James C. Schwartz & Susan E. Schwartz**

SALE ADDRESS: 202 Balmoral Circle, Chadds Ford, PA 19317

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

SALE NO. 20-1-21

Writ of Execution No. 2019-03997

DEBT \$141,225.81

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

BLR # 47-2-20.28

IMPROVEMENTS thereon: Residential Dwelling PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark Deaver**

SALE ADDRESS: 105 John Stevens Drive, Coatesville, PA 19320-4675

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

ALL THAT CERTAIN lot or par-

SALE NO. 20-1-31
Writ of Execution No. 2019-05412
DEBT \$170,569.15

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

BLR # 40-2B-12

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A., s/b/m to Wells

Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B

VS

DEFENDANT: **John M. Super, Jr. & Laurie G. Super**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335-3346

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

SALE NO. 20-1-32
Writ of Execution No. 2019-02204
DEBT \$213,273.24

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Kimberton Knoll by Chester Valley Engineers, Inc., Paoli, PA dated 12/13/1993, last revised 1/11/1994 and recorded as Plan 12394 as follows, to wit:

BEGINNING at a point of curve on the Westerly side of Kimberton Court, said point being a corner of Lot 21 (as shown on said Plan); thence from said

point of beginning extending along said Court the two following courses and distances; (1) on a line curving to the left having a radius of 210.00 feet an arc distance of 117.33 feet to a point of reverse curve, thence (2) on a line curving to the right having a radius of 25.00 feet the arc distance of 23.81 feet to a point, being a corner of Lot 19A thence extending along Lot 19A, North 68 degrees 12 minutes 42 seconds West 209.72 feet to a point in line of lands now or late of Ralph J. Watt, et al, being a corner of Lot 19A, North 68 degrees 12 minutes 42 seconds West 209.72 feet to a point in line of lands now or late of Ralph J. Watt, et al, being a corner of Lot 19A thence extending along lands of Watt North 23 degrees 10 minutes 45 seconds East 65.46 feet to a point being a common corner of lands of Watt, lands now or late of Raymond and Eva L. Kramer and Lot 21; thence extending along Lot 21, South 88 degrees 42 minutes 15 seconds East 138.23 feet to the first mentioned point and place of beginning.

CONTAINING 15,807 square feet of land more or less.

BEING LOT 20 on the above mentioned Plan.

Tax ID: 26-03-0537

Title is vested in Ronald A. Goryl and Renee M. Goryl as tenants by the entirety by deed from James K. Gallagher, Jr. and Dorothea A. Shaud n/k/a Dorothea A. Gallagher, dated 08/05/2003 and recorded 08/14/2003 in Book 5841 and Page 465, DocID 10287572.

PLANTIFF: Mill City Mortgage Loan Trust 2018-1 Wilmington Savings Fund Society, FSB, as Trustee c/o NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ronald A. Goryl & Renee M. Goryl**

SALE ADDRESS: 200 Kimber-

ton Court, Phoenixville, PA 19460

PLANTIFF ATTORNEY:
PARKER McCAY PA 856-596-8900

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: Res-
idential 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. 20-1-35

Writ of Execution No. 2017-07528

DEBT \$133,097.04

ALL THAT CERTAIN , MES-
SAGE, LOT OR PIECE OF LAND SIT-
UATE ON, IN THE BOROUGH OF OX-
FORD, COUNTY OF CHESTER, STATE
OF PENNSYLVANIA, BOUNDED AND
DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of
ground with the buildings and improve-
ments thereon erected situate on the North
side of Market Street in the Borough of
Oxford County of Chester and State of
Pennsylvania known as and numbered as

635 Market Street, bounded and described
as follows:

Beginning at a stone on the south
side of Market Street; formerly New Lon-
don Road, a corner of land now or late of
Martha Ann Russell deceased and running
thence by said land North 2 degrees West
210 feet to a stake line of land of Thomas
L. Davis; thence by land now or late of said
Thomas L. Davis, South 66 degrees East
37 feet to a stake; thence by land now or
late of Charles M. Steele, deceased, South
2 degrees East 210 feet to a corner in the
South said of Market Street aforesaid and
thence along said Street, North 88 degrees
West 37 feet to the place of beginning.

Containing 7,710 square feet of
land, be the same more or less.

BEING UPI NUMBER 6-5-155

BEING THE SAME PROP-
ERTY CONVEYED TO ALEJANDRO
FRANCO AND SARA J. FRANCO WHO
ACQUIRED TITLE BY VIRTUE OF
A DEED FROM DANIEL R. KOHLER
AND KAREN M. KOHLER , DATED
AUGUST 17, 2004, RECORDED AU-
GUST 27, 2004, AT BOOK 6265, PAGE
1123, CHESTER COUNTY, PENNSYL-
VANIA RECORDS.

PLANTIFF: LSF11 Master Par-
ticipation Trust

VS

DEFENDANT: **Alejandro Fran-
co & Sara J. Franco, AKA Sara J.
Strommer**

SALE ADDRESS: 635 Market
Street, Oxford, PA 19363

PLANTIFF ATTORNEY: **MAN-
LEY DEAS KOCHALSKI LLC 614-
220-5611**

SALE NO. 20-1-43
Writ of Execution No. 2019-05970
DEBT \$156,076.19

ALL THAT CERTAIN parcel of land, Situate on the East side of State Road (L.R. #15074) West Bradford Township, Chester County, State of Pennsylvania and known as Lot No. 23 of Monclare Development on plan of lots as recorded in the Recorder of Deeds Office for Chester County, West Chester, Pennsylvania in Plan Book 5, Page 43, bounded and described according to a survey made by J. Vernon Keech, Registered Surveyors, as follows:

BEGINNING at a point in the middle of State Road, L.R. #15074, a corner of Lot No. 22 conveyed to Emidio A. Sciarretta, Jr.; thence extending by the middle of the State Road South 17 degrees and 5 minutes East, 125 feet to a spike; thence leaving the road, passing over an iron pin set on the West side of same and extending by Lot number 24 and other land of the said Clarence H. Kemery and Monroe J. Green South 72 degrees and 55 minutes West 294.21 feet to an iron pin; thence by land of I. Willard Gray North 17 degrees 5 minutes West 125 feet to an iron pin a corner of property belonging to the said Emidio A. Sciarretta, Jr.; thence extending by said property and Lot Number 22 and passing over an iron pin set on the West side of the State Road aforesaid North 72 degrees 55 minutes East 294.21 feet to a point in the middle of said State Road to the first mentioned point and place of beginning.

Parcel # 50-4-15.8

BEING THE SAME PREMISES which Becky L. Michelfelder, by Deed dated December 30, 2015 and recorded January 6, 2016 in Document # 11451935 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Holly Koveal, in fee.

PLANTIFF: Nationstar Mortgage
 LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Holly Koveal**

SALE ADDRESS: 1568 Broad
 Run Road, Downingtown, PA 19335

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

SALE NO. 20-1-44
Writ of Execution No. 2018-04662
DEBT \$186,921.19

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

BLR# 28-1-18.2

IMPROVEMENTS thereon: Res-
 idential Dwelling

PLANTIFF: Freedom Mortgage
 Corporation

VS

DEFENDANT: **Sonja D. Ogden**

SALE ADDRESS: 128 Engle-
 town Road, Honey Brook, PA 19344-9068

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

SALE NO. 20-1-50
Writ of Execution No. 2017-05949
DEBT \$185,699.98

ALL THAT CERTAIN lot or piece of ground situate in Warwick Township, Chester County, Pennsylvania, and described according to a plan of lots for A.W. Rossiter, said plan made for Earl R. Ewing, Registered Surveyor, Dated January 28, 1960, said Plan being recorded in the

Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 10 Page 34, as follows, to wit:

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

BEGINNING at an interior point, said interior point being measured by the three following courses and distances from a point on the Southeasterly side of Old Route 23 (33 feet wide) a road leading from Route No. 100 to Elverson in the Southwesterly side of land conveyed to Charles Smith in Deed Book L-29 Page 74 (1) South 74 degrees 14 minutes West measured along the said side of Old Route No. 23 a distance of 175.00 feet to a point (2) South 15 degrees 46 minutes East 214.00 feet to a point and (3) South 78 degrees 19 minutes West 95.00 feet to the point of beginning, said point of beginning also being on the rear line of Lot No, 11; thence extending from said point of beginning along line of Lot No. 5 South 09 degrees 00 minutes East 203.80 feet to a point on the Northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 South 80 degrees 52 minutes 45 seconds West 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 North 00 degrees 14 minutes West partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10, and 11; thence extending along the line of Lot No. 11 North 78 degrees 19 minutes East 166.88 feet to the first mentioned interior point and place of beginning.

Tax Parcel # 19-4-102.11

PLANTIFF: Nationstar Mortgage
LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Eric R. Cronce**
a/k/a Eric Cronce & Gale C. Bonacci

SALE ADDRESS: 2719 Ridge
Road, Elverson, PA 19520

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