

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, April 16th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, April 16th, 2020 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, April 16th, 2020 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18th, 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. 18-4-180**Writ of Execution No. 2016-09035****DEBT \$1,545.42**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-5E-198

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **PATRICIA FRAUMENI**

SALE ADDRESS: 73 Brighton Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300****SALE NO. 19-1-14****Writ of Execution No. 2017-11901****DEBT \$272,337.95**

ALL THAT CERTAIN parcel of land being Lot No. 7 on Plan of Lots of Ruth and Stephen Trimble,

SITUATE in the Township of East Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keach, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Lot No. 5 of the development and corner of property belonging to Walter Dale; thence extending by properties of said Walter Dale, Sara E. Baldwin and A.J. Arrarella, south forty-six degrees and forty-three minutes west two hundred fifty (250.0) feet to an iron pin a corner of Lot No. 8; thence by Lot No. 8 north seven degrees and twelve

minutes west two hundred forty-one and thirty-one hundredths (241.31) feet to an iron pin in the south line of a fifty feet wide avenue; thence extending by the south line of same in a northeastern direction on a curved line curving toward the north, with a radius of two hundred thirty feet and an arc distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet, the chord of which is north sixty-seven degrees, fifteen minutes and thirty seconds east one hundred ninety and one-tenth feet, to an iron pin a corner of Lot No. 6, thence leaving the avenue and extending by Lot No. 6 south forty-two degrees and seventeen minutes east one hundred twelve and two tenths (112.2) feet to an iron pin in line of Lot No. 5 of said development; thence by Lot No. 5 the next two courses and distances to wit: south forty-seven degrees and forty-three minutes west sixty-seven and ninety-six hundredths (67.96) feet to an iron pin and south forty-three degrees and seventeen minutes east seventeen and four hundredths (17.04) feet to the first mentioned pin and place of beginning.

CONTAINING thirty-eight thousand six hundred and eighty-seven (38,687) square feet of land be the same more or less.

BEING the same premises which Elizabeth Ann Jordan, by Deed dated January 25, 2007 and recorded February 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7084, Page 1387, granted and conveyed unto Elizabeth Ann Jordan, individual.

BEING known as: 929 Springwood Drive, West Chester, PA 19382

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ELIZABETH JORDAN a/k/a ELIZABETH ANN JORDAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 929 Springwood Drive,
West Chester, PA 19382

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

SALE NO. 19-2-108

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 SCHNER-
ING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coates-
ville, 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 Associ-
ation

DEFENDANT: **PATRICIA M. HALSEY,
as Trustee, Successor in Interest to**

**Bank of America, National Association,
as Trustee, as Successor by Merger to
Lasalle Bank National Association as
Trustee for Bearn Stearn Securities
TrustAsset Backed Certificates Series
2001-3**

SALE ADDRESS: 3 Bryan Avenue, Mal-
vern, PA 19355-3007

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

SALE NO. 19-3-156

Writ of Execution No. 2015-09959

DEBT \$307,746.59

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

BLR# 41-8-111

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

SALE NO. 19-4-229

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, Pennsylva-
nia, 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. 19-5-265

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. 19-7-355

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. 19-9-441

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

PLAINTIFF: 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 Bondsville Road, Downingtown, PA 19335-2107

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

SALE NO. 19-9-445

Writ of Execution No. 2019-00303

DEBT \$218,039.23

nett Square, PA 19348

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

Pennsylvania bounded and described as follows:

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

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

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

**PLANTIFF: FINANCE OF AMERICA
REVERSE LLC**

VS

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

SALE ADDRESS: 616 Millers Hill, Ken-

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 Certificates, Series 1997-R3

VS

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

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

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

SALE NO. 19-9-463**Writ of Execution No. 2015-11735****DEBT \$313,323.40**

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

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

radius of One hundred seventy eight and eighty seven one-hundredths feet, the arc distance of Sixty four and fifty one-hundredths feet to a point of reverse curve in the same; thence extending Northwestwardly still along the said side of Hillside Drive, on the arc of a circle curving to the right having a radius of One hundred feet, the arc distance of Thirty eight and twenty seven one-hundredths feet to a point of compound curve in the same; thence extending on the arc of a circle curving to the right having a radius of Ten feet, the arc distance of Seventeen & ninety two one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

UPI# 1-2-89

BEING Lot #50 as shown on said plan.

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

PLANTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **Patricia G. Semple**

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

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906****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. 19-10-544

Writ of Execution No. 2019-04522

DEBT \$274,281.91

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

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

the same South 66 degrees 39 minutes 14 seconds East 55 feet to the first mentioned point and place of beginning.

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

TAX PARCEL # 50-5A-343

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

VS

DEFENDANT: **Margaret Lombertino & Michael Lombertino**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 19-11-560

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 North-easterly corner of lands now or late of Walter Reinhart, said point being measured South 14° 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° 39' 43" West, 463.60 feet to a point; thence extending still along the same South 54° 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° 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° 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° 29' 54" East, 156.15 feet to a point; and (2) South 81° 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° 29' 14" East, 54.25 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated 5/10/1999 and recorded 5/11/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4561, Page 886, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell.

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

TAX PARCEL NO. 69-7-98.12

IMPROVEMENTS thereon: Residential Property

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

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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

SALE NO. 19-11-587

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. 20-1-10

Writ of Execution No. 2019-06502
DEBT \$237,737.04

ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan thereof prepared by Kenneth G. Crossan, Professional Land Surveyor, dated 05/26/1986, revised 07/28/1986 and recorded as Plan no. 6929 on the Office of the Recorder of Deeds of Chester County, as follows:

BEGINNING at a point near the center line of Red Pump Road, known as T-304, a corner of land now or late of Norman Wolgin and Sylvan M. Cohen; thence along

said Red Pump Road, South 28 degrees 54 minutes 00 seconds East 186.58 feet to a point; a corner of Lot No. 2 on said plan; thence along the same South 53 degrees 25 minutes 41 seconds West 514.10 feet to a point in line of other lands of Rose Chase Eshleman; thence along the same North 42 degrees 54 minutes 15 seconds West 131.09 feet to a point in line of land of aforesaid Wolgin and Cohen; thence along the same North 32 degrees 44 minutes 22 seconds East 130.00 feet, North 43 degrees 53 minutes 36 seconds East 99.37 feet and North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO THE FOLLOWING DEED RESTRICTIONS

1. Any dwelling place on the premises shall be of a design that would provide not less than 1,500 square feet of living area exclusive of basements, garages, root cellars and the like.

2. No mobile home or mobile home type dwelling whether brought in on wheels or on a trailer in separate parts, shall be placed on the premises for dwelling purposes.

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC

VS

DEFENDANT: **E. WILHELMINA CLAY A/K/A ETHEL WILHELMINA CLAY, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WALLACE H. CLAY A/K/A WALLACE HENRY CLAY**

SALE ADDRESS: 164 Red Pump Road, Nottingham, a/k/a Nottingham Township, PA 19362

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

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. 20-1-28**Writ of Execution No. 2018-10858****DEBT \$291,015.25**

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

BLR # 69-5-102

IMPROVEMENTS thereon: Residential Dwelling PLANTIFF: Santander Bank, N.A. f/k/a Sovereign Bank N.A.

VS

DEFENDANT: **Francis Hildwine & Jeanette Hildwine**

SALE ADDRESS: 301 Anvil Road, Nottingham, PA 19362-9612

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

SALE NO. 20-2-56**Writ of Execution No. 2017-02410****DEBT \$1,680.56**

ALL THAT CERTAIN lot or parcel of land SITUATE in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-5-351

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Josephine A. Nixon**

SALE ADDRESS: 310 Adams Drive, Coatesville, PA 19320

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

SALE NO. 20-2-61**Writ of Execution No. 2017-00329****DEBT \$2,545.42**

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

TAX PARCEL NO. 16-6-266

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Rita A. Cheung**

SALE ADDRESS: 771 E. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 20-2-63**Writ of Execution No. 2019-06962****DEBT \$193,438.00**

Property situate in the EAST FALLOW-FIELD TOWNSHIP, CHESTER County, Pennsylvania.

BLR # 47-1R-8

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Todd C. Alexander & Melanie G. Alexander**

SALE ADDRESS: 1601 Robin Road, Coatesville, PA 19320-4514

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

SALE NO. 20-2-66**Writ of Execution No. 2019-06978****DEBT \$178,372.95**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, described according to a Record Plan of Coventry Glen, made by Gilmore and Associates, Inc., dated 8-30-2000 last revised 7-2-2004 and recorded as Plan File No. 17236, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Rinehart Road, a corner of Lot 268 on said Plan; thence extending along Rinehart Road on the arc of a circle curving to the left a radius of 200.00 feet, the arc distance of 24.06 feet to a point, a corner of Lot 266; thence extending along Lot 266 South 10 degrees 14 minutes 30 seconds East, 116.45 to a point in line of

Open Space; thence extending along Open Space, North 79 degrees 45 minutes 30 seconds West, 24.00 feet to a point a corner of Lot 268, aforesaid; thence extending along Lot 268, North 10 degrees 14 minutes 30 seconds West, 115.00 feet to the point and place of beginning.

BEING Lot 267 on said Plan.

BLR # 18-1-462

BEING THE SAME PREMISES: The said Ian C. Goodman and Patricia A. Goodman, husband and wife became seized of the interest granted and conveyed, in fee, by NVR, Inc., a VA Corporation T/A. Ryan Homes as evidenced by Deed dated 9/16/2007 and recorded 10/15/2007 in the Office of the Recorder in Chester County, in Book 7285, page 952, etc.

PLANTIFF: American Heritage Federal Credit Union

VS

DEFENDANT: **Ian C. Goodman**

SALE ADDRESS: 52 Rinehart Road, Pottstown, PA 19465

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

SALE NO. 20-2-69

Writ of Execution No. 2017-00025

DEBT \$306,414.53

Property situate in the BIRMINGHAM TOWNSHIP, CHESTER County, Pennsylvania

BLR # 65-4-333

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **George Getsos & Panag-**

iota Giannoudaki Getsos

SALE ADDRESS: 1341 Wooded Knoll, West Chester, PA 19382-8250

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

SALE NO. 20-2-70

Writ of Execution No. 2016-00689

DEBT \$166,421.96

Property situate in the KENNETT SQUARE BOROUGH, CHESTER County, Pennsylvania

BLR # 3-3-2023

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **James N. Vann, in His Capacity as Executor and Devisee of The Estate of James N. Stafford & Keith N. Stafford, in His Capacity as Devisee of The Estate of James N. Stafford**

SALE ADDRESS: 136 North Walnut Street, Kennett Square, PA 19348-2936

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

SALE NO. 20-2-75

Writ of Execution No. 2018-07206

DEBT \$361,174.74

Property situate in the FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 71-4L-17

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Lsf8 Master Participation Trust

VS

DEFENDANT: **Joseph L. Beitler, Jr. a/k/a Joseph L. Bettler, Jr. & Kristi D. Mizenko**

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, PA 19352-1210

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

SALE NO. 20-2-80

Writ of Execution No. 2018-01898

DEBT \$276,897.37

PROPERTY SITUATE IN THE TOWNSHIP OF WEST BRADFORD

TAX PARCEL NO. 5005A03640000

SOLD AS THE PROPERTY OF: CHARLENE A. BIGELOW

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

SALE NO. 20-2-82

Writ of Execution No. 2018-06387

DEBT \$254,649.91

wealth of Pennsylvania, being: Unit Number: Lot 37 in Branford Village, a Planned Community as established by the filing of Declarations of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing Subdivision Plan 9015651).

BEING THE SAME premises which Branford Development Corporation, a Pennsylvania Corporation by Deed dated 01/18/2002 and recorded 02/11/2002 in the County of Chester in Record Book 5197, Page 1377 conveyed unto Andrea J. Whitenite, in fee.

Tax ID: 47-4-212

Title is vested in Joseph A. Whitenite and Suzanne Whitenite, husband and wife as tenants by entirety by deed from Andrea J. Whitenite, dated 09/03/04 and recorded 09/14/04 in Book 6280 and Page 1605, Instrument Number 10459594.

PLANTIFF: U.S. Bank National Association, as trustee, successor in interest to Wachovia Bank, N.A. as trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1

VS

DEFENDANT: **Joseph A. Whitenite & Suzanne Whitenite a/k/a Suzane Whitenite**

SALE ADDRESS: 107 Danbury Drive, East Fallowfield, PA 19320

PLANTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Common-

SALE NO. 20-3-97**Writ of Execution No. 2017-07744****DEBT \$1,620.29**

ALL THOSE TWO CERTAIN lots of land on which is located the west house of a block of two brick dwelling houses, situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-8-8

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Terry L. Moran**

SALE ADDRESS: 813 Madison Street, Coatesville, PA 19320

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

SALE NO. 20-3-100**Writ of Execution No. 2019-05070****DEBT \$220,782.75**

All that certain lot or piece of ground situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania described according to a Overall Subdivision for Oakcrest, made by Vollmer Associates, LLP, dated 7-30-2004 last revised 12-16-2004 and recorded as Plan File #17294, bounded and described as follows to wit:

Beginning at a point on the southerly side of Franklin Street, a corner of lot #151, thence extending along said side of Franklin Street the following (2) courses and distances, (1) South 62 degrees 17 minutes, 57 seconds East 57.40 feet crossing a storm easement to a point of curve, (2) along the arc of a circle curving to the right having a radius of 41.00 feet the arc distance of 64.40 feet to a point of tangent on the northwesterly side of Dague Farm Drive,

thence extending along said side of Dague farm Drive South 27 degrees 42 minutes, 03 seconds West 84.00 feet to a point and corner lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space North 62 degrees 17 minutes, 57 seconds West 98.40 feet to a point and corner of lot #151, thence extending along said side of lot #151 North 24 degrees 42 minutes, 03 seconds East 125.00 feet to the first mentioned point and place of beginning.

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, 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 Grantor, as well at law as in equity, of, in, and to the same.

Under and subject to restrictions which appear can record.

PARCEL NUMBERS: 38-02-0589.0000

TITLE TO SAID PREMISES IS VESTED IN AVICE BOURNE BY DEED FROM DHL P-OAKCREST, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, DATED APRIL 3, 2006 RECORDED APRIL 18, 2006 IN BOOK NO. 6817 PAGE 567

PLANTIFF: Deutsche Bank National Trust Company, As Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5

VS

DEFENDANT: **Ivy Bourne, In her capacity as heir of Avice Bourne a/k/a Avice E. Bourne; Unknown heirs, successors, assigns and all persons, firms or Associations claiming right, title or interest from or under Avice Bourne a/k/a Avice E. Bourne**

SALE ADDRESS: 710 Franklin Street,
Coatesville, PA 19320

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

SALE NO. 20-3-126

Writ of Execution No. 2018-12382

DEBT \$178,987.13

PROPERTY SITUATE IN TOWNSHIP
OF SADSBUURY

TAX PARCEL #37-04A-0040.000

SOLD AS THE PROPERTY OF: JAMES
F. ARCHER and CAROL L. ARCHER

IMPROVEMENTS thereon: Residential
Dwelling

PLANTIFF: U.S. Bank National Associ-
ation, not in Its Individual Capacity But
Solely as Indenture Trustee for the CIM
Trust 2017-8 Mortgage-Backed Notes, Se-
ries 2017-8 c/o Nationstar Mortgage LLC
dba Mr. Cooper

VS

DEFENDANT: **James F. Archer & Carol
L. Archer**

SALE ADDRESS: 21 Peacemaker Drive,
Parkesburg, PA 19365

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

SALE NO. 20-3-131

Writ of Execution No. 2018-03691

DEBT \$132,666.44

ALL THAT CERTAIN lot or tract of land
with the buildings and improvements
thereon erected, hereditaments and appur-
tenances, situate in Franklin Township,
Chester County, Pennsylvania, shown as
Lot 2, on a Preliminary/Final Subdivision

Plan of the Kay Ginn Property, prepared
by Hillcrest Associates, Inc., dated April
29, 1998, last revised July 28, 1998, and
recorded in the office of the Recorder of
Deeds in and for Chester County as Plan
No.14646, Being more particularly bound-
ed and described as follows, to wit:

BEGINNING at a point in line of land now
or formerly of Equine Enterprise, Ltd.,
said point being on the Northerly right-of-
way line of Lewisville-Chesterville Road
(PA Route 841, 33' wide right-of way).

Thence by said right-of-way line, the fol-
lowing two courses and distances:

1. S 82° 41' 40" W 329.97' to a point.
2. N 85° 13' 37" W 429.68' to a point on the
Easterly right-of-way line of Schoolhouse
Road (T-378, 33' wide right-of-way).

Thence by said right-of-way line, the fol-
lowing two courses and distances:

1. N 12° 50' 02" E 669.96' to a point of
curve,
2. By the arc of a circle curving to the right
with a radius of 1,378.77', and arc length
of 158.19', with a chord of N 16° 07' 15"
E 158.11' to a point and corner of land now
or formerly of Kenneth Weaverling, Jr.

Thence by said land, the following two
courses and distances:

1. S 72° 02' 17" E 296.64' to a point.
2. N 18°57' 19" E 282.70' to a point and
corner of Lot 1.

Thence by Lot 1, N 84° 54' 05" E 344.56'
to a point and corner of land now or for-
merly of Equine Enterprise, Ltd.

Thence by said land, S 08° 43' 57" W
1,017.21' to the first mentioned point and
place of beginning.

CONTAINING 14.894 acres of land to be
the same more or less.

BEING CHESTER County Tax Parcel No.
72-5-8.1

BEING THE SAME PREMISES Vernon A. Ginn, II, her son and Diane M. Ginn, his wife as tenants by the entireties by deed from Kay J. Ginn, dated 4/12/2000 and recorded 5/24/2000 in Book 4758 page 2001

PLANTIFF: U.S. Bank Trust National Association, As Trustee of the Chalet Series III Trust

VS

DEFENDANT: **Diane M. Ginn and Vernon A. Ginn, II**

SALE ADDRESS: 663 Old School House Road, Landenberg, PA 19350

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

SALE NO. 20-3-133

Writ of Execution No. 2018-12948

DEBT \$179,624.25

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, Pa., dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423 -9425 as follows, to wit:

BEGINNING at a point in the Northwest-erly side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve; thence (2) on a line curving to the left having a radius of 305.00 feet an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive

extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and thorough said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement thorough the rear of premises. Lot owners shall be restricted against placement of any structures within the easement areas.

Property Parcel Number 38-2L-82

BEING THE SAME PREMISES which Alfred Harden Ervin, Jr., (erroneously recorded as Alfred Harden Irvin, Jr.) and Aldegunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDELGUNDE N. ERVIN, as tenants by the entirety.

IMPROVEMENTS thereon: Residential Property PLANTIFF: U.S. Bank Trust National Association, As

Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Alfred Harden Ervin, Jr., A/K/A Alfred H. Ervin & Adelgunde**

N. Ervin A/K/A Aldelgunde N. Ervin

SALE ADDRESS: 203 Pine Valley Drive,
Coatesville, PA 19320

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

SALE NO. 20-3-135

Writ of Execution No. 2019-01785

DEBT \$72,925.41

PROPERTY SITUATE IN TOWNSHIP
OF VALLEY

TAX ID/UPI PARCEL NO.
38-05C-0086.070/38-5C-86.7

SOLD AS THE PROPERTY OF: SUSAN
F. BOYD-NOEL A/K/A SUSAN BRAD-
LEY

IMPROVEMENTS thereon: Residential
Dwelling

PLANTIFF: Pennsylvania Housing Fi-
nance Agency

VS

DEFENDANT: **Susan F. Boyd-Noel**
A/K/A Susan Bradley

SALE ADDRESS: 915 Charles Street,
Coatesville, PA 19320

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

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