

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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**Thursday, May 21st @ 11 AM**

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### ADDENDUM CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, May 21st, 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, May 21st, 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, June 22nd, 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 &amp; 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. 19-4-170**

**Writ of Execution No. 2007-04660**

**DEBT \$92,207.50**

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

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

minutes 47 seconds west 157.00 feet; and (4) south 55 degrees 7 minutes 20 seconds west 109.40 feet to a point in line of lands now or late of Berwyn Taylor; thence extending along same north 45 degrees 30 minutes west 396.12 feet to a point in line of lands now or late of Roger G. Powell; thence extending along the same the three following courses and distances (1) north 80 degrees 53 minutes east crossing a stream 256.10 feet; (2) north 80 degrees 14 minutes west 156.14 feet and (3) north 13 degrees 50 minutes west 36.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown as said Plan.

BEING Chester County UPI 33-1-22.

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

PLAINTIFF: Julie Lynn Andrew

VS

DEFENDANT: **HALLSTON MANOR FARM, LLC**

SALE ADDRESS: 520 Byers Road, Chester Springs, Uwchlan Township, Chester County, Pennsylvania 19425

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

**SALE NO. 19-4-229**

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

**DEBT \$74,215.50**

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

PLAINTIFF: Branch Banking and Trust Company

VS

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

SALE ADDRESS: 105 Wilson Road, Phoenixville, Pennsylvania 19460

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

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

**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. 19-6-323**

**Writ of Execution No. 2018-01921**

**DEBT \$429,307.45**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Westtown County of Chester, Commonwealth of Pennsylvania according to a site plan for Chesterfield Town Home II prepared

for Brandolini Companies as prepared by Durkin Associates Inc. Erdenheim, PA dated May 25, 2001 and a Foundation As-Built Plan prepared for Iacobucci Homes as prepared by Pickering Corts & Summerson Inc., Consulting Engineers & Land Surveyors, dated May 19, 2003 being drawing number 4-1950-S;

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

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

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

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

PARCEL No.: 67-03-0129.060

IMPROVEMENTS: Residential property.

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

VS

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

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

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

**SALE NO. 19-7-355**

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

**DEBT \$149,584.35**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2K-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

**DEFENDANT: AMI HOPKINS**

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

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

**SALE NO. 19-8-424**

**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 Unit-**

**ed States of America**

SALE ADDRESS: 150 Walnut Run Road,  
Landenberg, PA 19350

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

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

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

**DEBT \$255,328.60**

Property situate in the EAST CALN  
TOWNSHIP, CHESTER County, Pennsyl-  
vania

BLR # 39-4-101.3

IMPROVEMENTS thereon: Residential  
Dwelling

PLANTIFF: The Bank of New York Mel-  
lon Trust Company, N.A., Not in Its In-  
dividual 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

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

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

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

**DEBT \$218,039.23**

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

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

Being the same property as 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-  
nett Square, PA 19348

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

**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. 19-9-464**

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

**DEBT \$243,435.82**

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

UPI#5-4Q-41

PLANTIFF: Lakeview Loan Servicing, LLC.

VS

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

SALE ADDRESS: 1016 Ericsson Drive, Coatesville, PA 19320

PLANTIFF ATTORNEY: **MCCABE,**

**WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 19-9-468**

**Writ of Execution No. 2019-02420**

**DEBT \$162,585.12**

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

BLR# 52-5P-45

IMPROVEMENTS thereon: Residential Dwelling

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

VS

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

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

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

**SALE NO. 19-10-504**

**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. 19-10-544**

**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. 19-11-563**  
**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 TOWN-

SHIP 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 MORT-

GAGE 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 improvements thereon erected.

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

BEGINNING at a point on the Easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Easterly side of Sonnet Lane (2) South 01 degrees, 54 minutes, 00 seconds East 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) South 24 degrees, 26 minutes, 53 seconds East 144.39 feet to the 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 beginning.

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

Tax Parcel No. 41-08-0132.040

PLANTIFF: PHH Mortgage Corporation  
VS

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

SALE ADDRESS: 1313 Sonnet Lane,  
West Chester, PA 19380-1058

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

**SALE NO. 19-11-587**

**Writ of Execution No. 2018-11073**

**DEBT \$257,603.26**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenanc-

es, 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. 20-1-1**

**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. Chestnut 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. Chikaka & 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. 20-1-10**

**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. 20-1-12**

**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 WESTTOWN, CHESTER COUNTY, PENNSYLVANIA, 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, hav-

ing 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**

ALL THAT CERTAIN lot or parcel 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. 20-1-28**

**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. 20-1-31**

**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 Kimberton 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: Residential Dwelling

PLANTIFF: Wells Fargo Bank, NA

VS

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

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

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

**SALE NO. 20-1-43**

**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 accord-

ing 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: Residential Dwelling

PLANTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Sonja D. Ogden**

SALE ADDRESS: 128 Engletown 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:

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

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

**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. 20-2-64**

**Writ of Execution No. 2016-08325**

**DEBT \$213,071.66**

All that certain lot or tracts of land, situate on the Township of Valley, County of Chester and State of Pennsylvania, being lots No. 40 and 41 Block No. 4, on a plan of lots known as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid. Developed by

Harry A. Nochols, bounded and described as follows, to wit:

Beginning at a stake in the southerly line of Walnut Street (Forty Feet Wide) a corner of Lot No. 39; Thence North Eight Degrees and Twenty Minutes East One Hundred and Two feet to a stake a corner of Lot No. 42; thence along line of lot No. 42, south twenty degrees and forty-eight minutes east three hundred and thirty-one feet to a stake in the northerly line of a twenty feet wide alley, the corner of Lot No. 42; thence along the northerly line of said alley, south sixty-nine degrees and twelve minutes west, one hundred feet to a stake, a corner of Lot No. 39; thence by Lot No. 39, North Twenty Degrees and Forty-Eight Minutes West, three Hundred and Fifty-One and Three Tenths Feet to the First Mentioned Point and Place of Beginning.

Containing Thirty-Four Thousand, One Hundred and Fifty Square Feet of Land, be the same more or less.

Title to said Premises vested in Gregg D. Smith, Sr. by Deed from Gregg D. Smith, Sr. and Rhonda J. Smith dated January 14, 2004 and recorded January 22, 2004 in the Chester County Recorder of Deeds in Book 6047, Page 997 as Instrument Number 103270954.

Tax Parcel No. 38-2P-37

PLANTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-B

VS

DEFENDANT: **Gregg D. Smith, Sr. aka Gregg Smith and the UNITED STATES OF AMERICA c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

**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. 20-2-76**

**Writ of Execution No. 2019-074080**

**DEBT \$508,126.93**

Property situate in the TREDYFFRIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 43-6L-61

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A. s/b/m WachoviaBank, National Association

VS

**DEFENDANT: Mark J. Bartosh & Julia C. Bartosh**

SALE ADDRESS: 824 Caldwell Road, Wayne, PA 19087-2058

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**

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, Commonwealth 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**

**SALE NO. 20-2-85**

**Writ of Execution No. 2019-05427**

**DEBT \$58,551.87**

ALL THAT CERTAIN Unit in the Property known, named and identified in the Declaration Plan referred to below as Norwood House Condominium, Borough of Downingtown, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania of a Declaration of Condominium dated April 5, 1973 and recorded April 9, 1973 in Miscellaneous Deed Book 204 page 540, an Amendment thereto dated January 25, 1974, and recorded January 29, 1974 in Miscellaneous Deed book 226 page 277 a Second Amendment thereto dated May 22, 1974 and recorded June 4, 1974 in Miscellaneous Deed Book 236 page 263, a Third Amendment thereto dated August 12, 1974 and recorded August 29, 1974 in Miscellaneous Deed Book 245 page 300, a Declaration Plan dated January 27, 1973 and recorded April 9, 1973 in a Plan Book page 38 an Amended Declaration Plan dated January 27, 1973 revised August 17, 1974 recorded August 29, 1974 in Plan Book 60 page 43 and Code of Regulation dated April 5, 1973 and recorded April 9, 1973 in Miscellaneous Deed Book 204

page 540 being designated on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.79 percent.

Being UPI # 11-1-253

Being the same premises which Walter S. Mitchell by Deed dated August 13, 2003 and recorded September 5, 2003 in Chester County Office of the Recorder of Deeds in Book 5874 Page 893 granted and conveyed unto Craig E. Timmons.

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

VS

DEFENDANT: **Craig E. Timmons**

SALE ADDRESS: 73 Norwood House Road, Downingtown, PA 19335

PLANTIFF ATTORNEY: **BARLEY SNYDER 717-231-6603**

**SALE NO. 20-3-90**

**Writ of Execution No. 2017-01973**

**DEBT \$1,583.94**

PREMISES "B"

TRACT NO. 1

ALL THAT CERTAIN single dwelling and two adjoining lots of land, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN lot of land, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 50-5-168

PLANTIFF: Township of West Bradford

VS

DEFENDANT: **Alan F. Sinton**

SALE ADDRESS: 1037 Stargazers Road, West Bradford, PA 19320

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

**SALE NO. 20-3-92**

**Writ of Execution No. 2015-07175**

**DEBT \$1,308.42**

ALL THAT CERTAIN lot or tract of land with improvements thereon erected, situate in Westtown Township, Chester County, Pennsylvania.

TAX PARCEL NO. 67-2-31

PLANTIFF: Westtown Township

VS

DEFENDANT: **Margot A. McKee**

SALE ADDRESS: 1411 Evie Lane, Westtown Township, PA 19382

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

**SALE NO. 20-3-93**

**Writ of Execution No. 2018-00359**

**DEBT \$1,616.84**

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

TAX PARCEL NO. 50-4K-2

PLANTIFF: Township of West Bradford

VS

DEFENDANT: **David O'Connell**

SALE ADDRESS: 2211 Strawberry Lane, West Bradford, PA 19320

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

**SALE NO. 20-3-96****Writ of Execution No. 2017-05616****DEBT \$1,467.76**

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-4G-66

PLANTIFF: Caln Township Municipal Authority &amp; Township of Caln

VS

DEFENDANT: **James L. Butterfield**

SALE ADDRESS: 3301 Windsor Lane, Caln Township, PA 19372

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****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 DHLP-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. 20-3-101**

**Writ of Execution No. 2019-08600  
DEBT \$158,426.16**

ALL THAT CERTAIN message and lot of land situate in the Borough of Avondale, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the middle of Pennsylvania Avenue, formerly known as the Turnpike Road, at a corner of land now or late of Charles H.G. Sweigart; thence along the line of said lands, North 71 de-

grees East two hundred (200) feet; thence South 19 degrees East forty (40) feet; thence by land now or later of P. Herman Marvel and Mattie H. Marvel, his wife, South 71 degrees West two hundred (200) feet to the middle of Pennsylvania Avenue aforesaid; thence along the middle thereof, North 19 degrees West forty (40) feet to the place of beginning.

Reserving nevertheless out of the said premises to the use of the public forever as an alley or street ten (10) feet in width all across the Northeastern end thereof, as represented on a map of said Borough.

Parcel No. 04-01-0053-0000

BEING THE SAME PREMISES which Charles M. Hallman and Betty J. Hallman, by Deed dated October 30, 2009 and recorded January 20, 2010 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania as Instrument Number 10990015, granted and conveyed unto Victoria F. Thomas and Maurice A. Johnson, in fee.

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Victoria F. Thomas & Maurice A. Johnson**

SALE ADDRESS: 317 Pennsylvania Avenue, Avondale, PA 19311

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

**SALE NO. 20-3-102**

**Writ of Execution No. 2019-04771  
DEBT \$224,918.48**

All that certain lot or tract of land, being Lot No. 10 on a Plan of Lots of the grantors hereto, being and lying in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a new description made by J.W. Harry, C.E. June

21, 1951, as follows, to wit:

BEGINNING at a point in or near the middle of the Strasburg Road, at the Southwest corner of Lot No. 9 on said Plan, about to be conveyed to W. Lowell Dunlap and wife; thence along or near the middle of the Strasburg Road North seventy-seven degrees one minutes thirty seconds West, one hundred feet to a point at the Southeast corner of Lot No. 11 on said Plan, the land of Ralph C. Hertzler and wife, thence along said Lot No. 11 the land of the said Ralph C. Hertzler and wife North twelve degrees fifty minutes ten seconds East two hundred sixty and seven tenths feet to a stake at the Northeast corner of said Lot No. 11, and the line of land Sylvester Scott; thence by said Scott's land South seventy-seven degrees nine minutes fifty seconds East one hundred feet to a stake at the Northwest corner of Lot No. 9 on said Plan as aforesaid; thence by said Lot No. 9 as aforesaid South twelve degrees fifty minutes ten seconds West two hundred sixty and ninety-four one hundredths to the place of beginning.

Title to said premises is vested in Matthew D. Connelly by deed from Richard M. Sensenig dated August 23, 2013 and recorded August 26, 2013 in Deed Book 8798, Page 1012.

Tax Parcel # 47-4-8

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Matthew D. Connelly**

SALE ADDRESS: 3095 Strasburg Road, Coatesville, PA 19320

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

**SALE NO. 20-3-103**

**Writ of Execution No. 2019-06079**

**DEBT \$216,728.06**

ALL THAT CERTAIN lot or piece of ground situate in the township of London Grove, County of Chester and State of Pennsylvania being bounded and described in accordance with a Plan of Section II Wickerton Farms, made by Manley N. White, Surveyor on 3/10/1967, corrected 4/3/1967 and recorded 7/5/1967 in Plan Book 26 page 28 as follows, to wit:

BEGINNING at a point in the intersection of the title line in the bed of State Road with the Northwesterly side line of Buttonwood Drive (50 feet wide) if extended, thence extending from said point of beginning along said Buttonwood Drive (50 feet wide) South 05 degrees East 200 feet to a point, a corner of other lands of grantors; thence extending along same South 78 degrees 53 minutes 40 seconds West 121.41 feet to a point, a corner of Lot #29 on Plan; thence extending along said Lot #29 North 05 degrees East crossing the Southerly side of State Road, 200 feet to a point on the title line in the bed of said State Road; thence extending along the said title line in the bed of said State Road, North 78 degrees 53 minutes 40 seconds East 121.14 feet to the first mentioned point and place beginning.

CONTAINING 24,090 square feet of land more or less.

BEING Lot #30 on said Plan.

UPI# 59-8-133.31; PIN 5980133100

BEING THE SAME PREMISES which Alfred W. Roy and Doris M. Roy, his wife, be Deed dated July 9, 1968 and recorded July 9, 1968 in Book G38 Page 302, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Robert Thomas Baylis, and Mary G. Baylis, his wife, in fee. And the said Robert Thomas Baylis departed this

life on May 14, 2006 thereby vesting title in Mary G. Baylis by operation of law.

AND THE SAID Mary G. Baylis departed this life on or about December 30, 2018 thereby vesting title unto Dawn G. Scanlon, Executrix of the Estate of Mary G. Baylis a/k/a Mary Baylis.

PLANTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

VS

DEFENDANT: **Dawn G. Scanlon, Executrix of the Estate of Mary G. Baylis a/k/a Mary Baylis, Deceased**

SALE ADDRESS: 399 State Road, West Grove, PA 19390

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

**SALE NO. 20-3-105**

**Writ of Execution No. 2017-03746**

**DEBT \$304,227.72**

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

BLR # 53-4-14

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **Dolores J. Brown**

SALE ADDRESS: 1529 Meadowbrook Lane, West Chester, PA 19380-5917

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

**SALE NO. 20-3-107**

**Writ of Execution No. 2019-01103**

**DEBT \$228,170.58**

ALL THAT CERTAIN unit in the property situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania, being Lot No. 47 in the "Site Plan for Victoria Gardens, Kennett Township, Chester County, PA" prepared by Brandywine Valley Engineers, a Division of Vollmer Associates, LLP, Sheet No. 4 of 18, last revised on November 10, 2000, and recorded on March 25, 2005, by the Chester County Recorder of Deeds in Book 6445, at Page 155, as Instrument No. 10517354, and subject to a Declaration dated March 26, 2002, and recorded on, May 1, 2002, by the Chester County Recorder of Deeds in Record Book 5270, at Page 142, with a proportionate undivided 1/118th interest in the Common Elements.

BEING THE SAME PREMISES AS Victoria Gardens, L.P., a PA Limited Partnership, by and thorough its President Member, James V. Gannon, of Longwood Crossing Properties, LLC, General Partner, by Deed dated March 8, 2005, and recorded on March 25, 2005, by the Chester County Recorder of Deeds in Deed Book 6445, at Page 155, as Instrument No. 10517354, granted and conveyed unto Philip R. Fash and Jean M. Fash, as Tenants by the Entireties.

UPI NO. 62-04-0782

PLANTIFF: Statebridge Company, LLC

VS

DEFENDANT: **Jean M. Fash and Philip R. Fash**

SALE ADDRESS: 502 Victoria Gardens Drive, Kennett Square, PA 19348

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

**SALE NO. 20-3-110****Writ of Execution No. 2019-04897****DEBT \$91,401.68**

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the East House of a block of two brick dwelling houses designated at #215 Walnut Street, bounded and described as follows, to wit:

BEGINNING at a point in the North curb line of Walnut Street distance 22.2 feet Eastwardly from the East line of Monroe Street; thence by land now or late of Louis D. Cohen, et ux., and passing through the center of the middle dividing partition in said block of two brick dwelling houses North 09 degrees 15 minutes West, 128.2 feet to land now or late of Jesse Shallcross, et al; thence by the same North 85 degrees 09 minutes East, 19.7 feet; thence by land now or late of Louis D. Cohen, et ux, South 09 degrees 15 minutes East, 126.7 feet to the North curb line of Walnut Street; thence by the same South 80 degrees 45 minutes West, 19.5 feet to the place of beginning.

CONTAINING 24,85 square feet of land, be the same more or less. TOGETHER with all singular 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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well as law in equity, of, in and to the same.

Fee Simple Title Vested in Elizabeth L. Perkins by deed from Pope K. Kousisis, dated 5/23/2008, recorded 5/27/2008, in

the Chester County Clerk's Office in Deed Book 7442, Page 1672 as Instrument No. 10848010

PLANTIFF: Kingsmead Asset Holding Trust

VS

DEFENDANT: **Elizabeth L. Perkins**

SALE ADDRESS: 215 Walnut Street, Coatesville, PA 19320

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

**SALE NO. 20-3-111****Writ of Execution No. 2015-06008****DEBT \$530,725.96**

All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Register Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first

mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 80,599 square feet of land more or less.

UPI# 66-2-1.24

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLANTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage

Pass-Through Certificates, Series 2003-12 VS

DEFENDANT: **Donald Lowry; Rita Lowry; and United States of America, Department of the Treasury - Internal Revenue Service**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

**SALE NO. 20-3-112**

**Writ of Execution No. 2019-01477**

**DEBT \$244,141.71**

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

BLR # 25-8-18.2

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Branch Banking and Trust Company Successor by Merger to Susquehanna Bank

VS

DEFENDANT: **Michael W. Giandonato a/k/a Michael Giandonato & Deborah A. Giandonato a/k/a Debbie Giandonato a/k/a Deborah Giandonato**

SALE ADDRESS: 1352 St Matthews Road, A/K/A 1352 Saint Matthews Road, Chester Springs, PA 19425-2704

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

**SALE NO. 20-3-113**

**Writ of Execution No. 2019-04709**

**DEBT \$221,148.61**

All that certain piece or parcel or Tract of land situate in the Township of East Fallowfield, Chester County, Pennsylvania, and being known as 860 Doe Run Road, Coatesville, Pennsylvania 19320.

Tax Parcel # 47-7-142

PLANTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Walter M. Perdue, Jr.**

SALE ADDRESS: 860 Doe Run Road, Coatesville, PA 19320

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

**SALE NO. 20-3-114**

**Writ of Execution No. 2013-05784**

**DEBT \$335,219.47**

Property situate in the EAST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania

BLR # 30-6-23.4

IMPROVEMENTS thereon: Residential

Dwelling

PLANTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **Shari L. Hardin and Darryl G. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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

**SALE NO. 20-3-115**

**Writ of Execution No. 2018-01211**

**DEBT \$325,877.50**

All that certain piece or parcel of land situate in New London Township, Chester County, Pennsylvania, shown as Lot 29 on a Final Subdivision Plan of Havenstone prepared by Hillcrest Associates, Inc. dated April 5, 2002, last revised February 5, 2004. Being more particularly bounded and described as follows:

Beginning at a point on the southeasterly right-of-way line of Bob's Lane (50' R/W), said point being the northerly corner of Lot 28.

Thence by said right-of-way line N45°15'01"E 144.44' to a point and corner of Lot 30. Thence by Lot 30, S35°52'21"E 277.82' to a point in line of land of Community Open Space. Thence by said land S45°15'01"W 101.56' to a point and corner of Lot 27.

Thence partly by Lot 27 and partly by Lot 28, N44°44'59"W 274.49' to the first mentioned point and place of beginning.

Containing 0.775 acres of land to be the some more or less. ' 4

Under and subject to a 20' wide Drainage

Easement as shown on the above referenced plan.

Being more particularly bounded and described as follows:

Beginning at a point in line of Lot 30 said point being located N35°52'21"W 62.75' from the corner of Lots 29 and 30 in line of land of Community Open Space.

Thence crossing Lot 29, the following three courses and distances:

1) S68°19'11"W 52.29' to a point. 2) S81°28'09"W 44.86' to a point.

3) S63°43'43"W 28.41' to a point in line of Lot 28.

Thence by Lot 28, N44°44'59"W 21.09' to a point.

Thence crossing Lot 29, the following three courses and distances:

1) N63°43'43"E 38.22' to a point.

2) N81°28'09"E 45.68' to a point.

3) N68°19'11"E 44.93' to a point in line of Lot 30.

Thence by Lot 30, S35°52'21" E 20.63' to the first mentioned point and place of beginning.

Be the contents thereof whatever it may.

Title to said Premises vested in Michael Depoulter by Deed from Wilkinson Allegiance, LLC dated August 19, 2005 and recorded August 24, 2005 in the Chester County Recorder of Deeds in Book 6596, Page 2059 as Instrument Number 10567624.

PLANTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bob's Lane, Lincoln University, PA 19352

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

**SALE NO. 20-3-118**

**Writ of Execution No. 2019-02788**

**DEBT \$267,104.94**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Welsh and Associates, Inc., Civil Engineers and Surveyors, Downingtown, Pennsylvania, dated 6/20/2000, and last revised 9/10/2002 and recorded in Plan No. 16751 as follows, to wit: BEGINNING at a point on the Southwesterly side of Cornwall Place, a corner of Lot 50 on said Plan; thence extending along Cornwall Place, South 39 degrees 42 minutes 05 seconds East, 100.00 feet to a point a corner of Lot 48; thence extending along Lot 48, South 50 degrees 17 minutes 55 seconds West, 202.60 feet to a point in line of Lot 44; thence extending along Lot 44, North 56 degrees 36 minutes 59 seconds West, 23.53 feet to a point a corner of Lot 51; thence extending along Lot 51, North 02 degrees 33 minutes 58 seconds West, 97.20 feet to a point a corner of Lot 50, aforesaid; thence extending along Lot 50, North 50 degrees 17 minutes 55 seconds East, 150.77 feet to the point and place of beginning. BEING Lot 49 on said Plan.

UPI/Parcel No.: 28-5-285

Fee Simple Title Vested in Jacinto V. Reynoso and Gregoria E. Reynoso, husband and wife, as tenants by the entirety, their successors, heir and assigns by deed from Calnshire Estates, LLC, dated 04/02/2007, recorded 05/02/2007, in the

Chester County Clerk's Office in Deed Book 7147, Page 1164.

PLANTIFF: Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-2, Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-2

VS

DEFENDANT: **Jacinto V. Reynoso and Gregoria E. Reynoso a/k/a Gregoria Elizabeth Reynoso**

SALE ADDRESS: 134 Cornwall Place, Coatesville, PA19320

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

**SALE NO. 20-3-120**

**Writ of Execution No. 2018-03480**

**DEBT \$251,092.14**

ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running Northwardly from the Philadelphia and Lancaster Turnpike, where the Pennsylvania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and Southwardly from the Southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald; thence by a line at right angles with Warren Avenue, and along the Northerly line of said John Fitzgerald's other land, North 72°27' East, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie; thence along said Okie's land, North 25°35" West, 30.4 feet; thence still along said Okie's land North

32' minutes East, 34.5 feet to a corner of said Okie's land; thence along the Southerly side of said Joseph Williams land South 66°33' West, 136 feet; thence along the center line of Warren Avenue South 17°33' East, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Timothy I. Melvin, by Deed dated 9/10/2003 and recorded 9/23/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5903, Page 132, granted and conveyed unto Timothy I. Melvin and Treva Hall Melvin.

PARCEL NO.: 55-2H-119

IMPROVEMENTS thereon: Residential Property

PLANTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **Timothy I. Melvin and Treva Hall Melvin a/k/a Treva Hall**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

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

**SALE NO. 20-3-123**

**Writ of Execution No. 2019-07342**

**DEBT \$117,298.84**

PROPERTY SITUATE IN CALN TOWNSHIP

TAX ID / UPI PARCEL NO. 39-03G-0005 / 39-3G-5

SOLD AS THE PROPERTY OF: **LATISHA DEVEAUX**

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Quicken Loans, Inc.

VS

DEFENDANT: **Latisha Deveaux**

SALE ADDRESS: 1208 Blackhorse Hill Road, Coatesville, PA 19320

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

**SALE NO. 20-3-124**

**Writ of Execution No. 2019-01802**

**DEBT \$327,423.46**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 26 AS SHOWN ON SUBDIVISION AND LAND DEVELOPMENT PLAN OF "WOODS OF EDGES MILL" PREPARED BY CHESTER VALLEY ENGINEERS, INC. DATED JUNE 16, 2002, LAST REVISED NOVEMBER 4, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY AS PLAN NO. 16473.

TITLE TO SAID PREMISES IS VESTED IN SILAS C. ADAMS AND MADELINE E. BARRETT BY DEED FROM NATIONAL RESIDENTIAL NOMINEES SERVICES, INC. DATED NOVEMBER 6, 2015 AND RECORDED DECEMBER 3, 2015 IN DEED BOOK 9226, PAGE 2067.

TAX I.D. #: 3904 035600

PLANTIFF: Navy Federal Credit Union

VS

DEFENDANT: **Silas C. Adams and Madeline E. Barrett**

SALE ADDRESS: 308 Hidden Creek Drive, Downingtown, PA 19335

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

**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. 20-3-127**

**Writ of Execution No. 2019-03815**

**DEBT \$13,814.02**

Property situate in the VALLEY TOWN-  
SHIP, CHESTER County, Pennsylvania.

BLR# 38-2-69

IMPROVEMENTS thereon: Residential  
Dwelling

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

VS

DEFENDANT: **Gerald F. Conway**

SALE ADDRESS: 150 Country Club

Road, Coatesville, PA 19320

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

**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 School-  
house 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 formerly 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 Aldelgunde 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. 20-3-134**

**Writ of Execution No. 2018-04594**

**DEBT \$317,359.61**

All that certain lot or piece of ground, Situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Whitehorse Glen (now known as Brandywine Preserve) prepared by Stackhouse Bensinger Inc., dated 3-3-2005, last revised 10-15-2006 and recorded as Plan File No. 18418, as follows, to wit:

Beginning at a point on the Northwestern right of way line of Whitehorse Drive (50 feet wide), a corner of Lot No. 16 on said Plan; thence extending from said beginning point along Whitehorse Drive on the arc of a circle curving to the left having

a radius of 250.00 feet the arc distance of 96.09 feet (and a chord bearing of South 13 degrees 05 minutes 39 seconds West 95.50 feet) to a point, a corner of Lot No. 14 on said Plan; thence leaving Whitehorse Drive and extending along Lot 14 North 87 degrees 55 minutes 01 second West 152.85 feet to a point, a corner of Open Space C on said Plan; thence extending along Open Space C North 09 degrees 54 minutes 27 seconds East 148.12 feet to a point, a corner of Lot No. 16 aforesaid; thence extending along Lot 16 South 66 degrees 21 minutes 46 seconds East 149.49 feet to a point on the Northwestern right of way line of Whitehorse Drive, the first mentioned point and place of beginning.

Being Lot No. 15 on said Plan.

BLR # 22-3-61.16

TITLE TO SAID PREMISES VESTED IN Jason A. Martin, a single man by deed from The Rutt Family Sonshine, LP, dated 10/11/2011 and recorded 10/17/2011 in Book 8268 page 82.

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

VS

DEFENDANT: **Jason A. Martin**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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

**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 BRADLEY

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Pennsylvania Housing Finance 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**

**SALE NO. 20-4-136**

**Writ of Execution No. 2017-02756**

**DEBT \$12,142.39**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to an Amended Subdivision Plan for Ewing Tract, made by Taylor Wisman & Taylor, dated 5/22/ 2006 to wit:

BEGINNING at a point of the Southeast-erly side of Brookshire Drive, a corner of Lot No. 96; thence from said beginning point along Brookshire Drive, North 40 degrees 29 minutes 00 seconds East, 38,000 feet to a point, a corner of Lot No. 98; thence along the same, South 49 degrees 31 minutes 00 seconds East, 140.00 feet to a point in line of Open space; thence along the same South 40 degrees 29 minutes 00 seconds West, 38.00 feet to a point, a corner of Lot No. 96; thence along the same North 49 degrees 31 minutes 00 seconds West, 140.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 97 as shown on said Plan. Made the 25th day of October, 2007, between Orleans at Upper Uwchlan, L.P.,

and Pennsylvania limited partnership (herein after called the Grantor(s)) AND Anthony J. Molloy, Jr. and Patricia T. Molloy, husband and wife as tenants by the entirety (herein after called the Grantee(s)).

BEING UPI NO. 32-4-794

PLAINTIFF: Upper Uwchlan Township Municipal Authority

VS

DEFENDANT: **Anthony J. Molloy, Jr. & Patricia T. Molloy**

SALE ADDRESS: 2315 Brookshire Drive, Chester Springs, PA 19425

PLANTIFF ATTORNEY: **JONATHAN R. LONG, ESQ 610-436-4400 EXT 1100**

**SALE NO. 20-4-137**

**Writ of Execution No. 2018-03517**

**DEBT \$4,894.63**

ALL THAT CERTAIN tract of land (with partially completed building thereon erected), situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner thereof, a point in the public road leading from Rockville to Cupola, a corner of land of William C. Messner and wife, and located a distance of 168 feet, more or less, Southward from a point in said road, and original corner of premises of the land now or late of William E. Myers; thence extending along in the said road, thence leaving the road, by remaining land of Myers North 80 degrees 30 minutes West 360 feet to an iron pin in the line of land of Theodore Irwin, thence by said land, North 2 degree 36 minutes 77 feet to an iron pin; thence by land of said Messner and wife, South 80 degrees 30 minutes East, 386 feet to the place of beginning.

CONTAINING 105 perches of lane, (according to survey of Howard E. Ranck).

AND BEING the same premises which Vernon H. Shephard and Denise M. Shephard, his wife by Deed of Correction dated September 21, 2004 and recorded January 19, 2005 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 6389 page 1646 granted and conveyed unto Vernon H. Shephard and Denise Shephard, his wife, in fee.

BEING UPI NO. 22-8-15.1

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Vernon H. Shephard & Denise M. Shephard**

SALE ADDRESS: 579 Cupola Road, Honey Brook, PA 19344

PLANTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

**SALE NO. 20-4-138**

**Writ of Execution No. 2017-01420**

**DEBT \$5,710.50**

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Honey Brook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan for "Harvey and Laura H. Waltz" made by John D. Stapleton, III, registered land surveyor, dated 1-22-1988, last revised 7-17-90, and recorded as Plan No. 10869, as follows, to wit:

Beginning at a point on the Southeast side of Vine Street (33 feet wide) at a corner of the Lot No. 2 on said plan; thence extending from said beginning point along the Southeast side of Vine Street North 39 degrees 46 minutes 09 seconds East 90.50 feet to a point a corner of lands now or late of Jonas K. and Lizzie F. Beiler; thence

extending along the same and partly along the lands now or late of Lester J. and Ruth A. Romig the two (2) following courses and distance (1) South 50 degrees 13 minutes 09 seconds West, 90.50 feet to a point on a corner of Lot No. 1, aforesaid; thence extending along the same North 50 degrees 13 minutes 51 seconds West, 66.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

BEING the same premises which Constance Axe, Administrator of the Estate of Richard M. Thomas, a/k/a Richard Morgan Thomas, deceased by Indenture bearing date October 26, 2007 and recorded November 8, 2007 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7302 page 1071 granted and conveyed unto Samuel E. Fisher, I, in fee.

BEING UPI NO. 12-2-48

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Samuel I. E. Fisher**

SALE ADDRESS: 640 Vine Street, Honey Brook, PA 19344

PLANTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

**SALE NO. 20-4-139**

**Writ of Execution No. 2017-06274**

**DEBT \$5,900.64**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, described according to a final Subdivision Plan (Section 1), March Harbour, Phase Two, made by NEPO Associates, Inc., Consulting Civil Engineers, 127 Willbrook Lane, West Chester, PA 19382 dated 10/13/1989, last revised

10/14/ 1993 and recorded in the Chester County Recorder of Deeds as Plan File No. 12280 bounded and described as follows, to wit:

BEGINNING at an interior point a corner of Lot #221 on said plan: thence extending along open space, south 56 degrees 39 minutes 31 seconds West 22.00 feet to a corner, thence extending along open space north 33 degrees 20 minutes 29 seconds West 100.00 feet to another corner of open space thence extending north 56 degrees 39 minutes East 22 feet to a corner of Lot #221 on said plan; thence extending along said lot South 33 degrees 20 minutes 29 seconds East 100 feet to the first mentioned point and place of beginning.

BEING Lot #222

BEING the same premises which Scott E. Gelnett by Deed dated 08/30/1996 and recorded 08/25/1996 in the County of Chester, Commonwealth of Pennsylvania, in Deed Book 4087 page 1934 conveyed unto Michelle A. Saporano, in fee.

BEING UPI NO. 32-3Q-222

PLAINTIFF: Upper Uwchlan Township Municipal Authority

VS

DEFENDANT: **Robert D. Graham & Lauren C. Graham**

SALE ADDRESS: 1810 Harbour Ridge Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ 610-436-4400 EXT 1100**

**SALE NO. 20-4-140**

**Writ of Execution No. 2017-06274**

**DEBT \$5,900.64**

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Upper Uwchlan, Chester County, PA bounded and described according to a Plan of Sub-

division for Gilbert W. Cornog, made by Henry S. Coarey, Inc., date May 8, 1980, last revised July 11, 1980 and recorded in Chester County as Plan No. \_\_\_\_ as follows, to wit:

BEGINNING at a point on the Northeast side of Seabury Lane, a corner of Lot No. 3 as shown on said Plan; THENCE from said beginning point along the Northeast side of Seabury Lane on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 126.24 feet to a point a corner of Lot No. 1 North 69 degrees 43 minutes 54 seconds East 221.93 feet to a point in line of Lot No. 6 of Milford Meadows; THENCE along Lot No. 6 and 5 of Milford Meadows, South 42 degrees 24 minutes 24 seconds East 155.75 feet to a point, a corner of Lot No. 3; THENCE along Lot No. 3, the following courses and distances: (1) South 47 degrees 35 minutes 36 seconds West, 147.65 feet; (2) North 87 degrees 30 minutes 25.3 seconds West, 175.59 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 2 as shown on said Plan.

BEING the same premises which JOSEPH A. PICCONE, INC., by Indenture bearing date 1/9/1987 and recorded 1/20/1987 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 604 page 265 etc., granted and conveyed unto CHARLES A. YOUNG and LISA A. YOUNG, in fee.

BEING UPI NO. 32-3-11.4B

PLAINTIFF: Upper Uwchlan Township  
VS

DEFENDANT: **Jerold A. Sainsbury**

SALE ADDRESS: 9 Seabury Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ 610-436-4400 EXT 1100**

**SALE NO. 20-4-142****Writ of Execution No. 2017-04704****DEBT \$1,702.75**

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

TAX PARCEL No. 16-10-216

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Marcus Winkey & Krystal Myers**

SALE ADDRESS: 327 Community Lane, Coatesville, PA 19320

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

**SALE NO. 20-4-146****Writ of Execution No. 2017-03221****DEBT \$1,677.61**

ALL THAT CERTAIN message and tract of land situate in the South side of Walnut Street in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-266

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Louis J. Mascherino**

SALE ADDRESS: 1202 Walnut Street, Coatesville, PA 19320

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

**SALE NO. 20-4-147****Writ of Execution No. 2017-05713****DEBT \$6,027.01**

All that certain residential unit situate in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being Lot #222 according to a Final Subdivision Plan (Section I), Marsh Harbour, Phase Two, made by NEPO Associates, Inc., dated 10/13/1989, revised 10/14/1993, recorded in Chester County as Plan File No. 12280.

Tax Parcel No. 32-3Q-222

PLAINTIFF: Marsh Harbour Community Association

VS

DEFENDANT: **Lauren C. Graham & Robert D. Graham**

SALE ADDRESS: 1810 Harbour Ridge Lane, Downingtown, PA 19335

PLANTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES, 610-889-0700**

**SALE NO. 20-4-148****Writ of Execution No. 2017-09412****DEBT \$1,296.39**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 47-6-39.2

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way, E. Fallowfield, PA 19320

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

**SALE NO. 20-4-149****Writ of Execution No. 2019-09264****DEBT \$194,802.54**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, Bounded and described according to a plan of property of Ralph N. Finkbinder, made by William L. Conover, Registered Land Surveyor, Spring City, Pennsylvania, dated 5/4/1978 (Plan #78 014) as follows, to wit:

BEGINNING at a point on the Northeastly side of Cedar Street (57 feet wide) which point is at the distance of 74 feet measured North 0 degrees 39 minutes West from the point of intersection of the said northeasterly side of Cedar Street and the Northerly side of School Alley (20 feet wide); thence extending from said point of beginning along the said Northeastly side of Cedar Street North 0 degrees 39 minutes West 35 feet to a point a corner of the remaining lot on said plan; thence extending along the same North 89 degrees 21 minutes East 150 feet to a point on the Westerly side of a certain unnamed alley (20 feet wide); thence extending along the Westerly side thereof south 0 degrees 39 minutes East 35 feet to a point a corner of land now or late of George Bauer; thence extending along said land South 89 degrees 21 minutes West 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MARIA H. CARREON BY DEED FROM LOUIS E. CARREON AND MARIA H. CARREON, DATED JUNE 12, 1997 RECORDED JUNE 25, 1997 IN BOOK NO. 4194 PAGE 0804.

Tax Parcel # 14-02-0033.020

PLAINTIFF: HBSC Bank USA National Association (Trustee)

VS

DEFENDANT: **Maria aka Maria H. Carreon**

SALE ADDRESS: 527 North Cedar Street, Spring City, PA 19475

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

**SALE NO. 20-4-150****Writ of Execution No. 2019-05207****DEBT \$338,169.95**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being a portion of property of James Buchan, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, as shown on Survey and Plan thereof, made for J. Buchan by H.H. Hopkins, Jr., Registered Surveyor, on the 10th day of September A.D. 1963 as follows, to wit:

BEGINNING at a point in the middle line of Harmony Hill Road (33 feet wide), said point at a distance of 19.85 feet measured North 66 degrees 39 minutes 20 seconds East along middle line of Harmony Hill Road from a spike in the middle line thereof and being a corner of land of J. Buchan, and land now of formerly of Charles J. Lockner; thence extending from said beginning point, along the said middle line of Harmony Hill Road the two following courses and distances, viz: (1) North 66 degrees 39 minutes 20 seconds East 226.50 feet to a point a corner of this land and other land now or late of J. Buchan; thence leaving said Harmony Hill Road and extending along land of J. Buchan the three following courses and distances, viz: (1) South 16 degrees 36 minutes 20 seconds East 440 feet to a point, being partly along a fence line; thence (2) South 75 degrees 54 minutes 20 seconds West 303.04 feet to a point; thence (3) North 16 degrees 36 minutes 20 seconds West 427.61 feet

to the first mentioned point and place of beginning.

Containing 3.0472 acres of land, be the same more or less.

Title is vested in Charles McGlinn by deed from Roxanna Liberace, dated 04/29/2005 and recorded 05/04/2005 in Book 6480 and Page 1802, as Instrument Number 10529332.

Tax ID: 51-02-0130.010

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset-Backed Pass-Through Certificates, Series 2005-HE4

VS

DEFENDANT: **Charles McGlinn**

SALE ADDRESS: 1030 Harmony Hill Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

**SALE NO. 20-4-152**

**Writ of Execution No. 2014-01594**

**DEBT \$146,346.21**

All that certain brick message and lot of land known as No. 233 High Street, Situate on the Northerly side of said street between Main Street and Marshall Street, in the Fifth Ward of the Borough of Phoenixville. Bounded and described according to a survey made by W.E. Knapp, Jr., C.E. September 6, 1923, as follows, to wit:

Beginning on the Northerly curb line of High Street at a corner of the Pennsylvania Hotel property; thence along the same North 14 degrees 30 minutes East 58 feet to a point of reflection; thence North 3 degrees East 42 feet to a another corner of the Pennsylvania Hotel property above mentioned; thence along the same North 88 degrees 45 minutes West 16 feet to lands now or late of Peter Binkoski;

thence along the same and passing through the center of the division wall dividing the house known as No. 235 High Street South 12 degrees West 98.92 feet to the Northerly curb line of High Street; thence along the same South 748 degrees East 19.58 feet to a corner of the Pennsylvania Hotel property, the place of beginning.

Being the same premises which Lee F. Erb, by deed dated April 4, 2006, and recorded April 12, 2006 in the Recorder of Deeds Office of Chester County in Book 6812, Page 2270, granted and conveyed unto Andrew Duren, Jr., in fee.

Being Parcel No. 15-5-499

PLAINTIFF: COBA, INC. assignee of TD BANK, N.A. successor by merger to COMMERCE BANK, N.A.

VS

DEFENDANT: **Andrew Duren, Jr.**

SALE ADDRESS: 233 E. High Street a/k/a 233 High Street, Phoenixville, PA 19460

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

**SALE NO. 20-4-153**

**Writ of Execution No. 2019-06420**

**DEBT \$408,216.60**

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected, situate in London Britain Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Landenberg to Mercers Mill, said point being located South 40 degrees 55 minutes West one hundred ninety (190) feet from a point in line of land now or late of David Whitting and said point being a corner of land now or late of George J. Fisher, thence along land of said George J. Fisher, South 20

degrees 15 minutes East seven hundred forty and eighty one hundredths (740.81) feet to a pipe line of land now or late of Robert Preston and passing over a pipe on the southerly side of said road; thence along land of same, South 83 degrees 45 minutes West two hundred seventy seven and forty eight hundredths (277.48) feet to a pipe; thence by a new line dividing land about to be conveyed from land now or late of Sherwood G. Holt and Carolyn R. Holt, North 36 degrees 14 minutes West four hundred seventy two and fourteen hundredths (472.14) feet to a point in the center of aforesaid road and passing over a pipe on the southerly side of said road; thence along the center of said road, North 40 degrees 55 minutes East four hundred fifty five and seventy five hundredths (455.75) feet to the place of beginning.

CONTAINING four and seventy two hundredths (4.72) acres of land more or less.

ALSO ALL THAT CERTAIN tract of ground located in London Britain Township, Chester County, Pennsylvania, bounded and described according to a survey made by Manley N. White, R.S., dated August 1, 1949 as follows, to wit:

BEGINNING at a point in the center of a public road leading from Landenberg to Mercer's Mill, said point being the Northwest corner of land of the Chiltons; thence along the center line of said public road, the following three courses and distances: (1) South 40 degrees 55 minutes West seventy nine and twenty five hundredths (79.25) feet; (2) South 32 degrees 30 minutes West two hundred seventy five (275) feet to a point; (3) South 23 degrees 9 minutes West one hundred sixty one and four tenths (161.4) feet to a point being a corner of land now or late of Robert Preston thence by Preston's land passing over an iron pin on the East side of said road, North 63 degrees 45 minutes East five hundred forty five and thirty five hundredths (545.35) feet to a corner of land of the Chiltons; thence along land of the

Chiltons, North 36 degrees 14 minutes West four hundred seventy two and fourteen hundredths (472.14) feet to the point and place of beginning.

CONTAINING 2.7244 acres, more or less.

BEING THE SAME PREMISES which Robert M. Shellenbarger and Betty Wise Shellenbarger, his wife, by Deed dated August 18, 1967 and recorded August 21, 1967 in the Office of the Recorder of Deeds in and for Chester County in Deed Book S 37, Page 718, granted and conveyed unto James W. Frankowsky and Grace J. Frankowsky, his wife, as Tenants by the Entireties.

And the said James W. Frankowsky departed this life on March 25, 2013.

And the said Grace J. Frankowsky departed this life on October 13, 2018.

PARCEL NO.: 73-3-14

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: CITIMORTGAGE, INC.

VS

**DEFENDANT: Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or Interest from or Under Grace J. Frankowsky, Deceased**

SALE ADDRESS: 238 Mercer Mill Road, Landenberg, PA 19350

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

**SALE NO. 20-4-154**

**Writ of Execution No. 2018-03458**

**DEBT \$195,158.28**

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded

and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road North 50 degrees 44 minutes 10 seconds East 96.16 feet to a point, a corner of Lot #36; thence extending along the same South 39 degrees 15 minutes 50 seconds East, 225.00 feet to a point, a corner of Lot #27; thence extending along same South 50 degrees 44 minutes 10 seconds West, 96.16 feet to a point in line of the afore-said Open Space; thence extending along the same North 39 degrees 15 minutes 50 seconds West 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

Fee Simple Title Vested in Marcus Laneby deed from, Damian G. Mataraza and Sandra F. Mataraza, Husband and Wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of deeds in Deed Book 8222, Page 1530.

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **Marcus N. Lane a/k/a Marcus Lane**

SALE ADDRESS: 44 Wick Drive, Park-  
esburg, PA 19365

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

**SALE NO. 20-4-155**

**Writ of Execution No. 2019-06262**

**DEBT \$109,943.73**

ALL THAT CERTAIN property situated

in the village of Glen Moore, Township of Wallace, County of Chester and Commonwealth of Pennsylvania bounded and described as follow:

BEGINNING at the southwest corner thereof, a point in the state highway leading from Glen Moore to Downingtown a corner of land of A.C. Grey; thence along in the highway, by land of George W. Balentine, north seventeen degrees west, 100 feet to a point in said highway; thence by the same, crossing an iron pin at the east side thereof, north seventy-three degrees fifty-five minutes east 191 feet to an iron pin at the west side of the D. & L. Branch of the Pennsylvania railroad company, 30 feet from the center thereof, thence along the same south four degrees forty-three minutes east 127 feet to an iron pin, 30 feet from the center line; thence by land of A.C. Grey, south eighty-three degrees west 165 feet to the place of beginning.

CONTAINING .454 acres of land, be the same more or less.

BEING the same premises which Charles R. Chilcote and Frances A. Chilcote, his wife, by Deed dated October 28, 1964 and recorded October 29, 1964 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book B36 Page 327, granted and conveyed unto Robert M. McIlvain, in fee.

AND being the same premises which Robert McIlvain and Emilie McIlvain, husband and wife, by Deed dated January 8, 2002 and recorded January 18, 2002 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5176 Page 913, granted and conveyed unto Brian J. Baum and Nancy K. Baum, husband and wife, as Tenants by the Entirety, in fee.

UPI NO. 31-4E-46

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust B

VS

DEFENDANT: **Brian J. Baum and Nancy K. Baum**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

PLANTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

**SALE NO. 20-4-156**

**Writ of Execution No. 2019-04713**

**DEBT \$146,187.34**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Woodlawn Made by Consolidated Engineers and Consultants, Inc. dated April 22, 1987 last revised June 24, 1996 and recorded in Chester County Recorder of Deeds on July 3, 1996 as Plan #13456, as follows, to wit:

BEGINNING at an interior point from Woodlawn Street a corner of Unit 9 on said Plan; thence extending along said Unit North 35 degrees 55 minutes 00 seconds West, crossing a utility right of way 60.00 feet to a point; thence extending South 54 degrees 05 minutes 00 seconds East 20.00 feet to a point a corner of Unit 7; thence extending along same South 35 degrees 55 minutes 00 second West recrossing said utility right of way 60.00 feet to a point; thence North 54 degrees 05 minutes 00 seconds West 20.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,000 square feet more or less.

BEING KNOWN AS Lot 8 on said Plan.

BEING the same property conveyed to Van Chau and Trinh Chau from Stephen E. Wright and Theresa A. Wright, his wife, by Deed dated February 27, 2003 and recorded on March 11, 2003 in the Office of the Recorder of Deeds of Chester County

in Book 5602 at Page 2109, as Document ID: 10201354.

BEING Parcel Number 15-11-282.

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWMB, INC., CHIL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HYB2 c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Trinh Chau & Van Chau**

SALE ADDRESS: 943 Woodlawn Avenue, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **THE PINCUS LAW GROUP, PLLC 484-575-2201**

**SALE NO. 20-4-157**

**Writ of Execution No. 2018-04469**

**DEBT \$91,016.41**

PROPERTY SITUATE IN THE CITY OF COATESVILLE

TAX PARCEL# TAX ID/UPI PARCEL NO. 16-06-0817/16-6-817

SOLD AS THE PROPERTY OF: HAROLD KYLE WOODLEY

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST c/o FAY SERVICING, LLC

VS

DEFENDANT: **Harold Kyle Woodley**

SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320

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

**SALE NO. 20-4-161**

**Writ of Execution No. 2018-02030**

**DEBT \$349,674.17**

ALL THAT CERTAIN lot or tract of land SITUATE in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Willowdale Crossing" prepared by Momenee and Associates, dated August 2, 1996 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13521, as follows, to wit:

BEGINNING at a point in the northeasterly side of Meadowbank Road (50 feet wide) a corner of Open Space on said Plan; THENCE extending along the northeasterly side of Meadowbank Road North 03 degrees 47 minutes 45 seconds West, 62.13 feet to a point of curve; THENCE still along the same on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 37.74 feet to a point; THENCE extending along Lot 106 and through an Easement on said Plan North 78 degrees 33 minutes 54 seconds East, 148.45 feet to a point; THENCE extending along Lot 104 on said Plan South 66 degrees 18 minutes 00 seconds East, 20.00 feet to a point; THENCE extending along Open Space aforementioned South 03 degrees 48 minutes 18 seconds East 106.86 feet to a point; THENCE still along the same South 86 degrees 11 minutes 41 seconds West, 160.00 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING THE SAME PREMISES which Bryan Shinn and Lisa Shinn, husband and wife, by Deed dated August 4, 2003 and recorded November 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5974, Page 1046, granted and conveyed unto CHRISTOPHER LAPSZYNSKI and KRZYSTYNA LAPSZYNSKI, husband and wife.

BEING Chester County UPI # 61-5K-1

IMPROVEMENTS thereon: Residential Property PLAINTIFF: US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1

VS

DEFENDANT: **Christopher Lapszynski a/k/a Christopher A. Lapszynski & Krystyna Lapszynski**

SALE ADDRESS: 704 Meadowbank Road, Kennett Square, PA 19348

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

**SALE NO. 20-4-163**

**Writ of Execution No. 2017-05457**

**DEBT \$139,449.63**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE HEREDITAMENTS AND APPURTENANCES, THEREON, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED IN ACCORDANCE WITH A PLAN OF PROPERTY FOR A.J. BRYAN, INC., MADE BY AUTILLO-DORAN ASSOCIATED, NEWTOWN SQUARE, PENNSYLVANIA, FEBRUARY 26, 1965 LAST REVISED MAY 2, 1966.

TAX PARCEL # 53-3H-88

PLAINTIFF: LSF9 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Miriam P. Dziewit & John J. Dziewit, Jr.**

SALE ADDRESS: 1406 Grand Oak Lane, West Chester, PA 19380

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

**SALE NO. 20-4-166**  
**Writ of Execution No. 2016-01001**  
**DEBT \$703,732.99**

PROPERTY SITUATE IN TOWNSHIP  
 OF TREDYFFRIN

TAX PARCEL # 43-11B-37

SOLD AS THE PROPERTY OF: JOSEPH  
 GLEASON and SARAH GLEASON

IMPROVEMENTS thereon: Residential  
 Dwelling

PLAINTIFF: DIPLOMAT PROPERTY  
 MANAGER, LLC

VS

DEFENDANT: **Joseph Gleason & Sarah  
 Gleason**

SALE ADDRESS: 425 Woodcrest Road,  
 Wayne, PA 19087

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

**SALE NO. 20-4-167**

**Writ of Execution No. 2019-10345**  
**DEBT \$250,281.41**

Property situate in the LONDON BRIT-  
 AIN TOWNSHIP, CHESTER County,  
 Pennsylvania

BLR # 73-2-25.16

IMPROVEMENTS thereon: Residential  
 Dwelling

PLAINTIFF: U.S. Bank National Asso-  
 ciation, as Trustee for Structured Asset  
 Investment Loan Trust Mortgage Pass-  
 Through Certificates, Series 2006-Bnc3

VS

DEFENDANT: **Jacqueline McGonigle**

SALE ADDRESS: 12 Crestview Road,  
 Landenberg, PA 19350-9134

PLANTIFF ATTORNEY: **PHELAN**

**HALLINAN DIAMOND & JONES,  
 LLP 215-563-7000**

**SALE NO. 20-4-168**

**Writ of Execution No. 2019-10343**  
**DEBT \$129,891.37**

ALL THAT CERTAIN lot or parcel of  
 land situated in the Borough of South  
 Coatesville, County of Chester, Common-  
 wealth of Pennsylvania, being more fully  
 described in Deed dated October 18, 2004  
 and recorded in the Office of the Chester  
 County Recorder of Deeds on October 22,  
 2004, in Deed Book Volume 6314 at Page  
 1697, Instrument No. 10471570.

Tax Parcel No. 9-3-64.4

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **Golden Monroe & Car-  
 olyn McClain**

SALE ADDRESS: 34 1/2 Penn Avenue,  
 Coatesville, PA 19320

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

**SALE NO. 20-4-169**

**Writ of Execution No. 2019-10792**  
**DEBT \$515,388.80**

**IMPORTANT**

**Chester County Sheriff Sale is ONLY  
 for Tax Parcel No. 60-7-19.19 in New  
 Garden Township, Chester County, PA  
 a portion of the dual-state residential  
 property with a mailing address of 10  
 Ironwood Drive, Newark, DE 19711.**

ALL THAT CERTAIN LOT, PIECE OR  
 parcel of land situate in part in Mill Creek  
 Hundred, New Castle County and State  
 of Delaware, and in part in New Garden

Township, previously erroneously stated as London Britain Township, Chester County and Commonwealth of Pennsylvania, known as Lot No. 55, Section 3, as shown on a Plan of LAMATAN II, made by George R. Regester, Jr., & Sons, Inc., Registered Land Surveyors, dated January 5, 1968 and of record the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Microfilm No. 1334, and more particularly bounded and described in accordance with a recent survey prepared by Ramesh C. Batta Associates, P.A., dated June 27, 1988, as follows, to-wit:

BEGINNING at a point on the Northerly side of Ironwood Drive, at fifty feet wide, in the division line between Lots Nos. 55 and 56, Section 3, as shown on said Plan, said point of Beginning, being distant the following three courses and distances measured along the said Northerly side of Ironwood Drive from the Westerly end of a twenty five feet radius junction curve joining the said Northerly side of Ironwood Drive and Westerly side of Quartz Mill Road, at fifty feet wide: (1) South eighty degrees, thirty-two minutes, ten seconds West, two hundred thirty-two and six one-hundredths feet to a point; (2) along a curve having a radius of four hundred fifty feet, an arc distance of one hundred nine and ninety-six one hundredths feet to a point; (3) South sixty-six degrees, thirty-two minutes, ten seconds West, three hundred seventy-one and ninety-two one-hundredths feet to the point of Beginning; thence from said point of Beginning and along the said division line between Lots Nos. 55 and 56, North twenty-five degrees, twenty-eight minutes, thirty-two seconds West, two hundred twenty-seven and forty one-hundredths feet to a point; thence along the division line between Lots Nos. 55, 63 and 64 and crossing the Delaware-Pennsylvania State line South sixty-seven degrees, nineteen minutes, ten seconds West, three hundred thirty and eighty-nine one-hun-

dredths feet to a point; thence along the division line between Lots Nos. 54 and 55, Section 3, and recrossing the said Delaware-Pennsylvania State line South seventy-seven degrees, eighteen minutes, ten seconds East, three hundred fifty and forty-five one-hundredths feet to a point on the said Northerly side of Ironwood Drive; thence thereby the following two courses and distances: (1) along a curve having a radius of fifty feet, an arc distance of forty-two and five one-hundredths feet to a point of compound curve; and (2) along a curve having a radius of twenty-five feet, and arc distance of twenty-one and three one-hundredths feet to the point and place of Beginning.

SUBJECT, as to the portion located in Delaware to the terms, covenants, easements, reservations, and restrictions as set forth in a Declaration by Hwitlers, Inc., a corporation of the State of Delaware, dated June 16, 1969 and of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record R, Volume 82, Page 127.

SUBJECT, as to the portion located in Chester County, Pennsylvania, to the following restrictions, set forth in Deed Book P38 at 765; rights granted to utility companies in miscellaneous Deed Books 188 at Page 961 and 196 at Page 961.

BEING the same lands and premises which GINO J. TORRES and PHYLLIS A. TORRES, his wife, granted and conveyed unto THOMAS J. REITZ and SHIRLEEN G. REITZ, his wife, by deed dated February 2, 1984, and recorded in the Office for the Recording of Deeds in and for New Castle County, State of Delaware in Deed Book P, Volume 125, Page 339; and did also convey to the parties of the first part herein, in fee, by deed dated March 28, 1983 of Chester County and State of Pennsylvania in Deed Book F, Volume 61, Page 433.

Tax Parcel NO.: 60-7-19.10 (Chester County, PA)

BLR# 60-07-0019.100

TITLE TO SAID PREMISES IS VESTED IN Charles A. Ferris and Brenda B. Ferris, h/w, by Deed from Thomas J. Reitz and Shirleen G. Reitz, h/w, dated 06/30/1988, recorded 07/27/1988 in Book 1228, Page 316.

Tax Parcel NO.: 08 022.40 004 (New Castle County, DE)

TITLE TO SAID PREMISES VESTED IN Federal National Mortgage Association, by Sheriff's Deed from the Sheriff of New Castle County dated January 27, 2017, and recorded on February 7, 2017 as Document ID# 20170207-0006973 in the Recorder of Deeds of New Castle County in the State of Delaware.

AGAIN, Chester County Sheriff Sale is ONLY for Tax Parcel No. 60-7-19.19 in New Garden Township, PA, a portion of the dual-state residential property with a mailing address of 10 Ironwood Drive, Newark, DE 19711.

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Federal National Mortgage Association

("Fannie Mae")

VS

DEFENDANT: **Charles Ferris & Brenda Ferris**

SALE ADDRESS: Tax Parcel 60-7-19.19 New Garden Township, PA

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

**SALE NO. 20-4-171**

**Writ of Execution No. 2018-10282**

**DEBT \$185,315.67**

Property situate in the MODENA BOROUGH & EAST FALLOWFIELD TOWNSHIP, CHESTER County, Penn-

sylvania

BLR# 47-5-41

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association

VS

DEFENDANT: **Jack Lebow**

SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320

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

**SALE NO. 20-4-173**

**Writ of Execution No. 2010-00913**

**DEBT \$555,772.81**

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania

BLR # 62-4-745

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **David J. Cranston**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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

**SALE NO. 20-4-174**

**Writ of Execution No. 2018-08154**

**DEBT \$149,140.87**

Property situate in the NORTH COVENTRY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 17-3-183

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, FSB

VS

**DEFENDANT: Lloyd Grant Walton, in His Capacity as Administrator of the Estate of Lloyd Carpenter, Jr., TIARRAN. CARPENTER, in her capacity as Heir of the Estate of TYREE CARPENTER, Deceased Heir of the Estate of LLOYD CARPENTER, JR., TYREE L. CARPENTER, JR, in his capacity as Heir of the Estate of TYREE CARPENTER, Heir of the Estate of LLOYD CARPENTER, JR., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TYREE CARPENTER, DECEASED, HEIR OF LLOYD CARPENTER, JR., Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lloyd Carpenter, Jr, Deceased**

SALE ADDRESS: 1390 Sheep Hill Road, Pottstown, PA 19465-7350

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

**SALE NO. 20-4-176**

**Writ of Execution No. 2019-09808**

**DEBT \$468,012.11**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan of "Valley View", made by ProTract Engineering, Inc., Pottstown, PA, dated 11/8/2002, last revised 10/8/2003 and recorded 4/22/2004 as Plan #17012 as follows, to wit:

Beginning at a point on the Westerly side of Road "A" (to be known as Mendenhall Drive)(50 feet wide), said point being a corner of Lot #15 (as shown on said plan): Thence from said point of beginning extending along said road the 2 following courses and distances: 1) South 00 degrees 29 minutes 27 seconds East 69.18 feet to a point of curve, thence 2) On a line curving to the right having a radius of 240.00 feet an arc distance of 68.56 feet to a point, being a corner of Lot #13; Thence leaving said road extending partially along Lot #13 the 2 following courses and distances: 1) South 73 degrees 08 minutes 32 seconds West 50.00 feet to a point, thence 2) North 89 degrees 36 minutes 55 seconds West 272.93 feet to a point, being a corner of Lot #21; thence leaving Lot #13 extending along Lot #21 North 12 degrees 13 minutes 36 seconds West 149.86 feet to a point, being a common corner of Lots #15, #20 and #21; Thence extending along #15 North 89 degrees 30 minutes 33 seconds East 341.62 feet to the first mentioned and place of beginning.

Being Lot #14 on the above mentioned

plan.

BEING UPI NUMBER 29-7-16.4

BEING THE SAME PROPERTY CONVEYED TO JAMES N. CAMPBELL AND MELINDA K. CAMPBELL, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM FLEMING VALLEY VIEW DEVELOPMENT, LLC, DATED AUGUST 31, 2006, RECORDED SEPTEMBER 26, 2006, AT DOCUMENT ID 10690140, AND RECORDED IN BOOK 6964, PAGE 1002, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Plaza Home Mortgage, Inc.

VS

DEFENDANT: **James Campbell, AKA James N. Campbell & Melinda Campbell, AKA Melinda K. Campbell**

SALE ADDRESS: 44 Mendenhall Drive, Coatesville, PA 19320

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

**SALE NO. 20-4-178**

**Writ of Execution No. 2018-07883**

**DEBT \$238,307.44**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF NOTTINGHAM, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

ALL THAT CERTAIN tract of unimproved ground situate on the southwest side of Elk Road T-336 southeast of its intersection with Little Elk Creek Road T-315 in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania according to a survey by Concord Land Planners and Surveyors, Inc., Oxford, PA

being Lot #1 on Plan Number 9031 dated May 9, 1990, last revised May 29, 1991 and described as follow:

BEGINNING at a p.k. nail set in the centerline of Elk Ridge Road T-336 marking the northerly corner of this and a corner of remaining lands of G. William Freese and James R. Freese of which this was a part; thence along said centerline of Elk Ridge Road (1) South 39 degrees 00 minutes 00 seconds East 200.00 feet to a p.k. nail set marking the easterly corner of this and a corner of said remaining lands of G. William Freese and; thence leaving said centerline of Elk Ridge Road and by said remaining lands of G. William Freese and James R. Freese the following 3 courses and distances: (2) south 52 degrees 39 minutes 45 seconds West crossing over an iron pin set 25.01 feet from said centerline of Elk Ridge Road, a total distance of 242.90 feet to an iron pin set marking the southerly corner of this; thence (3) North 39 degrees 00 minutes 00 seconds West 200.00 feet to an iron pin set marking the westerly corner of this; thence (4) North 52 degrees 39 minutes 45 seconds East crossing over an iron pin set 25.01 feet from aforementioned centerline of Elk Ridge Road, a total distance of 242.90 feet to the point and place of beginning.

CONTAINING 1.115 acres more less.

BEING UPI NUMBER 69-7-53.1

BEING THE SAME PROPERTY CONVEYED TO RODNEY A. BLEVINS AND WENDY BLEVINS, WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JAMES RANDALL FREESE AND KIMBERLY A. FREESE, DATED JULY 31, 2003, RECORDED AUGUST 28, 2003, AT BOOK 5861, PAGE 21, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLAINTIFF: LSF11 MASTER PARTICIPATION TRUST

VS

**DEFENDANT: Rodney A. Blevins, Sr. & Wendy H. Blevins, AKA Wendy H. Leister**

**SALE ADDRESS: 694 Elk Ridge Road, Oxford, PA 19363**

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

**SALE NO. 20-4-179**

**Writ of Execution No. 2014-00895**

**DEBT \$230,963.46**

ALL THAT CERTAIN lot or piece of ground Situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

BEGINNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; Thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175,000 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; Thence leaving Quill Court along the arc of a circle curving to the right have a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul de sac (of irregular width) at the terminus of Quill Court; Thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distance of 44.32 feet to a point, a corner of lands marked "Open Space"; Thence extending along said lands the 2 following courses and dis-

tances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 03 seconds East, 89.63 feet to a point, a corner of Lot No. 82 on said Plan; Thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the first mentioned point and place of Beginning.

CONTAINING 16,901 square feet of land.

BEING THE SAME PREMISES which Melissa S. Ott by deed dated November 19, 2004 and recorded December 7, 2004 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6352, Page 1177, granted and conveyed unto Robert Kearney and Jennifer Kearney, their heirs and assigns, as tenants by the entireties.

SEIZED IN EXECUTION as the property of Robert Kearney and Jennifer Kearney on Judgement No. 14-00895

BEING UPI # 69-3-64.19

IMPROVEMENTS thereon: Two-story detached dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

**DEFENDANT: Robert J. Kearney & Jennifer L. Kearney**

**SALE ADDRESS: 611 Quill Court, Oxford, East Nottingham Township, PA 19363**

**PLANTIFF ATTORNEY: BARLEY SNYDER 717-299-5201**

**SALE NO. 20-4-180**

**Writ of Execution No. 2015-07056**

**DEBT \$332,403.08**

Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 60-2-93.8

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-Ar2

VS

DEFENDANT: **Richard Wannemacher, Jr a/k/a Richard Wanemacher & Nani Wannemacher a/k/a Nani Shin-Wannemacher**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348-4226

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

**SALE NO. 20-4-181**

**Writ of Execution No. 2019-09401**

**DEBT \$75,311.90**

ALL THAT CERTAIN FRAME MES-  
SUAGE, KNOWN AS NO. 47 RIVER-  
SIDE AVENUE AND LOT, PIECE OR  
PARCEL OF LAND, SITUATE IN THE  
VILLAGE OF KENILWORTH, NORTH  
COVENTRY TOWNSHIP, CHESTER  
COUNTY, COMMONWEALTH OF  
PENNSYLVANIA, BOUNDED, LIMIT-  
ED AND DESCRIBED AS FOLLOWS,  
TO WIT:

BEGINNING AT A POINT ON THE  
NORTHEASTERLY SIDE LINE OF  
RIVERSIDE AVENUE (40 FEET WIDE),  
SAID POINT BEING SOUTH 67 DE-  
GREES EAST 996 FEET AND SOUTH  
64 DEGREES 30 MINUTES EAST 150  
FEET, MEASURED ALONG SAID  
NORTHEASTERLY LINE OF RIVER-  
SIDE AVENUE FROM ITS INTERSEC-  
TION WITH THE SOUTHEASTER-  
LY LINE OF MADISON STREET (33  
FEET WIDE); THENCE CONTINUING

ALONG THE NORTHEASTERLY SIDE  
OF RIVERSIDE AVENUE, SOUTH 64  
DEGREES 30 MINUTES EAST 50 FEET  
TO A LOT ON WHICH IS ERECTED  
RESIDENCE NO. 49 RIVERSIDE AV-  
ENUE; THENCE NORTH 23 DEGREES  
EAST 160 FEET, MORE OR LESS, TO  
THE SCHUYLKILL RIVER; THENCE  
ALONG THE SAID SCHUYLKILL  
RIVER NORTHWESTWARDLY 50  
FEET, MORE OR LESS, TO A POINT;  
THENCE SOUTH 23 DEGREES WEST  
170 FEET, MORE OR LESS TO THE  
POINT OR PLACE OF BEGINNING.

BEING THE SAME PREMISES which  
John F. Pascavage and Virginia Pascavage,  
husband and wife, by Deed dated June 24,  
2016 and recorded July 06, 2016 in the Of-  
fice of the Recorder of Deeds in and for  
Chester County in Deed Book 9342, Page  
1203, granted and conveyed unto MARY-  
ELLEN E. SHIPOSKI.

PARCEL NO.: 17-04F-0005

IMPROVEMENTS thereon: Residential  
Property

PLAINTIFF: PENNYMAC LOAN SER-  
VICES, LLC

VS

DEFENDANT: **Maryellen E. Shiposki**

SALE ADDRESS: 1119 Riverside Drive,  
Pottstown, PA 19465

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

**SALE NO. 20-4-182**

**Writ of Execution No. 2019-02815**

**DEBT \$112,247.57**

ALL THAT CERTAIN tract of land situate  
in the Township of East Coventry, Coun-  
ty of Chester and State of Pennsylvania,  
according to a survey of Earl R. Ewing,  
R.S., dated August 27, 1962, bounded and  
described as follows:

BEGINNING at a spike at or near the center line of Zieber Road (deed shows Zeibar Road); thence along lands of one Hiland South 72 degrees 15 minutes East, 303.46 feet to an iron pin; thence along lands of the Grantor the four following courses and distances, South 15 degrees 32 minutes West, 199.28 feet to an iron pin, crossing an iron pin on line 118.72 feet distance on the south side of Zieber Road, South 33 degrees 5 minutes West, 181.03 feet to an iron pin, North 53 degrees 47 minutes West, 343.97 feet to an iron pin and North 31 degrees 7 minutes 30 seconds East, 272.17 feet to the place of beginning.

BEING THE SAME PREMISES which Novastar Mortgage, Inc. by its Attorney in Fact Saxon Mortgage Services, Inc., as given in Power-of-Attorney dated January 30, 2008 and recorded October 17, 2008 in Book 7532, Page 1194, and as Instrument No. 10880327, by Deed dated April 7, 2009 and recorded July 16, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7725, Page 100, granted and conveyed unto Nicholas G. Sweetak and Adilna J. Kohalmi, husband and wife.

PARCEL NO.: 18-05-0097.010 and 18-05-0105.010

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **Adina J. Kohalmi & Nicholas G. Sweetak**

SALE ADDRESS: 201 & 212 Zieber Road, Spring City, PA 19475

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

**SALE NO. 20-4-183**

**Writ of Execution No. 2019-05315**

**DEBT \$48,708.23**

ALL THAT CERTAIN lot or parcel of land, with buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of North Coventry, Count of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of lands of Glen-Oaks Estate, made by Ralph E. Shaner and Son, Engineering Co., dated August 11, 1972 and recorded in Chester County Plan Book 48 Page 11, last revised July 27, 1974, as follows:

BEGINNING at a point on the Southwesterly side of Grandview Circle South (50 feet wide), a corner of this and Lot No 75, as shown on said Plan, which point is measured the three following courses and distances along said side of Grandview Circle South from the center line of south Keim Street as shown on said Plan: (1) leaving the center line of South Keim Street on a course measured 45 degrees 11 minutes 00 seconds East 225.00 feet to a point of curve, (2) on the arc of a curve, curving to the left, having a radius of 125.00 feet the arc distance of 27.63 feet to a point of tangent and (3) South 57 degrees, 51 minutes 00 seconds East, 153.31 feet to the point beginning.

CONTAINING in front or breadth along said side of Grandview Circle South on a course measured South 57 degrees 51 minutes 00 East, 100.06 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Grandview Circle, South 200 feet.

TAX PARCEL /BLR # 17-4J-81

IMPROVEMENTS thereon: Single family residential

PLAINTIFF: Reliance Federal Credit Union

VS

DEFENDANT: **Montie Kohl, aka Montie R. Kohl**

SALE ADDRESS: 1194 Grandview Circle, Pottstown, PA 19465

PLANTIFF ATTORNEY: **CRAIG H. FOX, ESQ 610-275-7990**

**SALE NO. 20-4-184**

**Writ of Execution No. 2018-08746**

**DEBT \$591,420.26**

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF CHESTER, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN MADE FOR NORMA D. OSTERNECK, MADE BY THOMAS P. DIANA & ASSOCIATES, CIVIL ENGINEERS AND SURVEYORS, CHESTER SPRINGS, PENNSYLVANIA, DATED DECEMBER 3, 1977 AND LAST REVISED MARCH 11, 1978 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ULTIMATE RIGHT OF WAY LINE OF CEDAR HOLLOW ROAD, L.R. 15215 (FIFTY FEET WIDE), WHICH LATTER POINT IS MEASURED THE TWO FOLLOWING COURSES AND DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE TITLE LINE IN THE BED OF CEDAR HOLLOW ROAD, L.R.15215 WITH THE TITLE LINE IN THE BED OF SWEDES FORD ROAD,

L.R.15132: (1) SOUTH THIRTY-THREE DEGREES, TWENTY NINE MINUTES, TEN SECONDS EAST, FIVE HUNDRED FIVE FOOT; AND (2) NORTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES EAST, TWENTY SIX AND FORTY FIVE ONE-HUNDREDTHS FEET; THENCE FROM SAID BEGINNING POINT AND EXTENDING ALONG LAND NOW OR FORMERLY OF WARREN EVANS, NORTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES EAST, THREE HUNDRED SEVENTY AND FIFTY FIVE ONE-HUNDREDTHS FEET TO A POINT, A CORNER OF LOT NO. 3 ON SAID PLAN; THENCE ALONG SAID LOT, SOUTH TWELVE DEGREES, TWENTY FOUR MINUTES EAST, TWO HUNDRED FEET TO A CORNER OF LOT NO.1 ON SAID PLAN; THENCE ALONG SAID LOT, SOUTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES WEST, TWO HUNDRED NINETY FOUR AND FORTY ONE ONE-HUNDREDTHS FEET TO A POINT IN THE NORTHEASTERLY SIDE OF THE ULTIMATE RIGHT OF WAY LINE OF CEDAR HOLLOW ROAD, L.R. 15215; THENCE ALONG SAID SIDE OF CEDAR HOLLOW ROAD, L.R. 15215, NORTH THIRTY THREE DEGREES, TWENTY NINE MINUTES, TEN SECONDS WEST, TWO HUNDRED ELEVEN AND FIFTY ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 ON SAID PLAN.

Title to said premises is vested in Lawrence J. Woodward, Jr. by the deed from Milton Osterneck and Anthony Bonanni dated October 27, 1978 and recorded October 30, 1978 in Deed Book Y-53, Page 75. The said Lawrence J. Woodward, Jr. died on April 5, 2019. On April 22, 2019, Letters of Testamentary were granted to Karen Hansen a/k/a Karen M. Hansen, nominating and appointing her as the Executrix of the Estate of Lawrence J. Wood-

ward, Jr.

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **Karen Hansen a/k/a Karen M. Hansen, Executrix of the Estate of Lawrence J. Woodward, Jr.**

SALE ADDRESS: 1051 Catalpa Drive, Malvern, PA 19355

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

**SALE NO. 20-4-185**

**Writ of Execution No. 2017-03917**

**DEBT \$143,013.36**

ALL THAT CERTAIN message and tract of land situate in the Township of Caln, County of Chester, PA, which is more fully described as follows:

BEGINNING at a point on the Easterly line of Building Group 5 said point being measured the following two courses and distances from the intersection of the center lines of the Western leg of Essex Street and the Southern leg of Essex Street; (1) North 02 degrees 07 minutes 45 seconds West 191.53 feet (2) South 87 degrees 52 minutes 15 seconds West 54.00 feet; thence partially by the party wall separating Building H from Building G of Building Group 5, South 87 degrees 52 minutes 15 seconds West 65 feet; thence by the Easterly line of Building Group 5, North 02 degrees 07 minutes 45 seconds West 20.00 feet; thence partially by a party wall separating Building G from Building F both of Building Group 5, North 87 degrees 52 minutes 15 seconds East 65.00 feet to a point on the Eastern line of Building Group 5; thence by the same, South 02 degrees 07 minutes 45 seconds East 20.00 feet to the first mentioned iron pin and place of beginning.

BEING Building G of Building Group 5.

Tax ID: 39-4E-235

TITLE TO SAID PREMISES IS VESTED IN Terince B. Meeks, by deed from Edward J. Whitlock, III and Gina A. Labiak was recorded 08/30/01, in the Chester County Recorder of deeds in Book 5051, Page 2421 as Instrument Number 0063393.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8

VS

DEFENDANT: **Terince B. Meeks**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

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

**SALE NO. 20-4-187**

**Writ of Execution No. 2015-02894**

**DEBT \$163,895.15**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land designated as Lots Nos. 345A, 345; and the greater portion of 346 situate in Thorndale Heights, Division No. 1, also called Lovanna Springs, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by J.W. Harry, C.E., dated November 16, 1955, as follows: Beginning at a stake in the center line of Bungalow Glade, said point of beginning being one hundred fifty-two and fourteen one-hundredths feet Westwardly from a pin marking the intersection

of the center line of Bungalow Glade with the center line of Edgemont Drive; thence along the center line of Bungalow Glade North eighty-eight degrees fifty-four minutes West and crossing a stake thirty and one one-hundredths feet from the next mentioned point one hundred eleven and ninety-eight one-hundredths feet to a pin in the Westerly line of Oak Street; thence along the Westerly line of Oak Street, North two degrees fifty-one minutes East one hundred thirty-five and six one-hundredths feet to a pin in the center line of an alley (12 feet wide); thence along the center line of said alley South eighty-eight degrees fifty-four minutes East one hundred seven and eighty-six one-hundredths feet to a stake, a corner of remaining land of Estell Paup; thence leaving said alley and along the same South one degree six one-hundredths minutes West one hundred thirty-five feet to the first mentioned point and place of beginning.

BEING UPI NUMBER 39-04M-0009.010  
BEING THE SAME PROPERTY CONVEYED TO ROBERT A. LESLIE AND WENDY L. LESLIE, HIS WIFE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM PAUL L. LESLIE AND GRACE M. LESLIE, HUSBAND AND WIFE, DATED FEBRUARY 22, 1988, RECORDED FEBRUARY 22, 1988, AT BOOK 1059, PAGE 299, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Wilmington Savings Fund Society, FSB as Owner Trustee of the Residential Credit Opportunities Trust V-D

VS

DEFENDANT: **Robert A. Leslie & Wendy L. Leslie**

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

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

**SALE NO. 20-4-189**

**Writ of Execution No. 2019-09775**

**DEBT \$50,019.96**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot of land being part of Lot No. 84 on a plan of lots known as Drumpe-lier, City of Coatesville, Chester County, bounded and described as follows:

Beginning at a point in the south curb line of Olive Street, a corner of Lot No. 85 on said plan; thence by same in a southerly direction about 148 feet to the north side of Juniper Street; thence by the latter in a westerly direction 30 feet to a corner of land now or late of W. Roy Widdoes; thence by same in a Northwardly direction about 148 feet to the south curb line of Olive Street (this line passes through the center of the middle partition wall separating the premises herein conveyed from the premises immediately adjoining on the west; thence Eastwardly along the said south curb line of Olive Street, 30 feet to the place of beginning.

Containing 4,440 square feet of land, be the same more or less.

Bounded on the East by Lot No. 85 on said plan, on the South by the North side of Juniper Street, on the West by lands now or late of W. Roy Widdoes and on the North by the South curb line of Olive Street.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH A. WILLIAMS AND SHIRLEY A. WILLIAMS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JAMES H. HOOVER AND MARTHA R. HOOVER, HUSBAND AND WIFE, DATED JULY 20, 2000, RE-

CORDED NOVEMBER 8, 2000, AT INSTRUMENT NUMBER 0073053, AND RECORDED IN BOOK 4848, PAGE 0849, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 1 607 01070000

PLAINTIFF: Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-4, as owner of the Related Mortgage Loan

VS

DEFENDANT: **Joseph A. Williams & Shirley A. Williams**

SALE ADDRESS: 1214 Olive Street, Coatesville, PA 19320

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

**SALE NO. 20-4-192**

**Writ of Execution No. 2018-10310**

**DEBT \$312,160.16**

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK

TAX PARCEL # 22-8-158

SOLD AS THE PROPERTY OF: BRENDA A. HOAGLAND AKA BRENDA HOAGLAND and R. MARK HOAGLAND AKA R. HOAGLAND

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O Carrington Mortgage Services, LLC

VS

DEFENDANT: **Brenda A. Hoagland AKA Brenda Hoagland & R. Mark Hoagland AKA R. Hoagland**

SALE ADDRESS: 390 Grieson Road A/K/A 374 Cupola Road, Honey Brook, PA 19344

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

**SALE NO. 20-4-193**

**Writ of Execution No. 2016-04529**

**DEBT \$237,293.73**

PROPERTY SITUATE IN TOWNSHIP OF EAST BRADFORD

TAX PARCEL # 51-08-0057

SOLD AS THE PROPERTY OF: ROSEMARIE KELLY and ROSEMARIE KELLY, TRUSTEE OF THE ROSEMARIE KELLY REVOCABLE LIVING TRUST AGREEMENT, DATED: MARCH 11, 2014

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, dba Christiana Trust, Not Individually but as a trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Rosemarie Kelly & Rosemarie Kelly, Trustee of the Rosemarie Kelly Revocable Living Trust Agreement, Dated: March 11, 2014**

SALE ADDRESS: 758 Shropshire Drive, West Chester, PA 19382

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

**SALE NO. 20-4-196**

**Writ of Execution No. 2010-05173**

**DEBT \$338,340.89**

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL # 38-2-129.50

SOLD AS THE PROPERTY OF: STACY CLEVELAND and LEON D. CLEVELAND

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: US BANK NATIONAL ASSOCIATION, 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 CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1

VS

DEFENDANT: **Stacy Cleveland & Leon D. Cleveland**

SALE ADDRESS: 801 Franklin Street, Coatesville, PA 19320

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

**SALE NO. 20-4-197**

**Writ of Execution No. 2019-07892**

**DEBT \$546,546.46**

PROPERTY SITUATE IN TOWNSHIP OF EAST NANTMEAL

TAX PARCEL # 24-5-68.1

SOLD AS THE PROPERTY OF: CURTIS DUVAL and THERESA R. DUVAL

IMPROVEMENTS thereon: Residential

Dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Curtis Duval & Theresa R. Duval**

SALE ADDRESS: 268 Wynn Hollow Road, Glenmoore, PA 19343

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

**SALE NO. 20-4-198**

**Writ of Execution No. 2018-09591**

**DEBT \$115,446.40**

ALL THAT CERTAIN lot or parcel of land situated in the Fourth Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 12, 2006 and recorded in the Office of the Chester County Recorder of Deeds on May 1, 2007, in Deed Book Volume 7146 at Page 1136, Instrument No. 10749735.

Tax Parcel No. 16-07-0123

PLAINTIFF: U.S.Bank National Association Not in its Individual Capacity but Solely as Trustee for RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Nicole M. Lytle a/k/a Nicole Ayers & David Lytle**

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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

**SALE NO. 20-4-201**

**Writ of Execution No. 2016-10019**

**DEBT \$425,627.83**

ALL THAT CERTAIN lot or piece of ground, SITUATE on the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

Tax Parcel # 28-8-23.19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **Kevin McCoy Hunt & Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

**SALE NO. 20-4-202**

**Writ of Execution No. 2017-08001**

**DEBT \$452,853.89**

All that certain lot or piece of ground situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

Beginning at a point in the Northeasterly side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive South 26 degrees 48 minutes 20 seconds East 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 North 63 degrees 11 minutes 40 seconds East 102.00 feet to a point in line of Lane B. thence extending along Lane B North 26 degrees 48 minutes 20 seconds West 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 South 63 degrees 11 minutes 40 seconds West 102.00 feet to the first mentioned point of beginning.

Being Lot 401 on said Plan.

Being UPI No. 32-2-417

TITLE TO SAID PREMISES VESTED IN Selester Robinson, Jr. and Melvinia Robinson, Husband and Wife by deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

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

VS

DEFENDANT: **Selester Robinson, Jr. & Melvinia Robinson & United States of America**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

PLANTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

**SALE NO. 20-4-203**

**Writ of Execution No. 2019-09888**

**DEBT \$185,388.06**

Property situate in the NORTH COVENTRY TOWNSHIP, CHESTER County, Pennsylvania

BLR# 17-3-232

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Mary Kile**

SALE ADDRESS: 1170 Laurelwood Road, Pottstown, PA 19465-7422

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

**SALE NO. 20-4-204**

**Writ of Execution No. 2018-08933**

**DEBT \$129,232.88**

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

All that certain message, frame tenement and lot or piece of land, situate in the Fifth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, and bounded and described as follows:

Beginning at a point on the West side of Ann Street, twelve and one half feet from the center line thereof, at a corner of lands late of Henry McGuekian estate; thence along said latter lands in a westerly direction, one hundred and fifty feet to a point in the East side of Queen Street; thence along said side of said street in a northerly direction twenty-one feet to a corner of lands of Edward McQuade's land now of Louis Zeliski and Mary A. Zeliski, his wife; thence along the latter lands in an easterly direction, one hundred and fifty feet to a point in the West side of Ann Street aforesaid; thence along the latter street, in a southerly direction twenty one feet to a corner of lands late of Henry McGuekian's estate, the place of beginning.

Containing thirty one hundred and fifty square feet of land be the same more or less.

BEING UPI NUMBER 15-5-238

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. FRAY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM KAREN A. CABOT, DATED FEBRUARY 1, 2006, RECORDED FEBRUARY 9, 2006, AT DOCUMENT ID 10622705, AND RECORDED IN BOOK 6760, PAGE 2114, OFFICE OF

THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: **Margaret R. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; David J. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; Rachel S. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; Unknown Heirs and/or Administrators to the Estate of Robert Fray, AKA Robert G. Fray**

SALE ADDRESS: 202 Ann Street, Phoenixville, PA 19460

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

**SALE NO. 20-4-206**

**Writ of Execution No. 2019-05659**

**DEBT \$175,052.14**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA dated November 4, 1958 and revised November 19, 1959, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Mary Street (42 feet wide) which point is measured the two following courses and distance from a point of curve on the Southwesterly side of Whelan Avenue (40 feet wide); (1) extending from said point of curve on a line curving to the left having a radius of 10 feet, the arc distance

of 17.62 feet to a point of tangent and (2) South 72 degrees, 5 minutes West, 71.48 feet to a point and place of beginning; thence extending from said beginning point South 17 degrees 55 minutes East 80.17 feet to a point; thence extending South 72 degrees 5 minutes West, 24.42 feet to a point; thence extending North 17 degrees 55 minutes West passing partly through the party wall between these premises and the premises adjoining to the Southwest 80.17 feet to a point on the Southerly side of Mary Street, aforesaid; thence extending along the same North 72 degrees 5 minutes East 24.42 feet to the first mentioned point and place of beginning.

BEING No. 306 Mary Street, as shown on said Plan.

BEING the same premises which Daniel C. Stine Sr. and Patricia A. Stine, by Indenture bearing date the 20th day of June, 1978 and recorded at West Chester, in the Office of the Recorder of Deeds, in and for the County of Chester, on the 21st day of June 1978, in Deed Book 8-53 page 497, granted and conveyed unto Barbara E. Wolfe, unmarried, in fee.

TITLE TO SAID PREMISES IS VESTED IN THEODORE MILLER BY DEED FROM BARBARA E. WOLFE, DATED OCTOBER 15, 1993 RECORDED OCTOBER 18, 1993 IN BOOK NO. 3641 PAGE 0742

PROPERTY ID: 110700302500

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Theodore Miller**

SALE ADDRESS: 306 Mary Street, Downingtown, PA 19335

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

**SALE NO. 20-4-207**

**Writ of Execution No. 2017-08047**

**DEBT \$273,499.80**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for The Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA, dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No. 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending North 48 degrees 21 minutes 14 seconds East 24.00 feet to a point; thence extending South 41 degrees 38 minutes 46 seconds East along line of Unit 112 on said plan 40.50 feet to a point; thence extending South 48 degrees 21 minutes 14 seconds West along Limited Common Area 24.00 feet to a point, thence extending North 41 degrees 38 minutes 46 seconds West along line of Unit 114 on said plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

Title to said Premises vested in Judith E. Kiesel by Deed from Charles L. Reed dated October 31, 2000 and recorded November 14, 2000 in the Chester County Recorder of Deeds in Book 4851, Page 0743 as Instrument Number 0074304.

Tax Parcel # 54-3B-205

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-8XS

VS

DEFENDANT: **Judith E. Kiesel**

SALE ADDRESS: 113 Putney Lane, Malvern, PA 19355

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

**SALE NO. 20-4-209**

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

**DEBT \$956,057.35**

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

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

BEING Lot 7 on said Plan.

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

Tax Parcel # 59-8-144.9

PLAINTIFF: Wells Fargo Bank, National Association, on behalf of the registered Holders of Bear Stearns AssetBacked Se-

curities I Trust 2007-AC2, Asset-Backed  
Certificates, Series 2007-AC2

VS

DEFENDANT: **Doretta Hubbard**

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

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

**SALE NO. 20-4-210**

**Writ of Execution No. 2019-09545**

**DEBT \$245,344.65**

All that certain lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase II, drawn by Lake Roeder Hillard & Beers, dated 12/15/97 and revised 1/27/98, said Plan recorded in Chester County as Plan No. 14291, as follows, to wit:

BEGINNING at a point of curve, an iron pin on the Northwesterly side of Quail Drive (50 feet wide), said point being a corner of Lot No. 31 on said Plan; thence extending from said point of beginning Southwestwardly, Southwardly and Southeastwardly along the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 130.29 feet to an iron pin, a corner of Lot No. 33 on said Plan; thence extending along same, South 79 degrees 47 minutes 39 seconds West, 218.55 feet to an iron pin, a corner of Lot No. 34 on said Plan; thence extending along same, North 72 degrees 49 minutes 09 seconds West, 142.37 feet to an iron pin in line of lands now or late of Mark T. Jung and Ann W. Jung; thence extending partly along said lands, and partly along lands now or late of Randolph Grippls and Patricia A. Grippls, and partly along lands now or late of William C. Dalton and Noreen Dalton, North 17 degrees 10 minutes 51

seconds West, 225.00 feet to an iron pin, a corner of Lot No. 31 on said Plan; thence extending along same, South 72 degrees 49 minutes 09 seconds East, 300.97 feet to the first mentioned point and place of beginning.

CONTAINING 1.45 Acres of land, more or less.

BEING Lot No. 32 as shown on the above-mentioned Plan.

Title to said Premises vested in Paul J. King and Khristine King by Deed from William L. Hostetter et al dated February 1, 1999 and recorded February 22, 1999 in the Chester County Recorder of Deeds in Book 4512, Page 0349 as Instrument Number 13820.

Tax Parcel # 69-3-150

PLAINTIFF: Towd Point Mortgage Trust 2015-6, U.S. Bank National Association as Indenture Trustee

VS

DEFENDANT: **Paul J. King & Khristine King**

SALE ADDRESS: 110 Quail Drive, Lincoln University, PA 19352

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

**SALE NO. 20-4-211**

**Writ of Execution No. 2018-01988**

**DEBT \$187,966.83**

Property situate in the EAST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania

BLR# 30-5K-24

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks s/b/m Blue Ball Nation-

al Bank

VS

DEFENDANT: **Kim Gilbert Prior**

SALE ADDRESS: 137 Ridgewood Circle,  
Downingtown, PA 19335-1363

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

**SALE NO. 20-4-212**

**Writ of Execution No. 2019-06688**

**DEBT \$79,290.52**

Property situate in the CALN TOWN-  
SHIP, CHESTER County, Pennsylvania

BLR# 39-4D-1

IMPROVEMENTS thereon: Residential  
Dwelling

PLANTIFF: Wells Fargo Bank, N.A.  
s/b/m to Wachovia Bank, National Asso-  
ciation

VS

DEFENDANT: **George R. Crompton  
a/k/a G. Richard Crompton**

SALE ADDRESS: 618 West Bondsville  
Road, a/k/a 618 Bondsville Road, Down-  
ingtown, PA 19335-1969

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

**SALE NO. 20-4-213**

**Writ of Execution No. 2019-06938**

**DEBT \$67,445.92**

Property situate in the COATESVILLE  
CITY, CHESTER County, Pennsylvania

BLR# 16-9-297

IMPROVEMENTS thereon: Residential  
Dwelling

PLANTIFF: Newrez LLC f/k/a New Penn  
Financial, LLC d/b/a Shellpoint Mortgage  
Servicing

VS

DEFENDANT: **Michael A. Dipiet-  
ropaolo**

SALE ADDRESS: 443 Valley Road,  
Coatesville, PA 19320-2940

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

**SALE NO. 20-4-214**

**Writ of Execution No. 2019-08856**

**DEBT \$311,536.34**

ALL THAT CERTAIN, MESSAGE, LOT  
OR PIECE OF LAND SITUATE ON, IN  
THE TOWNSHIP OF CHARLESTOWN,  
COUNTY OF CHESTER, STATE OF  
PENNSYLVANIA, BOUNDED AND  
DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground, he-  
reditaments and appurtenances, Situate  
in the Township of Charlestown, County  
of Chester and Commonwealth of Penn-  
sylvania, bounded and described accord-  
ing to a Plan of Property of Charlestown  
Oaks, made by Pennoni Associates, Phil-  
adelphia, PA, dated 2/3/1992, last revised  
4/1999 and recorded 12/21/1999 in plan  
File No. 15204 as follows, to wit:

Beginning at a point on the North side of  
Tudor Court cul-de-sac, said point being  
a corner of Lot No. 139 as shown on said  
Plan; thence extending from said begin-  
ning point along Lot No. 139, North 49  
degrees 20 minutes, 10 seconds West, 130  
feet to a point in Line of Lot "C"; thence  
extending along same North 40 degrees  
39 minutes 50 seconds East, 24 feet to a  
point, a corner of Lot No. 137; thence ex-  
tending along same South 49 degrees 20  
minutes 10 seconds East, 136.51 feet to a  
point of curve on the North side of Tudor

Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROHIT AND POOJA VIKRAM PUROHIT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI # 35-03-0271

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

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

**SALE NO. 20-4-215**

**Writ of Execution No. 2019-09720**

**DEBT \$598,277.16**

ALL THAT CERTAIN tract or piece of land with the two story stone dwelling barn, stone dwelling sheds and other improvements erected thereon Situate on the South side of St. Peters Road, LR 15130, and being Lot #3 of the Littlebrook Sub-division Phase II Situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, be-

ing more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor designated 77-07-81, as follows, to wit:

BEGINNING at a point in St. Peters Road, LR15130, a corner of Lot #4; thence leaving said road and along Lot #1 the two following courses and distances: (1) South 12 degrees 30 minutes 02 seconds West 720.98 feet to an iron pin (2) South 53 degrees 35 minutes 02 seconds West 580.00 feet more or less to a point in the center line of Pigeon Creek; thence in said center line the two following courses and distances: (1) South 70 degrees 40 minutes 50 seconds East, 155.75 feet to a point; (2) South 39 degrees 50 minutes 24 seconds East 71.41 feet to a point in the center line of said creek in line of lands of Daniel F. DeCaro and Shirley J. DeCaro, his wife, (it is the intention of the conveyance to convey to the center line of Pigeon Creek); thence along lands of Daniel F. DeCaro the three following courses and distances: (1) South 53 degrees 35 minutes 02 seconds West, 450.67 feet more or less to an iron pin; (2) North 24 degrees 51 minutes West, 251.62 feet to an iron pin; (3) North 68 degrees 32 minutes West 239.25 feet to an iron pin, a corner of lands of Roger H. Davidheiser and Marvanne B. Davidheiser, his wife; thence along lands of the same, North 23 degrees 25 minutes East, crossing Pigeon Creek, 732.26 feet to an iron pin, a corner of Lot #1; thence along Lot #1; North 77 degrees 14 minutes 04 seconds East, 136.68 feet to an iron pin, a corner of Lot #2, thence along Lot #2 the two following courses and distances: (1) South 82 degrees 35 minutes East 200.32 feet to an iron pin; (2) North 4 degrees East 468.00 feet to a spike in St. Peters Road; thence in St. Peters Road the two following courses and distances: (1) South 82 degrees 35 minutes East 212.15 feet to a spike; (2) North 73 degrees 34 minutes 02 seconds East 145.00 feet to a spike, the place of beginning.

CONTAINING 14.9 acres

BEING the same premises which Stephen B. Wilchek and Diane G. Wilchek, his wife by Deed dated March 26, 1993 and recorded in the Office of the Recorder of Deeds of Chester County on April 6, 1993 at Book 3535, Page 0268 Instrument No. 023891 granted and conveyed unto Allan S. Rink and Susan V. Rink.

Chester County Tax Parcel No.: 17-6-57

PLAINTIFF: U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **Allan S. Rink & Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

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

**SALE NO. 20-4-216**

**Writ of Execution No. 2019-05158**

**DEBT \$257,279.79**

Property situate in the PHOENIXVILLE BOROUGH, CHESTER County, Pennsylvania

BLR # 15-4-697

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460-3066

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

**SALE NO. 20-4-217**

**Writ of Execution No. 2019-05846**

**DEBT \$124,715.95**

Property situate in the LONDONDERRY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 46-3-16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Indenture Trustee of Cim Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven & Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330-9478

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

**SALE NO. 20-4-218**

**Writ of Execution No. 2019-03396**

**DEBT \$243,061.84**

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

Commencing at a point said point being the intersection of the dividing line between Units 1602 & 1603 and the center line of Whispering Brook Drive; thence south 30 degrees 57 minutes 48 seconds East a distance of 40.57 feet to the point of beginning; thence north 59 degrees 2 minutes 12 seconds east a distance of 18.72 feet to a point; thence south 30 degrees 57 minutes 48 seconds east a distance of 18.57 feet to a point; thence south 14 degrees 2

minutes 12 seconds west a distance of 4.17 feet to a point; thence south 30 degrees 57 minutes 48 seconds east a distance of 3.25 feet to a point; thence south 75 degrees 58 minutes 25 seconds a distance of 3.45 feet to a point; thence north 59 degrees 2 minutes 12 seconds east a distance of 3.75 feet to a point; thence along the common party wall between Units 1601 & 1602 south 30 degrees 57 minutes 48 seconds east a distance of 42.96 feet to a point; thence south 59 degrees 2 minutes 12 seconds west a distance of 21.96 feet to a point; thence along the common party wall between Units 1602 & 1603 north 30 degrees 57 minutes 48 seconds west a distance of 70.16 feet to the point of beginning.

BEING THE SAME PREMISES which Yong Sang Kim and Suk Wha Park, a married couple, by Deed dated October 17, 2016 and recorded October 17, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9413, Page 2007, granted and conveyed unto Suk Wha Park and Yong Sang Kim, a married couple.

Tax Parcel Number: 54-08-2674

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Yong Kim a/k/a Yong Sang Kim & Suk Wha Park**

SALE ADDRESS: 1602 Whispering Brooke Drive, Newtown Square, PA 19073

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

**SALE NO. 20-4-219**

**Writ of Execution No. 2019-09577**

**DEBT \$284,841.45**

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Brook Crossing, made by Lake Roeder Hillard & Associates dated 5/6/2000 last revised 8/28/2002 and recorded in Chester County as Plan #18245 as follows, to wit:

BEING Unit Number 59 in Brook Crossing a Planned Community as established by the filing of a Declaration of Covenants, Restrictions, Easements and the Establishment of a Homeowners Association for Brook Crossing a Planned Community in East Fallowfield Township, Chester County, Pennsylvania and recorded in Chester County in Record Book 5413 page 1891.

BEING Lot No.59 on said Plan.

BEING THE SAME PREMISES which Sleiman Group, LLC, by Deed dated June 21, 2018 and recorded June 28, 2018 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9767, Page 1527, Instrument No. 11615011, granted and conveyed unto BRANDON LEECH and JUANITA LEECH.

BEING UPI # 47-4-574

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Brandon Leech & Juanita Leech**

SALE ADDRESS: 101 Hydrangea Way, Coatesville, PA 19320

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

**SALE NO. 20-4-220**

**Writ of Execution No. 2018-09324**

**DEBT \$916,738.60**

ALL THAT CERTAIN lot or piece of ground SITUATE in Charlestown Township, Chester County, Pennsylvania, bounded and described according to a Plan made by D.L. Howell and Associates, Inc., Civil Engineering/Environmental/Land Planning, 1195 McDermott Drive, Greenhill Corporate Park, West Chester, Pennsylvania, 19380, (610) 918-9002, dated 9-14-2001 and last revised 5-22-2003 and recorded in Chester County as Plan No. 16901 as follows to wit:

BEGINNING at a point on the northwesterly side of Mountainview Circle, a corner of Lot No. 2 on said plan, thence extending along said side of Mountainview Circle South 46 degrees 25 minutes, 06 seconds West 176.15 feet to a point and corner of lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space North 43 degrees 34 minutes, 54 seconds West 250.00 feet to a point, thence extending North 46 degrees 25 minutes, 06 seconds East 176.15 feet to a point and corner of Lot No. 2, thence extending along said side of Lot No. 2 South 43 degrees 34 minutes, 54 seconds East 250.00 feet to the first mentioned point and place of beginning.

CONTAINING 44,038 square feet more or less.

BEING Lot No. 1 on said plan.

BEING THE SAME PREMISES which Bentley at Charlestown Associates, L.P., a Pennsylvania Limited Partnership by Bentley at Charlestown, Inc., a Pennsylvania Corporation, its General Partner by Deed dated July 7, 2006 and recorded August 8, 2006 in Deed Book 6920, page 41, Document #10675343 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto

Malcolm Conner, in fee.

OPA: 35-3-67.1

PLAINTIFF: Morgan Stanley Private Bank, National Association

VS

DEFENDANT: **Malcolm D. Conner**

SALE ADDRESS: 1 Ashwood Lane, Malvern, PA 19355

PLANTIFF

ATTORNEY:

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

**SALE NO. 20-4-221**

**Writ of Execution No. 2019-03462**

**DEBT \$46,265.46**

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-5A-308

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **Carlos E.L. Arayata a/k/a Carlos Edward L. Arayata & Maria Teresa Arayata a/k/a Teresa D. Arayata**

SALE ADDRESS: 500 Lancaster Court, Downingtown, PA 19335-4210

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

**SALE NO. 20-4-222**

**Writ of Execution No. 2019-09681**

**DEBT \$53,803.34**

Property situate in the WEST SADBURY TOWNSHIP, CHESTER County,

Pennsylvania

BLR # 36-3-62

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **Roy J. Skiles**

SALE ADDRESS: 286 Quarry Road, A/K/A 40 Rieffer Lane, Gap, PA 17527-9057

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

**SALE NO. 20-4-223**

**Writ of Execution No. 2017-05629**

**DEBT \$458,944.90**

Property situate in the FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 72-2-2.2

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series Arsi 2006-M3

VS

DEFENDANT: **Arthur W. Paviglianiti & Karen L. Paviglianiti**

SALE ADDRESS: 613 South Guernsey Road, West Grove, PA 19390-9600

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

**SALE NO. 20-4-224**

**Writ of Execution No. 2019-09761**

**DEBT \$195,535.99**

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

BLR # 51-5-936

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Oakes**

SALE ADDRESS: 131 Whispering Oaks Drive, West Chester, PA 19382-1825

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

**SALE NO. 20-4-225**

**Writ of Execution No. 2019-02364**

**DEBT \$233,965.86**

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

BLR # 28-5-95.26

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **Mark P. Hall a/k/a Mark Hall, Sr & Denise Hall a/k/a Denise M. Atkinson Hall, Vmd a/k/a Denise Atkinson Hall**

SALE ADDRESS: 114 Woodland Drive, Coatesville, PA 19320-1128

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

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