

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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**Thursday, June 18th @ 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, June 18th, 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, June 18th, 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, July 20th, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**SALE NO. 16-11-799**

**Writ of Execution No. 2008-08440**

**DEBT \$3,778.43**

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

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township  
VS

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

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

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

**SALE NO. 19-2-108**

**Writ of Execution No. 2017-01885**

**DEBT \$136,659.10**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-7-222.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320-3839

PLAINTIFF ATTORNEY: **PHELAN**

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

**SALE NO. 19-3-156**

**Writ of Execution No. 2015-09959**

**DEBT \$307,746.59**

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

BLR# 41-8-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

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

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

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

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

**Writ of Execution No. 2018-07575**

**DEBT \$258,494.79**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania

BLR# 33-4K-246

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

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

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

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

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

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

**DEBT \$149,584.35**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2K-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **AMI HOPKINS**

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

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

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

**Writ of Execution No. 2019-01609**

**DEBT \$30,395.17**

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

UPI# 60-5-96.4

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Jeffrey E. Hoopes & Tina M. Hoopes a/k/a Tina Hoopes, and United States of America**

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

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

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

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

**DEBT \$255,328.60**

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

BLR # 39-4-101.3

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust Ebo I for The Benefit of The Holders of The Series 2017-2

VS

DEFENDANT: **Jeffrey Snyder & Denise Snyder**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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

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

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

**DEBT \$218,039.23**

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

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

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

PLANTIFF: FINANCE OF AMERICA REVERSE LLC

VS

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

SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

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

**SALE NO. 19-9-461**

**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. 19-9-468**

**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**

**SSALE NO. 19-10-520**

**Writ of Execution No. 2018-10362**

**DEBT \$40,136.07**

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

#35-7-5

PLANTIFF: Branch Banking and Trust Company

VS

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

SALE ADDRESS: 2079 Bodine Road a/k/a 2081 Bodine Road, Charlestown Township, Malvern, PA 19355

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

**SALE NO. 19-11-552**

**Writ of Execution No. 2017-01946**

**DEBT \$2,321.57**

ALL THAT CERTAIN lot or piece of ground upon which is erected the West

house of a block of two brick dwelling houses, designated as No. 257 East Chestnut Street, Hereditaments and Appurtenances, Situated in the 3rd Ward of the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-5-77

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Michael Wagoner**

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

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

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

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

**DEBT \$257,603.26**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File #15071, as follows, to wit:

Beginning at a point at the end of Forest Drive Cul-de-Sac, said point being a corner of Lot #103, thence extending from said Beginning point along Lot #103, South 28 degrees 30 minutes 28 seconds East 209.38 feet to a point in line of Match Line Sheet No. 7; thence extending along same South 26 degrees 47 minutes 46 seconds West 111.07 feet to a point in line of land of Penguin Industries, thence extending along same, the (2) following courses and distances: (1) South 79 degrees 35 minutes 49 seconds West 202.95 feet to a point; and (2) North 15 degrees 48 minutes 11 seconds West, 59.49 feet to a point, a corner of Lot #101; thence extending along

same North 25 degrees 24 minutes 45 seconds East 306.15 feet to a point of curve at the end of Forest Drive Cul-de-Sac; thence extending along the same on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 52.26 feet to the first mentioned point and place of Beginning.

Being Lot #102 as shown on said plan.

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

BLR # 37-4-53.72

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

VS

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

SALE ADDRESS: 709 Forest Drive, Coatesville, PA19320

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

**SALE NO. 19-11-592**

**Writ of Execution No. 19-03881**

**DEBT \$163,158.52**

ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AS MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BERIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OF DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC.

BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").

TAX PARCEL # 53-2P-254

PLANTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

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

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

**SALE NO. 20-2-63**

**Writ of Execution No. 2019-06962**

**DEBT \$193,438.00**

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

BLR # 47-1R-8

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

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

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

PLANTIFF ATTORNEY: **PHELAN**

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

**SALE NO. 20-2-69**

**Writ of Execution No. 2017-00025**

**DEBT \$306,414.53**

Property situate in the BIRMINGHAM TOWNSHIP, CHESTER County, Pennsylvania

BLR # 65-4-333

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: George Getsos & Panagiota Giannoudaki Getsos

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

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

**SALE NO. 20-2-70**

**Writ of Execution No. 2016-00689**

**DEBT \$166,421.96**

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

BLR # 3-3-2023

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

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

SALE ADDRESS: 136 North Walnut

Street, Kennett Square, PA 19348-2936

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

**SALE NO. 20-2-76**

**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. 20-3-100**

**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. 20-3-105**

**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. 20-3-112**

**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. 20-3-114**

**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. 20-4-139**

**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

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

**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. 20-4-155**

**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 WALLACK 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 CWMBBS, 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

PLAINTIFF 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

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

**SALE NO. 20-4-158****Writ of Execution No. 2015-01844****DEBT \$301,803.88**

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL # 63-04-0025

SOLD AS THE PROPERTY OF: WIL-  
LIAM J. TURNER III

IMPROVEMENTS thereon: Residential  
Dwelling

PLAINTIFF: LSF10 MASTER PARTICI-  
PATION TRUST

VS

DEFENDANT: **William J. Turner III**

SALE ADDRESS: 1549 Rodney Drive,  
West Chester, PA 19382

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

**SALE NO. 20-4-159**

**Writ of Execution No. 2019-04198**

**DEBT \$98,070.30**

PROPERTY SITUATE IN THE TOWN-  
SHIP OF EAST NOTTINGHAM

TAX ID/UPI PARCEL NO. 69-02-  
0090.030/69-2-90.3

SOLD AS THE PROPERTY OF: JOSEPH  
A. KELLY and TONYA K. KELLY

IMPROVEMENTS thereon: Residential  
Dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **Joseph A. Kelly & Tonya  
K. Kelly**

SALE ADDRESS: 142 Wedgewood Road,  
Oxford, PA 19363

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

**SALE NO. 20-4-160**

**Writ of Execution No. 2019-08739**

**DEBT \$469,320.03**

ALL THAT CERTAIN LOT OR TRACT

OF LAND, SITUATE IN THE TOWN-  
SHIP OF EAST WHITELAND, COUN-  
TY OF CHESTER, COMMONWEALTH  
OF PENNSYLVANIA, BEING KNOWN  
AS LOT NO. 387, AS SHOWN ON A  
CERTAIN PLAN ENTITLED PRO-  
POSED "ATWATER VILLAGE" FINAL  
SUBDIVISION AND LAND DEVELOP-  
MENT PLANS, AS RECORDED IN THE  
RECORDER OF DEEDS OF CHESTER  
COUNTY, PENNSYLVANIA IN PLAN  
BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CON-  
VEYED FROM NVR, INC., A VIRGINIA  
CORPORATION TO TODD BOYER, A  
SINGLE MAN BY DEED DATED MAY  
21, 2018 AND RECORDED JUNE 19,  
2018 IN BOOK 9761, PAGE 743, AS IN-  
STRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

PLAINTIFF: CITIZENS BANK NA f/k/a  
RBS CITIZENS NA

VS

DEFENDANT: **Todd Boyer and United  
States of America**

SALE ADDRESS: 328 Patriots Path, Mal-  
vern, PA 19355

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

**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 BRITAIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 73-2-25.16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, 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. 20-4-169**

**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-hundredths 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 Whitlers, 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. 20-4-184**

**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 SWEDSFORD 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 WAR-

REN 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. Woodward, 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. 20-4-189**

**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 Drumpelier, 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, RECORDED 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

PLANTIFF 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 REGIS-

TERED HOLDERS OF CWABS, INC.,  
ASSET-BACKED CERTIFICATES, SE-  
RIES 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

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

**SALE NO. 20-4-195**

**Writ of Execution No. 2018-02262**

**DEBT \$112,006.20**

PROPERTY SITUATE IN FRANKLIN  
TOWNSHIP

TAX PARCEL # 72-05-0034.010

SOLD AS THE PROPERTY OF: RUDY  
D. ARNOLD A/K/A RUDY ARNOLD

IMPROVEMENTS thereon: Residential  
Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Rudy D. Arnold A/K/A  
Rudy Arnold**

SALE ADDRESS: 1833 New London  
Road, Landenberg, PA 19350

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

**SALE NO. 20-4-200**

**Writ of Execution No. 2018-09794**

**DEBT \$136,766.87**

ALL THAT CERTAIN, MESSAGE, LOT  
OR PIECE OF LAND SITUATE ON, IN

THE TOWNSHIP OF SOUTH COVEN-  
TRY, COUNTY OF CHESTER, STATE  
OF PENNSYLVANIA, BOUNDED AND  
DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land, Situate in  
South Coventry Township, Chester Coun-  
ty, Pennsylvania, bounded, limited and de-  
scribed, as follows, to wit:

Beginning at a point in the middle of State  
Highway (33 feet wide) leading from  
Pottstown to West Chester, Traffic Route  
#100, said point being a corner of lands  
now or late of Charles F. Pierce; thence  
along said Pierce lands, South 82 degrees  
30 minutes West 36.32 feet to an iron pin;  
and continuing along the same South 73  
degrees West 72.45 feet to a corner of oth-  
er lands of the grantor; thence along the  
same North 13 degrees 39 minutes East  
120.02 feet to a stake set for a corner;  
and continuing along the same North 82  
degrees 30 minutes East 435.50 feet to a  
point in the middle of the aforesaid road;  
thence along the same South 13 degrees 39  
minutes West 107.21 feet to the place of  
beginning.

Granting and giving to the grantees, their  
heirs and assigns, the free and common  
use, right, liberty and privilege of an alley  
way 10 feet in width across the Southern  
side of the tract of land belonging formerly  
to R. Wallace Ed and Evelyn Ed, Husband  
and Wife, adjacent to the Northern side  
of the lot of land hereby granted and con-  
veyed to said grantees, extending from the  
center line of the public highway leading  
from Pottstown to West Chester, South 87  
degrees 30 minutes West 435.50 feet to a  
point, a corner, together with free ingress,  
egress, and regress to and for the said  
Grantees, their heirs and assigns, their ten-  
ants or possessors of said lot of land herein  
conveyed as a foot way and as a driveway  
for horses, wagons, and motor vehicles.

BEING THE SAME PROPERTY CON-  
VEYED TO MAXIMILIAN J. DONA-  
HUE AND CAROLANN DONAHUE,  
HUSBAND AND WIFE WHO AC-

QUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JOHN A. FELICETTI AND JACQUELINE A. FELICETTI, HUSBAND AND WIFE, DATED NOVEMBER 15, 1999, RECORDED NOVEMBER 26, 1999, AT INSTRUMENT NUMBER 0095234, AND RECORDED IN BOOK 4674, PAGE 1365, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 20-04-0056

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Carolann Donahue, AKA Carolann A. Donahue & Maximilian J. Donahue, AKA Maximilian Donahue**

SALE ADDRESS: 2001 Pottstown Pike, Pottstown, PA 19465

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

**SALE NO. 20-5-238**

**Writ of Execution No. 2018-08008**

**DEBT \$408,045.56**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which was heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963,

P.L. 196 be recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272, a First Amendment thereto dated July 7, 1972 and recorded July 7, 1972

in Misc. Book 198 Page 472, a Second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 652, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 Page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102, a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972, and recorded June 28, 1972 in Plan Book 43 Page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1, and a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 Page 24, a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236 and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 210, being and designated on such Declaration Plan as Unit No. 102, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, be amended together with an initial proportionate undivided interest to the Common Elements (as defined in such Declaration) of .3087%.

BEING the same premises which G. Elaine Fanelli, by Indenture bearing date the 22nd day of May A.D. 1980 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 29th day of July, A.D., 1980 in Deed Book E-60 Page 287-288 and granted and conveyed unto Carl M. Williams and Mary C. Williams, his wife.

BEING Tax Parcel 53-6-1521.2A

PLAINTIFF: Deek Investments Limited

Partnership  
VS

**DEFENDANT: Carl M. Williams & Mary C. Williams**

**SALE ADDRESS:** 1450 West Chester Pike #102, West Chester PA 19382 a/k/a 102 Summit House, West Chester, PA 19382

**PLANTIFF ATTORNEY: SIRLIN LESSER & BENSON, PC 215-864-9700**

**SALE NO. 20-5-242**

**Writ of Execution No. 2018-13001**

**DEBT \$190,962.66**

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the South side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said South line of Main Street North 70 degrees 7 minutes East, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 South 19 degrees 53 minutes East, 150 feet to a stake in the North line of Mifflin Street; thence by the said North line of Mifflin Street South 70 degrees 7 minutes West, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 North 19 degrees 53 minutes West, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less.

Title to said Premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April 28, 1997 and recorded May 7,

1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.

Tax Parcel # 38-5C-6

**PLAINTIFF:** U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

**DEFENDANT: Crystal G. Brown a/k/a Crystal Brown**

**SALE ADDRESS:** 967 West Main Street, Coatesville, PA 19320

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

**SALE NO. 20-5-246**

**Writ of Execution No. 2019-02143**

**DEBT \$165,846.97**

ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of Lot No. 38 on plan of lots of the Yost & Finkbiner farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a point in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property

of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises with Robert H. Kline, Trustee and Sheila P. Kline, Trustee, of the Robert H. Kline and Sheila P. Kline Living Trust, and Robert H. Kline, individually, and Sheila P. Kline, individually, by Deed dated 12/16/06 and recorded 01/03/07 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7048 Page 1621, granted and conveyed unto Rosemarie T. Wilhelm, in fee.

AND being the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for The County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

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

**SALE NO. 20-5-253**

**Writ of Execution No. 2017-02252**

**DEBT \$178,915.30**

Property situate in the OXFORD BOROUGH, CHESTER County, Pennsylvania BLR # 6-4-56

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **Daniel A. Graham & Sherry L. Graham**

SALE ADDRESS: 251 Maple Street, Oxford, PA 19363

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

**SALE NO. 20-5-255**

**Writ of Execution No. 2019-10534**

**DEBT \$134,174.05**

PREMISES "A"

ALL THAT CERTAIN message and tract of land with the buildings, improvements, hereditaments and appurtenances thereon erected, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Butterman, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, North 82 degrees 24 minutes East 92 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, South 29 de-

grees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West

71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

BEING Tax Parcel No.: 33-4-85.1 PREMISES "B"

ALSO ALL THAT CERTAIN parcel of ground situate in the Township, County and Commonwealth aforesaid, bounded and described as follows:

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Butterman, et ux and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89 feet to a point; thence by remaining land of W. Elroy Butterman, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

BEING the same premises which Harold E. Krauser, Jr. and Carol M. Krauser, his wife, by Indenture bearing date 11/25/1977 and recorded 12/1/1977 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book C-52 page 488 etc., granted and conveyed unto HAROLD E. KRAUSER, JR. and CAROL M. KRAUSER, in fee.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND AN-

DREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

TO BE SOLD AS PROPERTY OF: MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, Downingtown, PA 19335

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

**SALE NO. 20-5-260**

**Writ of Execution No. 2019-06469**

**DEBT \$198,611.39**

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes

00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning. BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

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

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

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

**SALE NO. 20-5-265**

**Writ of Execution No. 2018-13450**

**DEBT \$152,870.82**

TOWNSHIP, CHESTER County, Pennsylvania BLR # 28-8J-11

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley Abs Capital I Inc. Trust 2007-he7 Mortgage Pass-Through Certificates, Series 2007-He7

VS

DEFENDANT: **Joseph E. Matonak, Jr.**

SALE ADDRESS: 110 Karen Circle, Coatesville, PA 19320-5506

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

**SALE NO. 20-5-266**

**Writ of Execution No. 2017-01576**

**DEBT \$258,719.65**

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

BLR # 71-3-24.3G

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Barry A. Bolt**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352-1006

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

Property situate in the WEST CALN

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