

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, July 16th @ 11 AM

ADDENDUM CONDITIONS OF SALE

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

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

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

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 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. 19-6-323

Writ of Execution No. 2018-01921

DEBT \$429,307.45

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of West-town 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

PLANTIFF: 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

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

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. 19-9-464

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. 19-10-520

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. 19-10-544

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 Olusiyani 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 Bar-

ren 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, Ox-

ford, PA 19363

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

SALE NO. 19-11-563

Writ of Execution No. 2019-04671

DEBT \$140,166.56

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P. PALMER, BY GEORGE E. REGESTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982 LAST REVISED 2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390) KNOWN AS WALNUT RUN ROAD AT THE NORTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD NORTH 84 DEGREES 52 MINUTES 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 05 DEGREES 04 MINUTES 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT #2, AS

SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 84 DEGREES 52 MINUTES 00 SECONDS WEST, CROSSING THE EASTERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD 730.50 FEET TO A POINT ON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 60-5-96.4

PLANTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **JEFFREY E. HOOPES & TINA M. HOOPES A/K/A TINA HOOPES; UNITED STATES OF AMERICA**

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

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

SALE NO. 19-11-566

Writ of Execution No. 2018-04387

DEBT \$272,003.31

ALL THAT CERTAIN, lot or piece of land with the buildings and 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 Easter-

ly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Easterly side of Sonnet Lane (2) South 01 degrees, 54 minutes, 00 seconds East 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) South 24 degrees, 26 minutes, 53 seconds East 144.39 feet to the beginning point; thence leaving the Easterly side of Sonnet Lane and extending along lot 660 West Boot Road and 650 West Boot Road, North 72 degrees, 50 minutes, 00 seconds East 308.24 feet to a point in line of land of Edward Wroten; thence along said Wroten's land, South 11 degrees, 51 minutes, 00 seconds East 124.44 feet to a point a corner of lot 1311 Sonnet Lane; thence along lot 1311 Sonnet Lane, and along the Southerly side of a 20 feet wide drainage easement, South 72 degrees, 50 minutes, 00 seconds West 280.82 feet to a point on the Easterly side of Sonnet Lane, aforesaid; thence along the same, North 24 degrees, 26 minutes, 53 seconds West 125 feet to the first mentioned point and place of Beginning.

Containing 36,489 square feet to the first mentioned point and place of beginning.

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

Tax Parcel No. 41-08-0132.040

PLANTIFF: PHH Mortgage Corporation
VS

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

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

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

SALE NO. 19-11-587

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. 20-1-10

Writ of Execution No. 2019-06502

DEBT \$237,737.04

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

BEGINNING at a point near the center line of Red Pump Road, known as T-304, a corner of land now or late of Norman Wolgin and Sylvan M. Cohen; thence along said Red Pump Road, South 28 degrees 54 minutes 00 seconds East 186.58 feet to a point; a corner of Lot No. 2 on said plan; thence along the same South 53 degrees 25 minutes 41 seconds West 514.10 feet to a point in line of other lands of Rose Chase Eshleman; thence along the same North 42 degrees 54 minutes 15 seconds West 131.09 feet to a point in line of land of aforesaid Wolgin and Cohen; thence along the same North 32 degrees 44 minutes 22 seconds East 130.00 feet, North 43 degrees 53 minutes 36 seconds East 99.37 feet and

North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO THE FOLLOWING DEED RESTRICTIONS

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

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

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC
VS

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

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

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

SALE NO. 20-1-19

Writ of Execution No. 2019-01101

DEBT \$34,186.26

ALL THAT CERTAIN lot of land, situate in East Marlborough Township, Chester County, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Fox Lee Manor, Section 1, made by George E. Register, Jr. and Sons,

Inc., Registered Land Surveyors dated 4/1/1977 last revised 6/22/1977 and recorded in Chester County as Plan No. 1214 as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Fox Hunt Drive (50 feet wide) a corner of Lot No. 10 on said Plan; thence extending from said beginning point along the side of said road, on the arc of a circle curving to the left, having a radius of 180 feet, the arc distance of 37.03 feet to a point of reverse curve at the corner of lands designated as Future Right-of-Way; thence extending along said lands on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 171.60 feet to a point of tangent; thence extending along same, South 3 degrees 34 minutes 56 seconds East, 46.06 feet to a point in line of lands now or late of J.B. Swayne; thence extending along said lands South 86 degrees 25 minutes 4 seconds West, 422.20 feet to a corner of Lot No. 10, aforesaid; thence extending along said lot, North 54 degrees 20 minutes 21 seconds East, 338.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said Plan.

BEING UPI No. 61-5-16.74.

CONTAINING 1.049 acres of land, more or less.

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

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

VS
 DEFENDANT: **Linda Surdo & Peter Surdo**
 SALE ADDRESS: 708 Fox Hunt Drive,
 Kennett Square, PA 19348
 PLANTIFF ATTORNEY: **RAS CITRON,
 LLC 855-225-6906**

ALE NO. 20-1-31

**Writ of Execution No. 2019-05412
 DEBT \$170,569.15**

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

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 Wacho-
 via 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. 20-1-34

**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 & Les-
 ley Lyon Jordan**

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

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

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, Pennsyl-
 vania

BLR # 65-4-333

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: George Getsos & Panag-iota Giannoudaki Getsos

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

PLANTIFF ATTORNEY:

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

SALE NO. 20-2-75

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, Pennsyl-

vania

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. 20-2-82

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. Whit-enite, 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. 20-3-90

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. 20-3-100**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 DHLHP-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. 20-3-102**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. 20-3-107

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 Pennsyl-

vania, being Lot No. 47 in the "Site Plan for Victoria Gardens, Kennett Township, Chester County, PA" prepared by Brandywine Valley Engineers, a Division of Volmer 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. 20-3-108

Writ of Execution No. 2019-08738

DEBT \$232,582.02

Property situate in the WILLISTOWN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 54-8F-40

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Henry M. Price and Suzanne T. Price**

SALE ADDRESS: 2004 Stoneham Drive, West Chester, PA 19382-6674

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

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 morn 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. 20-3-112

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 Fal-lowfield, 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 refer-

enced 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. 20-3-127

Writ of Execution No. 2019-03815

DEBT \$13,814.02

Property situate in the VALLEY TOWNSHIP, 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 appurtenances, 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 bounded 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 following two courses and distances:

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

Thence by said right-of-way line, the following 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. 20-3-134

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 Brandy-

wine Preserve) prepared by Stackhouse Bensingher 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 Northwesterly 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 Northwesterly 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. 20-4-142

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. 20-4-150

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. 20-4-153

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

PLAINTIFF 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 Southeastern side of Wick Drive at a common cor-

ner 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 aforesaid 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 Lane by 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, Parkesburg, PA 19365

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

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 CWMBMS, 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: WILLIAM J. TURNER III

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LSF10 MASTER PARTICIPATION 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. 20-4-161
Writ of Execution No. 2018-02030
DEBT \$349,674.17

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 TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CONVEYED 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 INSTRUMENT 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, Malvern, PA 19355

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

ATTORNEY:

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 KRYSZYNA LAPSZYNSKI, husband and wife.

BEING Chester County UPI # 61-5K-1
 IMPROVEMENTS thereon: Residential
 Property PLAINTIFF: US BANK NA-
 TIONAL ASSOCIATION, AS TRUST-
 EEE FOR BLUEWATER INVESTMENT
 TRUST 2018-1

VS

DEFENDANT: **Christopher Lapszynski
 a/k/a Christopher A. Lapszynski & Kry-
 styna Lapszynski**

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

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

SALE NO. 20-4-165

Writ of Execution No. 2013-05089

DEBT \$823,524.28

PROPERTY SITUATE IN WEST PIKE-
 LAND TOWNSHIP

TAX ID / UPI PARCEL NO. 34-04-0260
 / 34-4-260

SOLD AS THE PROPERTY OF: TRACY
 E. BEAVER-MCKEON and MICHAEL
 MCKEON

IMPROVEMENTS thereon: Residential
 Dwelling

PLAINTIFF: U.S. BANK NATIONAL
 ASSOCIATION, AS TRUSTEE FOR
 HARBORVIEW MORTGAGE LOAN
 TRUST 2005-3, MORTGAGE LOAN
 PASS-THROUGH CERTIFICATES, SE-
 RIES 2005-3

VS

DEFENDANT: **Tracey E. Beaver-McKe-
 on & Michael McKeon**

SALE ADDRESS: 1707 Chantilly Lane,
 Chester Springs, PA 19425

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

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 Associa-
 tion, as Trustee for Structured Asset Invest-
 ment 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, Commonwealth 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 & Carolyn McClain**

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

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

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, Pennsylvania

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

PLANTIFF 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 min-

utes 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 Fi-

nal 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 distances: (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 MESSUAGE, KNOWN AS NO. 47 RIVERSIDE AVENUE AND LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE VILLAGE OF KENILWORTH, NORTH COVENTRY TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED, LIMITED 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 DEGREES EAST 996 FEET AND SOUTH 64 DEGREES 30 MINUTES EAST 150 FEET, MEASURED ALONG SAID NORTHEASTERLY LINE OF RIVERSIDE AVENUE FROM ITS INTERSECTION WITH THE SOUTHEASTERLY 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 AVENUE; 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 Office 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 SERVICES, 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, County 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 Instru-

ment 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 NORTHEASTER-

LY 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. 20-4-185

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

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

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. 20-4-194

Writ of Execution No. 2019-08737

DEBT \$192,199.61

PROPERTY SITUATE IN TOWNSHIP OF WEST BRANDYWINE

TAX PARCEL # 29-04-0118

SOLD AS THE PROPERTY OF: KELLY E. THOMSON

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: FREEDOM MORTGAGE

CORPORATION
VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road,
Glenmoore, PA 19343

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

PLANTIFF: LAKEVIEW LOAN SER-
VICING, 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

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

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. 20-4-210

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 Gripps and Patricia A. Gripps, 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, Lin-
coln 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 TOWNSHIP,
CHESTER County, Pennsylvania

BLR# 39-4D-1

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: 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

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

VS

DEFENDANT: **Michael A. Dipietropaolo**

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, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, 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 beginning 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 extending 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 Subdivision Phase II Situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being 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. 20-4-217

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 begin-

ning; 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 25seconds 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. 20-4-221**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. Araya-
ta 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

PLAINTIFF 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 SADSBUARY
TOWNSHIP, CHESTER County, Pennsyl-
vania

BLR # 36-3-62

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Suc-
cessor 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

PLAINTIFF 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, Pennsyl-
vania

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

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

SALE NO. 20-5-227**Writ of Execution No. 2017-01641****DEBT \$1,493.49**

ALL THAT CERTAIN lot of land with the
buildings thereon erected, SITUATED in
Drumpellier, in the City of Coatesville,
Chester County, Pennsylvania.

Tax Parcel No. 16-7-46

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Anthony D. Stukes**

SALE ADDRESS: 1220 E. Lincoln High-
way, Coatesville, PA 19320

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

SALE NO. 20-5-230**Writ of Execution No. 2018-00554****DEBT \$1,569.49**

ALL THAT CERTAIN lot or place of ground Situate in Caln Township, Chester County, Pennsylvania.

Tax Parcel No. 39-4B-11

PLAINTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: **Jose E. Montalvo & Justine Montalvo**

SALE ADDRESS: 603 Bailey Road N., Caln Township, PA 19335

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

SALE NO. 20-5-231**Writ of Execution No. 2011-02414****DEBT \$9,805.82**

ALL THAT CERTAIN lot or piece of ground with the stone messuage and improvements thereon erected, situate in Valley Township, CHESTER County, Pennsylvania.

Tax Parcel No. 38-3J-18

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Kelly L. Butler & Tammy L. Butler**

SALE ADDRESS: 1005 Manor Road, Valley Township, PA 19320

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

SALE NO. 20-5-237**Writ of Execution No. 2017-03736****DEBT \$217,604.91**

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the title line in the bed of New Gap and Newport Pike, being a corner of lands now or late of Charles Null; thence extending through the bed of said road on the arc of a circle curving to the left having a radius of 5729.65 feet, the arc distance of

119.91 feet to a point a corner of lands of M. & Percy Bair; thence along the same and lands of Carroll Greenleaf, leaving the bed of said road and crossing over a spike, South 38 degrees 41 minutes 59 seconds West 309.66 feet to a point on the title line of the Old Newport Pike; thence along the same and through the bed thereof, North 51 degrees 18 minutes 1 seconds West 257.70 feet to a spike, a corner of lands now or late of John Wilson; thence along the same and leaving said road, North 41 degrees 20 minutes and 29 seconds East 202.78 feet to an iron pin a corner of lands of said Charles Null; thence along the same, the three following courses and distance; (1) South 30 degrees 37 minutes 1 seconds East 43.98 feet to an iron pin; (2) South 75 degrees 27 minutes 1 seconds East

54.08 feet to an iron pin; and (3) North 56 degrees 13 minutes 29 seconds East 147.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.566 Acres. Tax ID # 44-7D-34

PLAINTIFF: CIT Bank, N.A. VS

DEFENDANT: **Ronald E. Hays**

SALE ADDRESS: 241 Cochran Street,
Cochranville, PA 19330

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

SALE NO. 20-5-240

Writ of Execution No. 2019-07976

DEBT \$190,713.19

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl B. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82' 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty- eight minutes West (N 01'48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a

point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin; thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Tax ID: 36-05-0135.060

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 on Book 431 and Page 541.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

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

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

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

SALE NO. 20-5-244
Writ of Execution No. 2019-05804
DEBT \$52,042.61

ALL THOSE TWO CERTAIN lots of land designated at Lots No. 78 & 79 on a tract of land called "Meadowbrook Addition No. 1" of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fifty-four and four tenths (154.4) feet eastwardly along the said north line of Chestnut Street from its point of intersection with the east line of First Avenue, said point also being at the northeast corner of Lot #77; thence along the south curb line of Chestnut Street North eighty-eight degrees fifty-two minutes East fifty feet; thence along the west line of Lot #80 South one degree eight minutes East one hundred fifty feet to the north line of Star Alley; thence along the same South eighty-eight degrees fifty-two minutes West fifty feet; thence along Lot # 77 North one degree eight minutes West one hundred feet to the point and place of beginning.

CONTAINING seventy-five hundred square feet of land, be the same more or less.

AND AS TO PREMISES "B" ALL THAT CERTAIN lot of land designated as Lot #80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in plan book no 2, page 73 situated in Valley Township, Chester County, Pennsylvania,

bounded and described as follows:

BEGINNING at a point in the south line of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less.

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds in Book 8633, Page 1828 as Instrument Number 11246645.

Tax Parcel # 38-2Q-7

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **James C. Rutherford, Shaun L. Rutherford and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 974 West Chestnut 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, Ches-

ter County, Pennsylvania, being part of Lot No. 38 on plan of lots of the Yost & Finkbinder 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

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

SALE NO. 20-5-248

Writ of Execution No. 2016-01815

DEBT \$413,333.64

PROPERTY SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH TAX PARCEL # 61-02-0070

SOLD AS THE PROPERTY OF: LISA M. TETI and STEVEN P. TETI

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Lisa M. Teti & Steven P. Teti**

SALE ADDRESS: 313 Marlborough Road, Kennett Square, PA 19348

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

SALE NO. 20-5-249

Writ of Execution No. 2019-03466

DEBT \$133,295.50

PROPERTY SITUATE IN BOROUGH

OF DOWNINGTOWN TAX PARCEL # 11-10-13

SOLD AS THE PROPERTY OF: ERIC HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased, STACEY HOWINGTON Solely in Her Capacity as Heir of Gail R. Anderson Deceased, STEPHEN HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased and MICHAEL L. HOWINGTON, JR Solely in His Capacity as Heir of Gail R. Anderson Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Eric Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased Stacey Howington Solely in Her Capacity as Heir of Gail R. Anderson Deceased Stephen Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased Michael L. Howington, Jr. Solely in His Capacity as Heir of Gail R. Anderson Deceased**

SALE ADDRESS: 11 King Street, Downingtown, PA 19335

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

SALE NO. 20-5-251

Writ of Execution No. 2016-05742

DEBT \$169,856.31

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, Situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roder, Hillard and Beers, Oxford, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as fol-

lows, to wit:

BEGINNING at a point of curve on the Westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (as shown on said plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on Lots #24 and #25 North 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space North 80 degrees 07 minutes 47 seconds East 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot #26 passing through the partition wall dividing the buildings on Lots #25 and #26 South 09 degrees 52 minutes 13 seconds East 91.21 feet to the first mentioned point and place of beginning.

BEING Lot #25 on the above-mentioned plan

BEING THE SAME PREMISES which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto JUDITH T. SARKEES.

TAX PARCEL NO.: 9-10-47.25

IMPROVEMENTS thereon: Residential Property

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

Wachovia Bank, National Association

VS

DEFENDANT: **Judith T. Sarkees**

SALE ADDRESS: 14 Branford Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS**

KIRN, LLC 215-942-2090

SALE NO. 20-5-252

Writ of Execution No. 2019-02294

DEBT \$105,835.94

Property situate in the SOUTH COATESVILLE BOROUGH, CHESTER County, Pennsylvania

BLR # 9-10-47.7

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Brandon A. Leech, in Capacity as Executor and Devisee of the Estate of Debra A. Leech a/k/a Debra Leech**

SALE ADDRESS: 32 Branford Way, Coatesville, PA 19320

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

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. 20-5-254

Writ of Execution No. 2015-03916

DEBT \$85,039.38

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the North curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the East and distant 54 feet and 1/8 inches Westwardly from the West line of Thompson Place; thence along the North curb line of Oak Street, South 77 degrees 13 minutes West, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the West; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, North 13 degrees 10 minutes West 152 feet more or less to the South line of Alley "B"; thence by the same North 80 degrees 49 minutes East 14 feet 1-6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the East, South 13 degrees 10 minutes East 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING THE SAME PREMISES which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in a for Chester County in Deed Book 8896, Page 1897, granted and conveyed into JOSEPH JONES, JR.

BEING Tax Parcel # 16-11-12.

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Jones, Jr.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

SALE NO. 20-5-257

Writ of Execution No. 2019-10342

DEBT \$189,426.56

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK TAX PARCEL # 22-8-60

SOLD AS THE PROPERTY OF: RICHARD A. ROSS and REBECCA L. ROSS

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Richard A. Ross & Rebecca L. Ross**

SALE ADDRESS: 138 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 20-5-261**Writ of Execution No. 2018-07062****DEBT \$205,481.32**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania BLR # 38-1-162

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Christian Johnson & Lyneesha Johnson**

SALE ADDRESS: 210 Bardel Drive, Coatesville, PA 19320

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

SALE NO. 20-5-264**Writ of Execution No. 2019-03245****DEBT \$525,232.44**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS" MADE BY GEORGE E. REGISTER, JR., AND SONS, INC., REGISTERED LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO.13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG

HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF

21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO. 11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S. BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT;

(2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO.12 ON SAID PLAN.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM C. HUYLER III AND ROBIN LEIGH HUYLER, HUSBAND AND WIFE, BY DEED FROM DAVID R. TWING AND WENDY K. TWING DATED AUGUST 28, 2017 AND RECORD-

ED SEPTEMBER 28, 2017 IN DEED
BOOK 9623, PAGE 259.

TAX PARCEL NO.: 61-06-0037.01B

PLAINTIFF: Harleysville Bank

VS

DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

SALE ADDRESS: 1845 Huntsman Lane,
West Chester, PA 19382

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

SALE NO. 20-5-265

Writ of Execution No. 2018-13450

DEBT \$152,870.82

Property situate in the WEST CALN
TOWNSHIP, CHESTER County, Pennsyl-
vania BLR # 28-8J-11

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for the Regis-
tered Holders of Morgan Stanley Abs Cap-
ital 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

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

SALE NO. 20-5-269

Writ of Execution No. 2019-06886

DEBT \$376,893.70

Property situate in the PENN TOWNSHIP,

CHESTER County, Pennsylvania

BLR # 58-3-419

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Freedom Mortgage Corpo-
ration

VS

DEFENDANT: **Mare M. Elicier & Alli-
son L. Elicier**

SALE ADDRESS: 233 Larchmont Lane,
West Grove, PA 19390-8825

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

SALE NO. 20-6-286

Writ of Execution No. 2019-05076

DEBT \$192,989.12

PROPERTY SITUATE IN TOWNSHIP OF
CALN.

SOLD AS THE PROPERTY OF: BONITA
L. WYATT AKA BONITA WYATT AKA
BONITA L. WILSON

Tax Parcel #39-3-24.1, 3903 002401

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Reverse Mortgage Solutions,
Inc.

VS

DEFENDANT: **Bonita L. Wyatt AKA
Bonita Wyatt AKA Bonita L. Wilson**

SALE ADDRESS: 2011 East Kings Hig-
way, Coatesville, PA 19320

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

SALE NO. 20-6-288

Writ of Execution No. 2018-04109

DEBT \$109,438.69

ALL THAT CERTAIN MESSAGE AND LOT AND LAND, WITH HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED, SITUATE IN SOUTH COATESVILLE, CHESTER COUNTY, PENNSYLVANIA.

PARCEL: 09-02-0021.010 and 09-02-0021

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Darius L. Green**

SALE ADDRESS: 119 Gibbons Ave., assessed as 119 & 121 Gibbons Ave., Coatesville, PA 19320

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

SALE NO. 20-6-289

Writ of Execution No. 2014-11687

DEBT \$471,218.18

ALL THAT CERTAIN lot or piece of ground, SITUATE in the township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of 'Coventry Glen', prepared by Gilmore & Associates, Inc., dated 8/30/00, last revised 9/6/06 and recorded in Chester County, as Plan #17957, as follows, to wit:

BEGINNING at a point on the southerly side of South Savanna Drive, a corner of Lot# 195 as shown on said plan; thence from said point of beginning, along the said side of South Savanna Drive South 49 degrees 50 minutes 14 seconds East 44.00 feet to a corner of Lot# 193; thence along

Lot# 193 South 40 degrees 09 minutes 46 seconds West, through a storm sewer easement, 115.00 feet to a point; thence North 49 degrees 50 minutes 14 seconds West 44.00 feet to a corner of Lot# 195; thence along Lot# 195 North 40 degrees 09 minutes 46 seconds East 115.00 feet to the first mentioned point and place of beginning.

UPI NO. 18-1-389

BEING the same premises with Heritage-Coventry Meadows LP by Deed dated 2/21/2007 and recorded 3/13/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7104 :Page 30, granted and conveyed unto NVR, Inc., Trading as Ryan Homes, in fee. AND being the same premises which NVR, Inc., Trading as Ryan Homes by Deed dated 5/31/2007 and recorded 6/7/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7179 Page 2120, granted and conveyed unto Stephanie A. Zdrzil, in fee.

PLAINTIFF: 1900 Capital Trust II, By U.S. Bank Trust National Association, not in it's Individual Capacity but Solely as Certificate Trustee

VS

DEFENDANT: **Stephanie A. Zdrzil**

SALE ADDRESS: 218 S. Savanna Dr., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP, 215-579-7700**

SALE NO. 20-6-293

Writ of Execution No. 2020-00415

DEBT \$161,453.28

ALL THAT CERTAIN land situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a survey made by George E. Regester, Jr, & Sons, Inc., Registered Surveyors, dated 11/13/84, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road L.R. 131, known as Baltimore Pike, said point being the Northwesterly comer of other land now or late of Achille Ciarrocchi and the Northeasterly comer of the about to be described lot; thence from said point of beginning and extending along said other lands the two following courses and distances: (1) South 14° 25' 30" East, 16.50 feet to a point; (2) South 21° 29' 46" East, 155.79 feet to a point in line of lands now or late of James D. Bertrando; thence extending along said land of Bertrando, South 64° 49' 38" West, 95.80 feet to a point, a comer of lands now or late of Donald C. Sassaman; thence extending along said lands, North 14° 25' 38" West, 175 feet to a point in the aforementioned bed of L.R. 131; thence extending through the bed of said road, North 64° 49' 30" East, 70 feet to the first mentioned point and place of BEGINNING.

BE the contents what they may.

BEING known as 1534 Baltimore Pike, Toughkenamon, PA 19374

BEING THE SAME PREMISES which Achille Ciarrocchi, by Deed dated 11/19/1984 and recorded 11/21/1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 64, Page 444, granted and conveyed unto Richard A. Sydenstricker.

PARCEL NO.: 60-1Q-3

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Citizens Bank, N.A. S/B/M to Citizens of Bank of Pennsylvania

VS

DEFENDANT: **Richard A. Sydenstricker**

SALE ADDRESS: 1534 Baltimore Pike, Toughkenamon, PA 19374

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

SALE NO. 20-6-297

Writ of Execution No. 2016-09918

DEBT \$52,461.90

ALL THAT CERTAIN messuage and lot of land situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, located and described as follows:

BEGINNING at an iron pin in the Northerly side of a public road leading from Rapp's Comer to Bacton in a line of land now or late of Wesley Y. Emery and a comer of land now or late of Albert Vail; thence leaving the public road and by land now or late of Albert Vail, South 40 degrees, 26 minutes West 341.05 feet to an iron pin; thence by land now or late of George L. Davis, South 55 degrees 37 minutes East 140.5 feet to an iron pin; thence still by land now or late of George I Davis, North 40 degrees 30 minutes East 281.15 feet to an iron pin in the Northerly side of the public road aforesaid; thence along the Northerly side of same by land now or late of Wesley Y. Emery, North 31 degrees 44 minutes West 147.3 feet to the place of beginning.

BEING Chester County Tax Map Parcel number 34-4-131

BEING the same Premises which J. W. Cordray and Christine R. Howard, nka Christine R. Cordray, by deed dated May 20, 2004, and recorded in the office of the Recorder of Deeds of Chester County, Pennsylvania in Record Book 6173, page 490, granted and conveyed unto J.W. Cordray and Christine R. Cordray, in fee.

PLAINTIFF: Payson Brickley

VS

DEFENDANT: **James W. Cordray, aka J. W. Cordray aka John W. Cordray and Christine R. Cordray**

SALE ADDRESS: 226 Bodine Road, Chester Springs, PA 19425

PLANTIFF ATTORNEY: **TOM MOHR
LAW OFFICE, PC 610-431-0111**

SALE NO. 20-6-300

Writ of Execution No. 2019-10091

DEBT \$201,116.12

Property situate in the PARKESBURG BOROUGH, CHESTER County, Pennsylvania

BLR # 8-7-13

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Kelly D. Taylor & Brian K. Taylor**

SALE ADDRESS: 707 8th Avenue, a/k/a 707 Eighth Avenue, Parkesburg, PA 19365-1326

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

SALE NO. 20-6-303

Writ of Execution No. 2019-11591

DEBT \$161,689.99

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SADBURY TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF THE MEADOWLANDS, MADE BY JOHN D. STAPLETON, 111, REGISTERED LAND SURVEYOR, COATESVILLE, PENNSYLVANIA, DATED 1/17/1989 AND LAST REVISED 4/17/1989 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 9396, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG THE WEST SIDE OF THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 1 AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), THE TWO FOLLOWING COURSES AND DISTANCES,(1) SOUTH 44 DEGREES 55 MINUTES 55 SECONDS EAST, 174.25 FEET TO A POINT OF CURVE; AND (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 250 FEET, THE ARC DISTANCE OF 36.77 FEET TO A CORNER OF LOT NO. 3; THENCE EXTENDING ALONG SAME, SOUTH 64 DEGREES 18 MINUTES 10 SECONDS WEST, 368.75 FEET TO A POINT ALONG LOT NO. 5; THENCE EXTENDING ALONG SAME AND ALONG LOT NO. 6, NORTH 30 DEGREES 23 MINUTES 05 SECONDS WEST, 200.67 FEET TO CORNER OF LOT NO. 1; THENCE EXTENDING ALONG SAME, NORTH 64 DEGREES 18 MINUTES 10 SECONDS EAST, 318.22 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 AS SHOWN ON SAID PLAN.

CONTAINING 1.583 ACRES OF LAND, MORE OR LESS.

TAX MAP AND PARCEL NUMBER: 37-1-17.2

PLAINTIFF: TIAA, FSB

VS

DEFENDANT: **Brian J. Madonna and Deanne M. Madonna**

SALE ADDRESS: 421 Compass Road, Parkesburg, PA 19365

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

SALE NO. 20-6-304**Writ of Execution No. 2016-11103****DEBT \$321,620.11**

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

BLR # 42-4K-52

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA VS

DEFENDANT: **Rodney V.Nutt**

SALE ADDRESS: 37 Deer Run Lane, Malvern, PA 19355

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

SALE NO. 20-6-305**Writ of Execution No. 2019-02034****DEBT \$216,533.06**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE MESSUAGE THEREON ERECTED (BEING THE NORTHERLY HALF OF A DOUBLE DWELLING HOUSE) SITUATE IN STRAFFORD, TOWNSHIP OF TREDYFFRIN. COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY WILLIAM R. YERKES ON JUNE 28TH 1914 AS FOLLOWS:

BEGINNING AT A POINT NEAR THE WESTERLY SIDE OF VALLEY ROAD, 250 FEET MORE OR LESS SOUTHWARDLY FROM THE MIDDLE LINE OF GULF ROAD;

THENCE EXTENDING ALONG THE SAID VALLEY ROAD, SOUTH 3" 38' EAST, 24.75 FEET;

THENCE LEAVING THE ROAD EXTENDING BY OTHER LAND ABOUT TO BE CONVEYED AND PASSING THRU THE MIDDLE OF PARTY WALL OF A TWIN DWELLING HOUSE, SOUTH 75° 40' WEST 143.34 FEET TO STAKE; AND

THENCE ALONG A FENCE NORTH 15° 1' WEST 24.2 FEET TO A TACK IN A POST;

THENCE BY LANDS NOW OR LATE DAVID FITZPATRICK AND OTHER NORTH 75° 40' EAST, 140.18 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ELIZABETH VIOLET LEWIS BY DEED FROM EDWARD SANDERS DATED JULY 1, 2014 AND RECORDED JULY 5, 2014 IN DEED BOOK T20, PAGE 248 INSTRUMENT NUMBER 5048732. THE SAID ELIZABETH VIOLET LEWIS DIED ON SEPTEMBER 9, 2018. ON SEPTEMBER 26, 2018, LETTERS OF TESTAMENTARY WERE GRANTED TO JOHN M. LEWIS EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS AND MICHAEL F. LEWIS EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS, NOMINATING AND APPOINTING HIM AS THE EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS.

PREMISES BEING KNOWN AS: 280 OLD EAGLE SCHOOL ROAD, WAYNE, PENNSYLVANIA 19087.

TAX I.D. #: 43-11B-0260

PLAINTIFF: American Adviors Group
VS

DEFENDANT: **John M. Lewis Executor of the Estate of Elizabeth Violet Lewis and Michael F. Lewis Executor of the Estate of Elizabeth Violet Lewis**

SALE ADDRESS: 280 Old Eagle School Road, Wayne, PA 19087

PLANTIFF ATTORNEY: **McCABE,**

WEISBERG & CONWAY, LLC 215-790-1010

SALE NO. 20-6-306

Writ of Execution No. 2019-01352

DEBT \$224,130.94

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

BLR # 52-05P-0061

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Karen A. Wilson & David S. Frampton**

SALE ADDRESS: 105 Giunta Lane, West Chester, PA 19382-4911

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

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