

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 15th @ 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, October 15th, 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.

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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, October 15th, 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, November 16th, 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. 19-9-468

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

PLAINTIFF: 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

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

SALE NO. 16-11-832

Writ of Execution No. 2015-01921

DEBT \$3,183.69

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

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley
VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

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

SALE NO. 19-11-546

Writ of Execution No. 2018-06543

DEBT \$2,573.93

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

TAX PARCEL NO. 29-4-184.3

PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **Maxie E. Evans & Faye S. Evans**

SALE ADDRESS: 192 Springton Road, West Brandywine, PA 19343

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

SALE NO. 19-11-548**Writ of Execution No. 2017-00567****DEBT \$1,756.20**

All that certain property known as 358 Walnut Street, City of Coatesville, Pennsylvania.

TAX PARCEL NO. 16-5-345.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: Monica Denise Brandon & Kenneth Huggins

SALE ADDRESS: 358 Walnut Street, Coatesville, PA 19320

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

SALE NO. 19-11-552**Writ of Execution No. 2017-01946****DEBT \$2,321.57**

ALL THAT CERTAIN lot or piece of ground upon which is erected the West house of a block of two brick dwelling houses, designated as No. 257 East Chestnut Street, Hereditaments and Appurtenances, Situated in the 3rd Ward of the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-5-77

PLANTIFF: City of Coatesville

VS

DEFENDANT: Michael Wagoner

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

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

SALE NO. 19-11-557**Writ of Execution No. 2017-03842****DEBT \$1,813.56**

ALL THAT CERTAIN lot or tract of ground with the buildings thereon erected, being Situate in the 4th Ward of the City of Coatesville and partly in the Township of Caln.

TAX PARCEL NO. 16-7-284

PLANTIFF: City of Coatesville

VS

DEFENDANT: Robert Fallon, Jr.

SALE ADDRESS: 123 S. Thirteenth Avenue, Coatesville, PA 19320

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

SALE NO. 20-2-69**Writ of Execution No. 2017-00025****DEBT \$306,414.53**

Property situate in the BIRMINGHAM TOWNSHIP, CHESTER County, Pennsylvania

BLR # 65-4-333

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: George Getsos & Panagiotia 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. 20-4-157

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 Ave-

nue, Coatesville, PA 19320

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

SALE NO. 20-4-161

Writ of Execution No. 2018-02030

DEBT \$349,674.17

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

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

BEING Lot #1 on said Plan.

BEING THE SAME PREMISES which Bryan Shinn and Lisa Shinn, husband and wife, by Deed dated August 4, 2003 and recorded November 12, 2003 in the Office

of the Recorder of Deeds in and for Chester County in Deed Book 5974, Page 1046, granted and conveyed unto CHRISTOPHER LAPSZYNSKI and KRYSZYNA LAPSZYNSKI, husband and wife.

BEING Chester County UPI # 61-5K-1

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

VS

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

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

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

SALE NO. 20-4-187

Writ of Execution No. 2015-02894

DEBT \$163,895.15

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

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

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

BEING UPI NUMBER 39-04M-0009.010

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

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

VS

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

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

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

SALE NO. 20-4-189

Writ of Execution No. 2019-09775

DEBT \$50,019.96

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

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

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

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

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

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

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

BEING UPI NUMBER 1 607 01070000

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

VS

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

SALE ADDRESS: 1214 Olive Street, Coatesville, PA 19320

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

SALE NO. 20-4-198

Writ of Execution No. 2018-09591

DEBT \$115,446.40

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

Tax Parcel No. 16-07-0123

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

VS

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

SALE ADDRESS: 1211 Stirling Street,
Coatesville, PA 19320

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

SALE NO. 20-4-200

Writ of Execution No. 2018-09794

DEBT \$136,766.87

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

All that certain tract of land, Situate in South Coventry Township, Chester County, Pennsylvania, bounded, limited and described, as follows, to wit:

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

Granting and giving to the grantees, their heirs and assigns, the free and common use, right, liberty and privilege of an alley way 10 feet in width across the Southern side of the tract of land belonging formerly to R. Wallace Ed and Evelyn Ed, Husband and Wife, adjacent to the Northern side of the lot of land hereby granted and con-

veyed to said grantees, extending from the center line of the public highway leading from Pottstown to West Chester, South 87 degrees 30 minutes West 435.50 feet to a point, a corner, together with free ingress, egress, and regress to and for the said Grantees, their heirs and assigns, their tenants or possessors of said lot of land herein conveyed as a foot way and as a driveway for horses, wagons, and motor vehicles.

BEING THE SAME PROPERTY CONVEYED TO MAXIMILIAN J. DONAHUE AND CAROLANN DONAHUE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JOHN A. FELICETTI AND JACQUELINE A. FELICETTI, HUSBAND AND WIFE, DATED NOVEMBER 15, 1999, RECORDED NOVEMBER 26, 1999, AT INSTRUMENT NUMBER 0095234, AND RECORDED IN BOOK 4674, PAGE 1365, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 20-04-0056

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 2001 Pottstown Pike,
Pottstown, PA 19465

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

SALE NO. 20-4-204

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

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

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. 20-5-260

Writ of Execution No. 2019-06469

DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements

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

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

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

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

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

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of

TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

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

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

SALE NO. 20-5-266

Writ of Execution No. 2017-01576

DEBT \$258,719.65

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

BLR # 71-3-24.3G

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Barry A. Bolt**

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

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

SALE NO. 20-6-274

Writ of Execution No. 2017-02167

DEBT \$1,726.49

All that certain message and tract of land, together with the improvements thereon erected, composed of two lots of land designated as Lots Nos. 236 and 237 on plan of lots known as Drumpellier, situated in the Fourth ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Harold Omar Trego & Christina M. Trego**

SALE ADDRESS: 1233 Oak Street, Coatesville, PA 19320

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

SALE NO. 20-6-276

Writ of Execution No. 2017-11951

DEBT \$1,381.06

ALL THAT CERTAIN lot of piece of land with the buildings and improvements thereon erected SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-4-210

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arland D. Jones**

SALE ADDRESS: 109 Millview Drive, Coatesville, PA 19320

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

SALE NO. 20-6-280

Writ of Execution No. 2018-09537

DEBT \$2,901.62

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

Tax Parcel No. 29-5-1-.48

PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **John M. Norman**

SALE ADDRESS: 142 Rebecca Drive, West Brandywine, PA 19335

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

SALE NO. 20-6-281

Writ of Execution No. 2018-05677

DEBT \$2,152.23

ALL THAT CERTAIN lot or piece of land SITUATE on the West side of Darlington Street between Fayette and Marshall Streets, in said Borough of West Chester.

Tax Parcel No. 1-4-140

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Webb D. Hallman**

SALE ADDRESS: 201 W. Lafayette Street, West Chester, PA 19380

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

SALE NO. 20-6-284

Writ of Execution No. 2017-08163

DEBT \$1,612.61

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

Tax Parcel No. 39-3M-87

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Andrew Raezer**

SALE ADDRESS: 1904 Olive Street, Caln Township, PA 19320

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

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 Highway, Coatesville, PA 19320

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

SALE NO. 20-6-291

Writ of Execution No. 2017-07820

DEBT \$180,872.79

PROPERTY OF SITUATE IN CALN TOWNSHIP.

SOLD AS THE PROPERTY OF: LANCE LEWIS

TAX PARCEL # 39-03H-0020-E

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper as Successor By Merger to Pacific Union Financial, LLC

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

SALE NO. 20-6-296

Writ of Execution No. 2019-10329

DEBT \$54,974.09

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE VILLAGE OF ROMANSVILLE, IN THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE E. REGESTER, JR. & SONS, INC., AS TAKEN FROM PLAN C-226, DATED FEBRUARY 6, 1980, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE BED OF PUBLIC ROAD L.R. 15180 KNOWN AS STRASBURG ROAD, SAID ROAD LEADING IN A NORTHWESTERLY DIRECTION TO MORTONVILLE AND IN SOUTHEASTERLY DIRECTION TO PA ROUTE 162, SAID POINT OF BEGINNING MARKING THE NORTHEASTERLY CORNER OF THIS ABOUT TO RF. DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT E. HUNTER; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG SAID STRASBURG ROAD THE FOLLOWING TWO COURSES AND DISTANCES TO WIT: (1) SOUTH FIFTY-SIX DEGREES, FORTY FIVE MINUTES, ZERO

SECONDS EAST, TWENTY SIX FEET TO A POINT; (2) SOUTH FIFTY EIGHT DEGREES, ZERO MINUTES, ZERO SECONDS EAST TWO HUNDRED EIGHTY THREE AND TWO ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THIS AND SET IN THE CENTER OF THIRTY FEET WIDE RIGHT OF WAY; THENCE LEAVING SAID STRASBURG ROAD ALONG SAID THIRTY FEET WIDE RIGHT OF WAY SOUTH SIXTY THREE DEGREES, FORTY NINE MINUTES, THIRTY SECONDS WEST, THREE HUNDRED THIRTY THREE AND NINETEEN ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THIS AND SET IN THE BED OF PUBLIC ROAD L.R. 15072 KNOWN AS STARGAZER ROAD, SAID ROAD LEADING IN A NORTHERLY DIRECTION TO STRASBURG ROAD AND IN A SOUTHERLY DIRECTION TO PA ROUTE 162; THENCE LEAVING SAID THIRTY FEET WIDE RIGHT OF WAY AND ALONG SAID STARGAZER ROAD NORTH TWENTY EIGHT DEGREES, ZERO MINUTES, ZERO SECONDS WEST, TWO HUNDRED SEVENTEEN AND SEVENTY SEVEN ONE-HUNDREDTHS FEET TO AN OLD SPIKE MARKING THE NORTHWESTERLY CORNER OF THIS AND A CORNER OF LANDS OF THE FIRST MENTIONED ROBERT E. HUNTER; THENCE LEAVING SAID STARGAZER ROAD AND ALONG SAID LANDS OF ROBERT E. HUNTER, NORTH FORTY NINE DEGREES, THIRTY THREE MINUTES, ZERO SECONDS EAST, ONE HUNDRED EIGHTY THREE AND THIRTY ONE ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Title to said premises, is vested in Monica A. Goldberg and Brian Goldberg, husband and wife, as tenants in common by deed from JOHN A. PECONE and ARLENE M.

PETRASSO-PECONE, husband and wife, dated March 29, 1999 and recorded April 8, 1999 in Deed Book 4539, Page 0731 Instrument Number 27452. The said Monica A. Goldberg died on May 16, 2016 thereby vesting title in her surviving spouse Brian Goldberg by operation of law.

Premises Being Known as: 1880 WEST STRASBURG ROAD, COATESVILLE, PENNSYLVANIA 19320.

TAX I.D. #: 50-4-85

PLAINTIFF: LoanCare, LLC VS

DEFENDANT: **Brian Goldberg**

SALE ADDRESS: 1880 West Strasburg Road, Coatesville, PA 19320

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

SALE NO. 20-6-299

Writ of Execution No. 2020-00463

DEBT \$91,366.79

ALL THAT CERTAIN lot or tract of land, composed of seven lots known and designated as Lot, 30, 31, 32, 33, 34, 35, and 36. Section "C" on a plan of lots known as "Pleasant View", West Coatesville Pennsylvania in Plan Book I Page 45 Situate in the Township of Valley. County of Chester, and Commonwealth of Pennsylvania, more particularly described and bounded as follows:

BEGINNING at a point at the Northeast corner of Lot #30 which point is 135 feet South from the Southwest corner of Kirby Street and Prospect Avenue; thence Westwardly along the Southside of a 15 foot wide alley 141 feet to the East side of a 15 foot wide alley known as Boundary Street; thence Southwardly along the East side of said 15 feet wide alley known as West Boundary Street a/k/a Birch Street 210 feet to a point at the Northwest corner

of Lot #37; thence Eastwardly along the line of said Lot #37 153.5 feet to a point at the West side of Prospect Avenue; thence Northwardly along the West side of Prospect Avenue 210 feet to the place of beginning.

BOUNDED on the North by a 15 foot wide alley; on the East by the West side of Prospect Avenue; on the South by Lot #37 and on the West by a 15 foot wide alley known as West Boundary Street.

CONTAINING 30, 922 square feet of land, more or less.

BEING KNOWN AS: 11 PINE STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VESTED IN STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HORACE N. DIDAVIDE AND GLORIA JUNE DIDAVIDE, HIS WIFE, DATED 07/29/1988 RECORDED 08/04/1988 IN BOOK NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF: STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES

PLAINTIFF: Wilmington Trust National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset Backed Certificates, Series 2005-CL1

VS

DEFENDANT: **Steven A. Short, Jr**
A/K/A Steven A. Short & Lucy Short
A/K/A L. Short

SALE ADDRESS: 11 Pine Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RAS Citron**
LLC 855-225-6906

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. 20-7-317

Writ of Execution No. 2019-03828

DEBT \$103,035.30

ALL that parcel in the City of Coatesville, Chester County, Pennsylvania, being approximately 19.6 x 150

Parcel# 16-6-805

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Ronda Jones-Moore and Willie B. Moore**

SALE ADDRESS: 163 Walnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PURCELL, KRUG & HALLER 717-234-4178**

SALE NO. 20-7-319**Writ of Execution No. 2019-01736
DEBT \$355,752.37**

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania BLR# 62-6-45

IMPROVEMENTS thereon: Residential Dwelling PLAINTIFF: Loandepot.Com, LLC

VS

DEFENDANT: **Christine Farrell**

SALE ADDRESS: 570 Chandler Mill Road, Avondale, PA 19311-9626

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

SALE NO. 20-9-338**Writ of Execution No. 2020-03225
DEBT \$1,287,179.75**

306 Trego Avenue, Coatesville, PA 19320

ALL THAT CERTAIN tract of land situated along the northerly side of Trego Avenue, a 50-foot wide public street and the southerly side of Cotrel Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 48 on the final title plan for Sadsbury Park, Phase 2A, (Sheet No. FN-20) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER IDLLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA,

Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-242

406 Anderson Street, Coatesville, PA 19320

ALL THAT CERTAIN tract of land situated along the northerly side of Anderson Street, a 50-foot wide public street and the southerly side of Orr Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 118 on the final title plan for Sadsbury Park, Phase 2A, (Sheet No. FN-25) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER HILLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-251

319 Trego Avenue, Coatesville PA 19320

ALL THAT CERTAIN tract of land situated along the southerly side of Trego Avenue, a 50-foot wide public street and the northerly and westerly sides of Orr Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 124 on the final title plan for Sadsbury Park, Phase 2A, (Sheet Nos. FN-20 & FN-25) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER IDLLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-257

PLAINTIFF: PeoplesBank, A Codorus Valley Company

VS

DEFENDANT: **Foundation for Elder-care, et al**

SALE ADDRESS: 306 Trego Ave, Coatesville, PA 19320; 406 Anderson Street, Coatesville, PA 19320; 319 Trego Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **JOSHUA D. BRADLEY, ESQUIRE 410-727-6671**

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