

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 21st @ 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, January 21, 2021 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, January 21st, 2021 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, February 22nd, 2021. 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 ROBINSONRAY**

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

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300****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. 19-1-14****Writ of Execution No. 2017-11901****DEBT \$272,337.95**

ALL THAT CERTAIN parcel of land being Lot No. 7 on Plan of Lots of Ruth and Stephen Trimble, SITUATE in the Township of East Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keach, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Lot No. 5 of the development and corner of property belonging to Walter Dale; thence extending by properties of said Walter Dale, Sara E. Baldwin and A.J. Arrarella, south forty-six degrees and forty-three minutes west two hundred fifty (250.0) feet to an iron pin a corner of Lot No. 8; thence by Lot No. 8 north seven degrees and twelve minutes west two hundred forty-one and thirty-one hundredths (241.31) feet to an iron pin in the south line of a fifty feet wide avenue; thence extending by the south line of same in a northeastern direction on a curved line curving toward the north, with a radius of two hundred thirty feet and an arc distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet, the chord of which is north sixty-seven degrees, fifteen minutes and thirty seconds east one hundred ninety and one-tenth feet, to an iron pin a corner of Lot No. 6, thence leaving the avenue and extending by Lot No. 6 south forty-two degrees and seventeen minutes east one hundred twelve and two tenths (112.2) feet to an iron pin in line of Lot No. 5 of said development; thence by Lot No. 5 the next two courses and distances to wit: south forty-seven degrees and forty-three minutes west sixty-seven and ninety-six hundredths (67.96) feet to an iron pin and south forty-three degrees and seventeen minutes east seventeen and four hundredths (17.04) feet to the first mentioned pin and place of beginning.

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

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

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

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company
VS

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

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

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

SALE NO. 19-2-108

Writ of Execution No. 2017-01885

DEBT \$136,659.10

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-7-222.1

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **FRANCIS 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 MEREDITH 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: **KATHARIN LINGO**

a/k/a KATHY LINGO and ANDREW LINGO

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

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

SALE NO. 19-7-355

Writ of Execution No. 2018-07302

DEBT \$149,584.35

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2K-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **AMI HOPKINS**

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

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

SALE NO. 19-9-441

Writ of Execution No. 2014-00601

DEBT \$255,328.60

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

BLR # 39-4-101.3

IMPROVEMENTS thereon: Residential Dwelling

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

Benefit of The Holders of The Series 2017-2

VS

DEFENDANT: **Jeffrey Snyder & Denise Snyder**

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

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

SALE NO. 19-9-461

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

PLAINTIFF: 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. 19-10-544

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 Olusiyan 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. 19-11-546

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

PLANTIFF: West Brandywine Township

VS

DEFENDANT: Maxie E. Evans & Faye S. Evans

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

**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. 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. HOOPE & TINA M. HOOPE A/K/A TINA HOOPE; UNITED STATES OF AMERICA**

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

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

SALE NO. 19-11-566

Writ of Execution No. 2018-04387

DEBT \$272,003.31

ALL THAT CERTAIN, lot or piece of land with the buildings and improvements thereon erected.

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

BEGINNING at a point on the Easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the

arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Easterly side of Sonnet Lane (2) South 01 degrees, 54 minutes, 00 seconds East 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) South 24 degrees, 26 minutes, 53 seconds East 144.39 feet to the 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. 20-1-10**Writ of Execution No. 2019-06502****DEBT \$237,737.04**

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

BEGINNING at a point near the center line of Red Pump Road, known as T-304, a corner of land now or late of Norman Wolgin and Sylvan M. Cohen; thence along said Red Pump Road, South 28 degrees 54 minutes 00 seconds East 186.58 feet to a point; a corner of Lot No. 2 on said plan; thence along the same South 53 degrees 25 minutes 41 seconds West 514.10 feet to a point in line of other lands of Rose Chase Eshleman; thence along the same North 42 degrees 54 minutes 15 seconds West 131.09 feet to a point in line of land of aforesaid Wolgin and Cohen; thence along the same North 32 degrees 44 minutes 22 seconds East 130.00 feet, North 43 degrees 53 minutes 36 seconds East 99.37 feet and North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO THE FOLLOWING DEED RESTRICTIONS

1. Any dwelling place on the premises shall be of a design that would provide not less than 1,500 square feet of living area exclusive of basements, garages, root cellars and the like.
2. No mobile home or mobile home type dwelling whether brought in on wheels or

on a trailer in separate parts, shall be placed on the premises for dwelling purposes.

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC

VS

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

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

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

SALE NO. 20-1-19**Writ of Execution No. 2019-01101****DEBT \$34,186.26**

ALL THAT CERTAIN lot of land, situate in East Marlborough Township, Chester County, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Fox Lee Manor, Section 1, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors dated 4/1/1977 last revised 6/22/1977 and recorded in Chester County as Plan No. 1214 as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Fox Hunt Drive (50 feet wide) a corner of Lot No. 10 on said Plan; thence extending from said beginning point along the side of said road, on the arc of a circle curving to the left, having a radius of 180 feet, the arc distance of 37.03 feet to a point of reverse curve at the corner of lands designated as Future Right-of-Way; thence extending along said lands on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 171.60 feet to a point of tangent; thence extending along same, South 3 degrees 34

minutes 56 seconds East, 46.06 feet to a point in line of lands now or late of J.B. Swayne; thence extending along said lands South 86 degrees 25 minutes 4 seconds West, 422.20 feet to a corner of Lot No. 10, aforesaid; thence extending along said lot, North 54 degrees 20 minutes 21 seconds East, 338.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said Plan.

BEING UPI No. 61-5-16.74.

CONTAINING 1.049 acres of land, more or less.

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

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

VS

DEFENDANT: **Linda Surdo & Peter Surdo**

SALE ADDRESS: 708 Fox Hunt Drive, Kennett Square, PA 19348

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

SALE NO. 20-1-20

Writ of Execution No. 2018-12265

DEBT \$326,008.05

ALL THAT CERTAIN lot or parcel of land situated in the Kennett Township, County of Chester, Commonwealth of Pennsylvania,

being more fully described in Deed dated November 23, 2009 and recorded in the Office of the Chester County Recorder of Deeds on December 4, 2009, in Deed Book Volume 7823 at Page 121 and Instrument # 10980205.

UPI # 62-5-288

PLANTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **James C. Schwartz & Susan E. Schwartz**

SALE ADDRESS: 202 Balmoral Circle, Chadds Ford, PA 19317

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

SALE NO. 20-1-31

Writ of Execution No. 2019-05412

DEBT \$170,569.15

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

BLR # 40-2B-12

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B

VS

DEFENDANT: **John M. Super, Jr. & Laurie G. Super**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335-3346

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

SALE NO. 20-1-34**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. 20-1-44**Writ of Execution No. 2018-04662****DEBT \$186,921.19**

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

BLR# 28-1-18.2

IMPROVEMENTS thereon: Residential
Dwelling

PLANTIFF: Freedom Mortgage Corpora-
tion

VS

DEFENDANT: **Sonja D. Ogden**

SALE ADDRESS: 128 Engletown Road,
Honey Brook, PA 19344-9068

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

SALE NO. 20-2-63**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. 20-2-70

Writ of Execution No. 2016-00689

DEBT \$166,421.96

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

BLR # 3-3-2023

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

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

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

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

SALE NO. 20-2-75

Writ of Execution No. 2018-07206

DEBT \$361,174.74

Property situate in the FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 71-4L-17

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Lsf8 Master Participation Trust

VS

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

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

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

SALE NO. 20-2-82

Writ of Execution No. 2018-06387

DEBT \$254,649.91

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: Lot 37 in Branford Village, a Planned Community as established by the filing of Declarations of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing Subdivision Plan 9015651).

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

Tax ID: 47-4-212

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

PLANTIFF: U.S. Bank National Association, as trustee, successor in interest to Wachovia Bank, N.A. as trustee for Park

Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1
VS

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

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

PLANTIFF ATTORNEY: PARKER McCAY PA 856-596-8900

SALE NO. 20-3-102

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 six-

ty 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. 20-3-114

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. '

Under and subject to a 20' wide Drainage Easement as shown on the above referenced plan.

Being more particularly bounded and described as follows:

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

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

- 1) S68°19'11"W 52.29' to a point. 2) S81°28'09"W 44.86' to a point.
- 3) S63°43'43"W 28.41' to a point in line of Lot 28.

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

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

- 1) N63°43'43"E 38.22' to a point.
- 2) N81°28'09"E 45.68' to a point.
- 3) N68°19'11"E 44.93' to a point in line of Lot 30.

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

Be the contents thereof whatever it may.

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

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

VS

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

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

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

SALE NO. 20-3-118**Writ of Execution No. 2019-02788****DEBT \$267,104.94**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the

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

UPI/Parcel No.: 28-5-285

Fee Simple Title Vested in Jacinto V. Reynoso and Gregoria E. Reynoso, husband and wife, as tenants by the entirety, their successors, heir and assigns by deed from Calnshire Estates, LLC, dated 04/02/2007, recorded 05/02/2007, in the Chester County Clerk's Office in Deed Book 7147, Page 1164.

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

VS

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

SALE ADDRESS: 134 Cornwall Place, Coatesville, PA19320

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

SALE NO. 20-3-124

Writ of Execution No. 2019-01802

DEBT \$327,423.46

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

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

TAX I.D. #: 3904 035600

PLANTIFF: Navy Federal Credit Union
VS

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

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

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

SALE NO. 20-3-127**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. 20-3-134**Writ of Execution No. 2018-04594****DEBT \$317,359.61**

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

Beginning at a point on the Northwestern right of way line of Whitehorse Drive (50 feet wide), a corner of Lot No. 16 on said Plan; thence extending from said beginning point along Whitehorse Drive on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 96.09 feet (and a chord bearing of South 13 degrees 05 minutes 39 seconds West 95.50 feet) to a point, a corner of Lot No. 14 on said

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

Being Lot No. 15 on said Plan.

BLR # 22-3-61.16

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

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

VS

DEFENDANT: **Jason A. Martin**

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

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

SALE NO. 20-3-135**Writ of Execution No. 2019-01785****DEBT \$72,925.41**

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

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

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

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Pennsylvania Housing Finance Agency

VS

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

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 20-4-153

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 de-

parted this life on March 25, 2013.

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

PARCEL NO.: 73-3-14

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: CITIMORTGAGE, INC.

VS

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

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

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

SALE NO. 20-4-154

Writ of Execution No. 2018-03458

DEBT \$195,158.28

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the Southeastly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road North 50 degrees 44 minutes 10 seconds East 96.16 feet to a point, a corner of Lot #36; thence extending along the same South 39 degrees 15 minutes 50 seconds East, 225.00 feet to a point, a corner of Lot

#27; thence extending along same South 50 degrees 44 minutes 10 seconds West, 96.16 feet to a point in line of the 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 Laneby deed from, Damian G. Mataraza and Sandra F. Mataraza, Husband and Wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of deeds in Deed Book 8222, Page 1530.

PLAINTIFF: PHH Mortgage Corporation

VS

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

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365

PLANTIFF 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 CWMBBS, INC., CHIL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HYB2 c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Trinh Chau & Van Chau**
SALE ADDRESS: 943 Woodlawn Avenue, Phoenixville, PA 19460

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

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, Common-

wealth of Pennsylvania, bounded and described according to a Plan of "Willowdale Crossing" prepared by Momenee and Associates, dated August 2, 1996 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13521, as follows, to wit:

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

BEING Lot #1 on said Plan.

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

BEING Chester County UPI # 61-5K-1

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

VS

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

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

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

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 & Caro-
lyn 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 BOR-
OUGH & EAST FALLOWFIELD TOWN-
SHIP, CHESTER County, Pennsylvania

BLR# 47-5-41

**IMPROVEMENTS thereon: Residential
Dwelling**

**PLAINTIFF: Wells Fargo Bank, N.A.
s/b/m Wachovia Bank, National Associa-
tion**

VS

DEFENDANT: Jack Lebow

**SALE ADDRESS: 30 Lloyd Street,
Coatesville, PA 19320**

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

SALE NO. 20-4-174

**Writ of Execution No. 2018-08154
DEBT \$149,140.87**

Property situate in the NORTH COVEN-
TRY 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 Es-
tate of Lloyd Carpenter, Jr., TIARRA N.
CARPENTER, in her capacity as Heir
of the Estate of TYREE CARPENTER,
Deceased Heir of the Estate of LLOYD
CARPENTER, JR., TYREE L. CAR-
PENTER, JR, in his capacity as Heir
of the Estate of TYREE CARPENTER,
Heir of the Estate of LLOYD CARPEN-
TER, JR., UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND ALL PER-
SONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR IN-
TEREST 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. 20-4-180

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. 20-4-185

Writ of Execution No. 2017-03917

DEBT \$143,013.36

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

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

BEING Building G of Building Group 5.

Tax ID: 39-4E-235

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

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

VS

DEFENDANT: **Terince B. Meeks**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

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

SALE NO. 20-4-187

Writ of Execution No. 2015-02894

DEBT \$163,895.15

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

All that certain tract of land designated as Lots Nos. 345A, 345; and the greater portion of 346 situate in Thorndale Heights, Division No. 1, also called Lovanna Springs, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by J.W. Harry, C.E., dated November 16, 1955, as follows: Beginning at a stake in the center line of Bungalow Glade, said point of beginning being one hundred fifty-two and fourteen one-hundredths feet Westwardly from a pin marking the intersection of the center line of Bungalow Glade with the center line of Edgemont Drive; thence along the center line of Bungalow Glade North eighty-eight degrees fifty-four minutes West and crossing a stake thirty and one one-hundredths feet from the next mentioned point one hundred eleven and ninety-eight one-hundredths feet to a pin in the Westerly line of Oak Street; thence along the Westerly line of Oak Street, North two degrees fifty-one minutes East one hundred thirty-five and six one-hundredths feet to a pin in the center line of an alley (12 feet wide); thence along the center line of said alley South eighty-eight degrees fifty-four minutes East one hundred seven and eighty-six one-hundredths feet to a stake, a corner of remaining land of Estell Paup; thence leaving said alley and along the same South one degree six one-hundredths minutes West one hundred

thirty-five feet to the first mentioned point and place of beginning.

BEING UPI NUMBER 39-04M-0009.010

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

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

VS

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

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

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

SALE NO. 20-4-198

Writ of Execution No. 2018-09591

DEBT \$115,446.40

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

Tax Parcel No. 16-07-0123

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

VS

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

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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

SALE NO. 20-4-204

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. 20-4-212

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 Association

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. 20-4-214

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, Mal-
vern, PA 19355**

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

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

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

SALE NO. 20-4-224

Writ of Execution No. 2019-09761

DEBT \$195,535.99

Property situate in the EAST BRADFORD
TOWNSHIP, CHESTER County, 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

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

SALE NO. 20-5-236

Writ of Execution No. 2019-11435

DEBT \$204,186.36

ALL THAT CERTAIN lot or parcel of land
situated in the Township of Westtown,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in Deed dated December 9, 1998 and re-
corded in the Office of the Chester County
Recorder of Deeds on December 18, 1998,
in Deed Book Volume 4475 at Page 2087,
Instrument No. 96416.

Tax Parcel No. 67-4C-134

PLAINTIFF: Forethought Life Insurance
Company

VS

DEFENDANT: **Jacqueline A. Barker &
James V. Barker**

SALE ADDRESS: 542 Coventry Lane,
West Chester, PA 19382

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

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 erect-
ed, situate in West Fallowfield Township,
Chester County, Pennsylvania, as shown
on Map and plan made for Percy Bair, dat-
ed 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, be-
ing 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 hun-

dred 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 degree 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

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

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

PLANTIFF 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 follows, 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

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

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. 20-5-255
Writ of Execution No. 2019-10534
DEBT \$134,174.05

PREMISES "A"

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

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Buttermann, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Buttermann, North 82 degrees 24 minutes East 92 feet to an iron pin; thence extending by land of the said W. Elroy Buttermann, South 29 degrees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West 71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

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

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

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Buttermann, et ux and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89

feet to a point; thence by remaining land of W. Elroy Buttermann, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

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

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

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

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

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

SALE NO. 20-5-257**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. 20-5-258**Writ of Execution No. 2019-09447****DEBT \$137,619.24**

PROPERTY SITUATE IN CALN TOWNSHIP TAX PARCEL # 39-3M-59

SOLD AS THE PROPERTY OF: TRESSA STANFORD

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Tressa Stanford**

SALE ADDRESS: 1505 Olive Street, Coatesville, PA 19320

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

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 MOR-
RIS 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, Pennsyl-
vania

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. 20-6-284

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 Com-

monwealth 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 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. 20-6-292

Writ of Execution No. 2019-03378

DEBT \$221,109.85

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR # 16-4-256

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Fateema Burns**

SALE ADDRESS: 133 Country Run Drive, Coatesville, PA 19320-3069

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

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

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

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. 20-6-307

Writ of Execution No. 2019-01236

DEBT \$339,420.93

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West, Section II, made by Henry S. Conrey, Inc., dated 11/04/1969 and last revised 05/09/1970, as follows, to wit:

BEGINNING at a point on the Northerly side of Devon Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Easterly side of Noel Circle (50 feet wide): (1) leaving Noel circle on the arc of a circle curving to the left, with a radius 25 feet, the arc distance of 39.27 feet to a point of tangent on the Northerly side of Devon Drive (the remaining two courses and distances being measure along same); (2) South 79 degrees 43 minutes 9 seconds East, 78.02 feet to a point of curve; and (3) on the arc of a circle curving to the left with a radius of 475.94 feet, the arc distance of 17.03 feet to the place of beginning; thence extending from said beginning point along Lot No. 99, North 8 degrees 13 minutes 49 seconds East, 193.76 feet to a point in line of Lot No. 98; thence along Lot No. 98 North 71 degrees 59 minutes 35 seconds East, 47.08 feet to a point in line of Lot No. 143 in Section VI of "Marchwood"; thence along Lots Numbered 143, 142 and 141 in Section VI of "Marchwood", South 25 degrees 37 minutes 30 seconds East 222.35 feet to a point of curve on the Northerly side of Devon Drive; thence along same on the arc of a circle curving to the right with a radius of 475.94 feet, the arc distance of 169.66 feet to the first mentioned point and place of beginning.

BEING Lot No. 100 on said Plan.

UPI No. 33-5J-324

BEING the same premises which Michael Petlakh and Anna Vaynblat, husband and wife, by Deed dated 05/24/2002 and recorded 06/18/2002 in the Office of the Recorder of Deeds in and for the county of Chester in Record Book 5308, Page 110, granted and conveyed unto Anna Vaynblat.

BEING KNOWN AS: 383 DEVON DRIVE EXTON, PA 19341

PROPERTY ID: 33-05J-0324

TITLE TO SAID PREMISES IS VESTED IN JEFFREY R. LARISON BY DEED FROM ANNA VAYNBLAT, DATED 4/28/2017 RECORDED 5/4/2017 IN BOOK NO. 9535 PAGE 428

TO BE SOLD AS PROPERTY OF: JEFFREY R. LARISON

PLAINTIFF: Newrez LLC

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 20-6-312

Writ of Execution No. 2016-02684

DEBT \$323,603.41

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak m prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit:

BEGINNING at a point on the Northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said plan; thence from said point of beginning, along the

said side of Penn Oak Lane the two following courses and distances; (1) South 80 degrees 48 minutes 7 seconds West 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, North 15 degrees 26 minutes 0 seconds West crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence North 77 degrees 18 minutes 52 seconds East 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 South 7 degrees 1 minute 8 seconds East recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

Title to said Premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November 4, 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **David Jackson & Pamela Jackson**

SALE ADDRESS: 14 Penn Oak Lane, Oxford, PA 19363

PLANTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-842-1400**

SALE NO. 20-7-314

Writ of Execution No. 2019-06563

DEBT \$491,342.96

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania BLR# 52-6-16.2

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6

VS

DEFENDANT: **Joseph Kravitz**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382-5559

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

SALE NO. 20-7-315

Writ of Execution No. 2018-11548

DEBT \$367,144.70

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL #TAX ID / UPI PARCEL NO. 60-040-171/ 60-4-171 IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: BOUBACAR TOURE

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Boubacar Toure**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

SALE NO. 20-7-319

Writ of Execution No. 2019-01736

DEBT \$355,752.37

Property situate in the KENNETT TOWN-

SHIP, 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. 20-7-321

Writ of Execution No. 2020-00132

DEBT \$199,512.10

Property situate in the OXFORD BOR-
OUGH, CHESTER County, Pennsylvania
BLR# 6-9-77.3P

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Freedom Mortgage Corpo-
ration

VS

DEFENDANT: **Charles Rutledge, IV,
Rachel Rutledge**

SALE ADDRESS: 259 South 4th Street,
a/k/a 259 South Fourth Street, Oxford, PA
19363-1841

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

SALE NO. 20-7-322

Writ of Execution No. 2018-04474

DEBT \$265,981.68

Property situate in the LONDON GROVE
TOWNSHIP, CHESTER County, Pennsyl-
vania

BLR# 59-8-345

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Charles F. Brady, San-
dra L. Brady**

SALE ADDRESS: 311 Whitestone Road,
Avondale, PA 19311-1345

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

SALE NO. 20-7-326

Writ of Execution No. 2018-04609

DEBT \$159,767.73

ALL THAT CERTAIN Unit in the prop-
erty, known named and identified in the De-
claration Plan referred to below as Village
Knoll Condominium, 199 King Street,
Borough of Malvern County of Chester,
Commonwealth of Pennsylvania, which
has heretofore been submitted to the pro-
vision of the Uniform Condominium Act
by the recording in the Office for the Re-
cording of Deeds, in and for the County of
Chester of a Declaration of Condominium,
dated 5/16/1985 and recorded in Miscella-
neous deed Book 687 page 299 and a De-
claration Plan dated 8/24/1983 and recorded
in Condominium Plan Book 687 page 299,
being and designated in said Declaration
Plan and Declaration, together with a pro-
portionate undivided interest in the Com-
mon Elements (as defined in such Declara-
tion) of 7.143%

Fee Simple Title Vested in Alexander B
Anderson and Kathleen J Anderson, hus-
band and wife,

As tenants by entireties, by deed from,
Sharon Sellstedt, dated 12/31/1992, re-
corded 01/08/1993, in the Chester Coun-
ty Recorder of deeds, as Book 3449 Page
241.

PARCEL NO: 2-3-266

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **Alexander B. Anderson, Kathleen J. Anderson**

SALE ADDRESS: 199 West King Street, Apartment G-1, Malvern, PA 19355

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

SALE NO. 20-7-327

Writ of Execution No. 2018-07884

DEBT \$214,534.16

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the township of west Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a plan for Balderston Family Limited Partnership, made by John D. Stapelton III, registered land surveyor, Coatesville, PA., dated 7/29/1987, revised 9/30/1987), a follows, to wit: Beginning at a point on the title line in the bed of Swinehart Road (LR 15235), said point also being at a point a corner of lot #3; thence extending from said beginning point along the title line in the bed of Swinehart road (LR 15235), south 00 degrees 17 minutes 20 seconds west, 150.01 feet to a corner of lot #1; thence extending along same, north 89 degrees 16 minutes 39 seconds west, 347.25 feet to a point a corner of lot #2, aforesaid; thence extending along same the following 2 courses and distances: north 00 degrees 41 minutes 00 seconds west, 150.05 feet and (2) south 89 degrees 16 minutes 39 seconds east, 349.79 feet to a point on the title line in the bed of Swinehart road the first mentioned

point and place of beginning. Being lot #2, as shown on said plan.

Fee Simple Title Vested in Richard I. Whiteman, Jr. and E Marie Whiteman, his wife, as tenants by entireties by deed from William Balderston and Mary Anna P. Balderston, General Partnership of Balderston Family Limited Partnership (not clear), dated 01/15/1988, recorded 01/19/1988, in the Chester County Clerk's Office in Deed Book 1031, Page 11.

PARCEL NO.: 29-04-0134.100 UPI 29-4-134.10

PLAINTIFF: HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 VS

DEFENDANT: **E. Marie Whiteman a/k/a Evella M. Whiteman and Richard I. Whiteman, Jr**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343-1038

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

SALE NO. 20-8-330

Writ of Execution No. 2018-12403

DEBT \$386,920.13

All that certain lot or piece of ground with the building and improvements thereon erected, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania. described in accordance with a plan of property of James H. Perry and Ethelyn A. Perry (deceased), made by Howard L. Robertson, civil engineer and surveyor, Wilmington, Delaware dated November 30, 1985 as follows:

BEGINNING at a point in the Northeasterly side of the Kennett Pike, said point of Beginning being the Northeasterly end of a 20 foot radius intersection curve joining the said Northeasterly side of the Kennett Pike with the northwesterly side of Byron Road (50 feet wide); Thence from said

point of beginning by the said Northeast-erly side of Kennett Pike Keeping Parallel to and 30 feet Northeasterly of the center line thereof the following two courses and distances (1) North 38 degrees 58 minutes, 50 seconds west 144.99 feet to a point of curve of a curve to the right having a radius of 1033.22; (2) in a northwesterly direction by said curve to the right an arc distance of 97.28 feet to a point, thence by line of lands now or formerly of Sarah P. Ogden a/k/a Sara R. Ogden, unmarried the following two courses and distances; (1) North 87 degrees 23 minutes 30 seconds East 292.33 feet to a point; (2) North 23 degrees, 14 minutes, 30 seconds west, 80.00 feet to a point; thence by lot No. 2 the following two courses and distances; (1) North 66 degrees 45 minutes 30 seconds East, 37.07 feet to a point; (2) South 50 degrees 56 minutes, 2 seconds East 271.22 feet to a point in the aforementioned northwesterly side of Byron road; Thence there- by the following two courses and distances (1) in a Southwesterly direction by an arc of a curve to the left having a radius of 380 feet; an arc distance of 60 feet to a point of tangency; (2) South 53 degrees, 1 Minute, 10 seconds west, 328.42 feet to a point of curve of a 20 foot radius intersection curve to the right; Thence in a southwesterly and northwesterly direction by said curve to the right an arc distance of 31.42 feet to the place of beginning. Being No. 1 Lot on said plan.

Tax ID: 62-2-48.3

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 2006-26

VS

DEFENDANT: Victoria Perry Robinson and Michael Robinson

SALE ADDRESS: 1 Byron Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: Parker McCay PA 856-596-8900

SALE NO. 20-9-335

Writ of Execution No. 2016-02580

DEBT \$202,050.12

ALL THAT CERTAIN message and tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along land formerly of Minnie N. Hayes, deceased, South 78 degrees East 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased North 78 degrees West 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, North 12 degrees East 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Hen-

ry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, South 12 degrees West 80 feet to an iron pin, the point and place beginning.

BEING Chester County Tax Parcel 29-8-9 FOR INFORMATIONAL PURPOSES ONLY: Being known as 1121 Manor Road, Coatesville, PA 19320

BEING THE SAME PREMISES which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stem, Jr. and Ella D. Stem, husband and wife, as tenants by the entireties, in fee

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates VS

DEFENDANT: **Joseph W. Stern, Jr. and Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

SALE NO. 20-10-343

Writ of Execution No. 2019-02863

DEBT \$192,629.29

BEING THE SAME PREMISES which Constance Axe, Administrator of the Estate of Richard M. Thomas a/k/a Richard Morgan Thomas, Deceased, by Deed dated October 26, 2007 and recorded November 8, 2007 in Record Book 7302, Page 1071, in the Office of the Recorder of Deeds in

and for Chester County, Pennsylvania, granted and conveyed unto Samuel E. Fisher, I.

Tax ID #12-2-48, Honeybrook Borough

PLAINTIFF: The Ephrata National Bank VS

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

SALE ADDRESS: 630-640 Vine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **JOSEPH P. SCHALK, ESQUIRE 717-299-5201**

SALE NO. 20-11-345

Writ of Execution No. 2017-08433

DEBT \$17,904.50

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon, SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for Harry A. Siter, made by DeArmit & Hayes, Engineers and Surveyors, Coatesville, PA., dated April 29, 1963, as follows, to wit:

BEGINNING at a point of the Northeasterly side of T-427, which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of T-364: (1) on an arc of a circle curving to the left, having a radius of 24.29 feet, the arc distance of 54.81 feet to a point of reverse curve; and (2) on the line curving to the right, having a radius of 194.51 feet, the arc distance of 112.82 feet to the point and place of beginning; thence extending from said beginning point, North 16 degrees 49 minutes East, 197.11 feet to a point; thence extending South 68 degrees 24 minutes 25 seconds East; 139.14 feet to a point; thence extending South 21 degrees 35 minutes 35 seconds West, 201.33 feet to a point in the Northeasterly side of T-427, aforesaid; thence extending along

the same and 2 following courses and distances; (1) North 65 degrees 15 minutes West, 95.97 feet to a point of curve and (2) on a line curving to the left, having a radius of 194.51 feet the arc distance of 26.93 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan

BEING UPI NO. 28-5-55

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated December 6, 1996 and recorded December 6, 1996 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4115 page 1420, granted and conveyed unto Thomas C. Reynolds, in fee.

PLAINTIFF: West Caln Township

VS

DEFENDANT: **Thomas C. Reynolds**

SALE ADDRESS: 283 Coffroath Road (311 Coffroath Road) Coatesville, PA 19320

PLANTIFF ATTORNEY: **JONATHAN R. LONG 610-436-4400**

SALE NO. 20-11-349

Writ of Execution No. 2019-07650

DEBT \$802,375.92

Property situate in Uwchlan Township, Exton, PA 19341

UPI No. 33-4-69.1B

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, not individually but solely as Trustee for the BlueWater Investment Trust 2018-1

VS

DEFENDANT: **Gregory G. Truskey & Diane M. Truskey**

SALE ADDRESS: 106 Steeplewood

Drive, Exton, PA 19341

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

SALE NO. 20-11-350

Writ of Execution No. 2017-11729

DEBT \$173,787.81

ALL THAT CERTAIN parcel of land situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Tax Parcel # 28-4-1

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **Hugh McLennan a/k/a Hugh McLennan III & Claire M. McLennan**

SALE ADDRESS: 1501 W. Kings Highway, Gap, PA 17527

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

SALE NO. 20-11-351

Writ of Execution No. 2018-06642

DEBT \$98,317.22

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

All that certain tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale,

PA, recorded in Chester County as Plan No. 7365, as follows:

Beginning at a point on the east right of way line of Caln Mortonville Road a corner of Lot No. 1; thence leaving said right of way line along Lot No. 1, South 79 degrees 23 minutes 21 seconds East, 220 feet to a point in line of land remaining of grantor herein; thence along land remaining of grantor herein, South 10 degrees 36 minutes 39 seconds West, 200 feet to a point; thence continuing along land remaining of grantor herein, North 79 degrees 23 minutes 21 seconds West, 220 feet to a point in the aforesaid east right of way line of Caln Mortonville Road; thence along the same, North 10 degrees 36 minutes 39 seconds East, 200 feet to the first mentioned point and place of beginning.

Containing 1.010 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. BARNHART AND KAREN A. BARNHART WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM R. CRAIG JENKINS AND SHIRLEY M. JENKINS, HIS WIFE, DATED MARCH 15, 1991, RECORDED MARCH 20, 1991, AT DOCUMENT ID 012015, AND RECORDED IN BOOK 2344, PAGE 295, OFFICE IF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 47-06-0054.020

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Karen A. Barnhart, AKA Karen Barnhart & Robert M. Barnhart, AKA Robert Barnhart**

SALE ADDRESS: Lot 2 Caln Road, AKA 960 South Caln Road, Coatesville, AKA East Fallowfield, PA 19320

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

SALE NO. 20-11-353

Writ of Execution No. 2018-00284

DEBT \$94,043.43

ALL THAT CERTAIN Western half of a double brick and frame house and frame stable and a piece of land thereunto belonging, SITUATE on the North side of Ridge Avenue in the Borough of Spring City, County of Chester and State of Pennsylvania, being Lot No. 86 on a plan of lots laid out by William P. Snyder, known as the Emery Addition to Spring

City, which plot remains in the Recorder's Office in Chester County in Deed Book T-10, Page 72

Tax Parcel # 14-1-7

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **Kari Newman**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

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

INDEX

Location	Defendant	Page
Birmingham Township	George Getsos & Panagiota Giannoudaki Getsos.	10
Borough of Downingtown	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 Solely in His Capacity as Heir of Gail R. Anderson Deceased	27
Borough of Kennett Square	James N. Vann, in His Capacity as Executor and Devisee of The Estate of James N. Stafford & Keith N. Stafford, in His Capacity as Devisee of The Estate of James N. Stafford	11
Borough of Malvern	Alexander B. Anderson, Kathleen J. Anderson.	37
Borough of Oxford	Daniel A. Graham & Sherry L. Graham.	28
Borough of Oxford	David Jackson & Pamela Jackson.	35
Borough of Oxford	Charles Rutledge, IV, Rachel Rutledge.	37
Borough of Phoenixville.	Trinh Chau & Van Chau	17
Borough of Phoenixville.	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	22
Borough of South Coatesville.	Golden Monroe & Carolyn McClain	19
Borough of South Coatesville.	Judith T. Sarkees	27
Borough of South Coatesville.	Darius L. Green.	31
Borough of Spring City.	Kari Newman	42
Caln Township	Silas C. Adams and Madeline E. Barrett.	14
Caln Township	Terince B. Meeks	20
Caln Township	Robert A. Leslie & Wendy L. Leslie.	21
Caln Township	George R. Crompton a/k/a G. Richard Crompton	22
Caln Township	Carlos E.L. Arayata a/k/a Carlos Edward L. Arayata & Maria Teresa Arayata a/k/a Teresa D. Arayata	23
Caln Township	Tressa Stanford	30
Caln Township	Andrew Raezer	31
Caln Township	Bonita L. Wyatt AKA Bonita Wyatt AKA Bonita L. Wilson	31
Charlestown Township	Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit	23
City of Coatesville	FRANCIS SCHNERING and LISA SCHNERING	3
City of Coatesville	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	4

Continued

INDEX

Location	Defendant	Page
	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	
City of Coatesville	Michael Wagoner	6
City of Coatesville & Caln Twp	Robert Fallon, Jr.	6
City of Coatesville	Nicole M. Lytle a/k/a Nicole Ayers & David Lytle.	21
City of Coatesville	Joseph Jones, Jr.	28
City of Coatesville	Fateema Burns	32
East Caln Township	Jeffrey Snyder & Denise Snyder.	4
East Caln Township	John M. Super, Jr. & Laurie G. Super.	9
East Bradford Township	ELIZABETH JORDAN a/k/a	2
	ELIZABETH ANN JORDAN and THE UNITED STATES OF AMERICA	
East Bradford Township	Joseph Oakes.	24
East Brandywine Township	Shari L. Hardin and Darryl G. Ferron.	12
East Fallowfield Township	Todd C. Alexander & Melanie G. Alexander	10
East Fallowfield Township	Joseph A. Whitenite & Suzanne Whitenite a/k/a	11
	Suzane Whitenite	
East Fallowfield Township	Matthew D. Connelly	12
East Fallowfield Township & Modena Borough	Jack Lebow	19
East Fallowfield Township	Karen A. Barnhart, AKA Karen Barnhart &	41
	Robert M. Barnhart, AKA Robert Barnhart	
East Marlborough Township.	Linda Surdo & Peter Surdo.	8
East Marlborough Township.	Christopher Lapszynski a/k/a Christopher A.	18
	Lapszynski & Krystyna Lapszynski	
East Marlborough Township.	Lisa M. Teti & Steven P. Teti	26
East Whiteland Township	Rodney V. Nutt	33
Franklin Township	Joseph L. Beitler, Jr. a/k/a Joseph L. Bettler, Jr. &	11
	Kristi D. Mizenko	
Honeybrook Township	Jason A. Martin	15
Honey Brook Township	Richard A. Ross & Rebecca L. Ross.	30
Honey Brook Township	Samuel E. Fisher, I	40
Kennett Township	James C. Schwartz & Susan E. Schwartz	9
Kennett Township	Christine Farrell	36
Kennett Township	Victoria Perry Robinson and Michael Robinson	38
London Britain Township	Unknown Heirs, Successors, Assigns and All Persons,	16
	Firms or Association Claiming Right , Title or Interest from or Under Grace J. Frankowsky, Deceased	
London Grove Township	Charles F. Brady, Sandra L. Brady	37
New Garden Township	Jeffrey E. Hoopes & Tina M. Hoopes a/k/a Tina	6
	Hoopes; United States of America	

Continued

INDEX

Location	Defendant	Page
New Garden Township	Richard Wannemacher, Jr a/k/a Richard. Wanemacher & Nani Wannemacher a/k/a Nani Shin-Wannemacher	20
New Garden Township	Boubacar Toure	36
New London Township	Michael Depoulter a/k/a Michael E. Depoulter	13
New London Township	Barry A. Bolt	31
North Coventry Township	Lloyd Grant Walton, in His Capacity as Administrator of the Estate of Lloyd Carpenter, Jr., TIARRA N. 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	19
Sadsbury Township	Marcus N. Lane a/k/a Marcus Lane	17
Sadsbury Township	Brian J. Madonna and Deanne M. Madonna	33
Tredyffrin Township	John M. Lewis Executor of the Estate of Elizabeth Violet Lewis and Michael F. Lewis Executor of the Estate of Elizabeth Violet Lewis	34
Uwchlan Township	KATHARIN LINGO a/k/a KATHY LINGO and ANDREW LINGO	3
Uwchlan Township	Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon	29
Uwchlan Township	Jeffrey R. Larison	35
Uwchlan Township	Gregory G. Truskey & Diane M. Truskey	41
Valley Township	BRUCE THOMAS	2
Valley Township	AMI HOPKINS	4
Valley Township	Gerald F. Conway	15
Valley Township	Susan F. Boyd-Noel A/K/A Susan Bradley	15
Valley Township	Crystal G. Brown a/k/a Crystal Brown	26
Valley Township	Steven A. Short, Jr A/K/A Steven A. Short & Lucy Short A/K/A L. Short	32
West Bradford Township	Margaret Lombertino & Michael Lombertino	5
West Brandywine Township	Maxie E. Evans & Faye S. Evans	5
West Brandywine Township	E. Marie Whiteman a/k/a Evella M. Whiteman and Richard I. Whiteman, Jr	38
West Brandywine Township	Joseph W. Stern, Jr. and Ella D. Stern	39

Continued

INDEX

Location	Defendant	Page
West Caln Township	Sonja D. Ogden	10
West Caln Township	Jacinto V. Reynoso and Gregoria E. Reynoso a/k/a Gregoria Elizabeth Reynoso	13
West Caln Township	Thomas C. Reynolds	40
West Caln Township	Hugh McLennan a/k/a Hugh McLennan III & Claire M. McLennan	41
West Fallowfield Township	Ronald E. Hays	24
West Goshen Township	Thanh H. Nguyen	30
West Goshen Township	Joseph Kravitz	36
West Nottingham Township	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	8
West Sadsbury Township	Ethel Marie Walker & Richard E. Walker	25
West Whiteland Township	LAWRENCE ROBINSON-RAY and APRIL ROBINSON RAY	2
West Whiteland Township	MEREDITH L HARSCH a/k/a MEREDETH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH	3
West Whiteland Township	Brian O'Neill & Karen Warren	7
West Whiteland Township	Michael Jordan & Lesley Lyon Jordan	10
Westtown Township	Jacqueline A. Barker & James V. Barker	24