

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 18th @ 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, March 18, 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, March 18th, 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, April 19th, 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 ROBINSON-RAY**

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

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

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

PLANTIFFATTORNEY: **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

PLANTIFFATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 215-563-7000**

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

PLANTIFFATTORNEY: **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

PLANTIFFATTORNEY: **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

PLANTIFFATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****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. 20-1-6

Writ of Execution No. 2016-08555

DEBT \$2,539.95

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLANTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka & United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

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

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

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

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

P L A N T I F F A T T O R N E Y :
**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 Coun-
ty, 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

PLANTIFFATTORNEY: **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, Pennsyl-
vania

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

PLANTIFFATTORNEY: **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 im-
provements thereon erected and the appur-
tenances thereto, situate in East Fallowfield
Township, County of Chester, Common-

wealth 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

PLANTIFFATTORNEY: **PARKER McCAY PA 856-596-8900**

SALE NO. 20-3-90

Writ of Execution No. 2017-01973

DEBT \$1,583.94

PREMISES "B"

TRACT NO. 1

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

TRACT NO. 2

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

TAX PARCEL NO. 50-5-168

PLANTIFF: Township of West Bradford
VS

DEFENDANT: **Alan F. Sinton**

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

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

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

PLANTIFFATTORNEY: **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

PLANTIFFATTORNEY: **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

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

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 BRAD-
LEY

IMPROVEMENTS thereon: Residential
Dwelling

PLANTIFF: Pennsylvania Housing Fi-
nance 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. 20-4-139

Writ of Execution No. 2017-06274

DEBT \$5,900.64

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of Upper
Uwchlan, County of Chester and State of
Pennsylvania, described according to a
final Subdivision Plan (Section 1), March
Harbour, Phase Two, made by NEPO
Associates, Inc., Consulting Civil Engi-
neers, 127 Willbrook Lane, West Chester,
PA 19382 dated 10/13/1989, last revised
10/14/ 1993 and recorded in the Chester
County Recorder of Deeds as Plan File No.
12280 bounded and described as follows,
to wit:

BEGINNING at an interior point a corner
of Lot #221 on said plan: thence extend-

ing along open space, south 56 degrees
39 minutes 31 seconds West 22.00 feet
to a corner, thence extending along open
space north 33 degrees 20 minutes 29 sec-
onds West 100.00 feet to another corner of
open space thence extending north 56 de-
grees 39 minutes East 22 feet to a corner
of Lot #221 on said plan; thence extending
along said lot South 33 degrees 20 minutes
29 seconds East 100 feet to the first men-
tioned point and place of beginning.

BEING Lot #222

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

BEING UPI NO. 32-3Q-222

PLAINTIFF: Upper Uwchlan Township
Municipal Authority

VS

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

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

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

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

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

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

SALE NO. 20-5-230

Writ of Execution No. 2018-00554

DEBT \$1,569.49

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

Tax Parcel No. 39-4B-11

PLAINTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: Jose E. Montalvo & Justine Montalvo

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

PLANTIFFATTORNEY: PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 20-5-231

Writ of Execution No. 2011-02414

DEBT \$9,805.82

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

Tax Parcel No. 38-3J-18

PLAINTIFF: Township of Valley

VS

DEFENDANT: Kelly L. Butler & Tammy L. Butler

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

PLANTIFFATTORNEY: PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

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 recorded 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

PLANTIFFATTORNEY: HLADIK, ON-

ORATO & FEDERMAN, LLP 215-855-9521

SALE NO. 20-5-239

Writ of Execution No. 2018-11820

DEBT \$411,988.05

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Knollwood Estate, made by Serdy & Bursich, Inc., Engineers, Planners and Surveyors dated 12/22/78 last revised 11/18/78 and recorded 4/3/81 in Plan File No. 3437-3438 as follows, to wit:

BEGINNING at a point on the Southeastern side of Southern Drive (50 feet wide) a corner of Lot #20; thence from the beginning point and extending along Lot #20 South 25 degrees 57 minutes 26 seconds East 2356 feet to a point a corner of Lot #25; thence 167.684 to a point a corner of proposed Windermere Subdivision; thence extending along same North 27 degrees 40 minutes West 284.00 feet to a point on the Southeasterly side of Southern Drive; thence along same on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 183.295 feet to the point and place of beginning.

BEING Lot No. 19 on said Plan. CONTAINING 43,152 square feet of land. BEING Parcel Number 41-8E-89.

BEING the same property conveyed to Mary Elaine Tinus and Eugene Tinus, husband and wife, tenants by the entireties from Laura McClellan and Thomas McClellan, husband and wife, by Deed dated August 12, 1998 and recorded October 1, 1998 in the Office of the Recorder of Deeds of Chester County in Book 4428 at Page 1475, as Document ID: 73135.

Mary Elaine Tinus having departed this life on March 17, 2006. Eugene P. Tinus having departed this life on June 6, 2018.

PLAINTIFF: Nationstar Mortgage LLC
D/B/A Champion Mortgage Company

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firm or Associations Claiming Right, Title and Interest Under Eugene P. Tinus and Estate of Eugene P. Tinus c/o Matthew Tinus, Administrator and Known Heir of the Estate Eugene P. Tinus and Matthew Tinus, Administrator and Known Heir of Estate of Eugene P. Tinus and Sienna Tinus, Known Heir of the Estate Eugene P. Tinus**

SALE ADDRESS: 718 Southern Drive,
West Chester, PA 19380

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

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

PLANTIFFATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

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 Norther-

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

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

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

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

COUNTY UPI # 52-5-345

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

DEFENDANT: **Thanh H. Nguyen**

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

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

SALE NO. 20-6-276

Writ of Execution No. 2017-11951

DEBT \$1,381.06

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

Tax Parcel No. 16-4-210

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arland D. Jones**

SALE ADDRESS: 109 Millview Drive, Coatesville, PA 19320

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

SALE NO. 20-6-286

Writ of Execution No. 2019-05076

DEBT \$192,989.12

PROPERTY SITUATE IN TOWNSHIP OF CALN.

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

Tax Parcel #39-3-24.1, 3903 002401

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

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

SALE ADDRESS: 2011 East Kings Highway, Coatesville, PA 19320

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

SALE NO. 20-6-288

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

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

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

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

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 North-herly 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. 20-8-330

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 Northeast-erly 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 follow- ing two courses and distances; (1) North 87 degrees 23 minutes 30 seconds East 292.33 feet to a point; (2) North 23 de- grees, 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 de- grees 56 minutes, 2 seconds East 271.22 feet to a point in the aforementioned north- westerly 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

PLANTIFF ATTORNEY: Parker McCay PA 856-596-8900

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 appur- tenances thereon, SITUATE in the Town- ship of West Caln, County of Chester and State of Pennsylvania, bounded and de- scribed according to a Subdivision of land for Harry A. Siter, made by DeArmit & Hayes, Engineers and Surveyors, Coates- ville, 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. 20-11-347

Writ of Execution No. 2017-09612

DEBT \$140,835.99

PROPERTY SITUATE IN THE BOROUGH OF MALVERN

TAX PARCEL #02-02-0081

SOLD AS THE PROPERTY OF: ELIGIO BONELLI

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA19355

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

SALE NO. 21-1-2

Writ of Execution No. 2015-02634

DEBT \$1,084,724.00

Property situate in the SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania

BLR # 27-6-103.55

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee of Nrz Pass-Through Trust V

VS

DEFENDANT: **Daniel F. Cullen & Cecile M. Cullen**

SALE ADDRESS: 25 Spring Hill Lane, Phoenixville, PA 19460-1721

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

SALE NO. 21-1-9

Writ of Execution No. 2018-12522

DEBT \$392,804.26

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recorder of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 1 Hickory Court, Building No. 4.

UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tract of ground in said Plan of Oak Ridge PRD.

Title to said Premises vested in Cameron D. Myers a/k/a Cameron Myers by Deed from Dennis S. Barnabei et al dated December 13, 2002 and recorded February 11, 2003 in the Chester County Recorder of Deeds in Book 5567, Page 347 as Instrument Number 10187625.

Tax Parcel # 40-4-120

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS

**DEFENDANT: Cameron D. Myers a/k/a
Cameron Myers & the United States of
America c/o the U.S. Attorney for the
Eastern District of Pennsylvania**

SALE ADDRESS: 5 Hickory Court, Unit No. 21, Downingtown, PA 19335

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

SALE NO. 21-2-11

Writ of Execution No. 2020-02213

DEBT \$124,554.69

ALL THAT CERTAIN lot or piece of ground with improvements thereon, situate in the Township of Upper Oxford, Chester County, Pennsylvania, bounded and described according to the plan of property made by Register Associated, Inc., dated September 12, 1988, and revised September 23, 1988, and on file as Plan No. 8612, to wit:

BEGINNING at a point in Public Road T-353, known as Street Road, a corner of land now or late of Nathan P. and Sondra E. Morgan, thence along the same North 19 degrees 59 minutes 05 seconds East 415.52 feet to a point in Parcel "B" on aforesaid plan; thence along the same South 74 degrees 12 minutes 25 seconds East 243.38 feet to a point in line of land now or late of J. Stevenson; thence along the same South 19 degrees 39 minutes 05 seconds 359.27 feet to a point in the center of aforesaid road; thence along the same South 87 degrees 55 minutes 55 seconds West 255 feet to the point and place of beginning.

CONTAINING 2.146 acres more or less.

BEING Chester County Tax Parcel 57-3-31.1

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Charles D. Bennethum Jr.**

SALE ADDRESS: 174 Collamer Road, Oxford, PA 19363

PLANTIFF ATTORNEY: **WILSON LAW FIRM 610-566-7080**

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