

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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**Thursday, October 21st, 2021 @ 11 AM**

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### ADDENDUM CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, October 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.

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By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, October 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, November 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. 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. 19-11-560****Writ of Execution No. 2019-04592****DEBT \$78,849.75**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, Pa., dated 4/16/1973 and recorded as Chester County Plan 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southeasterly corner of this about to be described lot at the Northeasterly corner of lands now or late of Walter Reinhart, said point being mea-

sured South 14° 29' 14" East, 863.85 feet along said title line from a point of intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhart's land North 81° 39' 43" West, 463.60 feet to a point; thence extending still along the same South 54° 31' 43" West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 9° 29' 54" West, 333.61 feet to a point at the Southwesterly corner of Lot No. 16, as shown on said Plan; thence extending along the same North 81° 2' 19" East, 350 feet to a point in line of Lot No. 13, as shown on said Plan; thence extending along the same and Lot No. 14 the two following courses and distances: (1) South 9° 29' 54" East, 156.15 feet to a point; and (2) South 81° 39' 43" East, re-crossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South 14° 29' 14" East, 54.25 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated 5/10/1999 and recorded 5/11/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4561, Page 886, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell.

Mitzi Baron-Campbell departed this life on May 3, 2011.

TAX PARCEL NO. 69-7-98.12

IMPROVEMENTS thereon: Residential Property

PLANTIFF: CITIZENS BANK, N.A.  
 F/K/A RBS CITIZENS, N.A. S/B/M TO  
 CHARTER ONE BANK, N.A. A DIVI-

SION OF RBS CITIZENS, N.A.

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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

**ALE 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

PLANTIFF ATTORNEY:  
**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

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

**SALE NO. 20-3-114**

**Writ of Execution No. 2013-05784**

**DEBT \$335,219.47**

Property situate in the EAST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania

BLR # 30-6-23.4

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **Shari L. Hardin and Darryl G. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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

**SALE NO. 20-4-154**

**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 Southeast-erly 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 sec-

onds 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. 20-5-237**

**Writ of Execution No. 2017-03736**

**DEBT \$217,604.91**

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

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

the left having a radius of 5729.65 feet, the arc distance of

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

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

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

PLAINTIFF: CIT Bank, N.A. VS

DEFENDANT: **Ronald E. Hays**

SALE ADDRESS: 241 Cochran Street, Cochranville, PA 19330

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

**SALE NO. 20-5-240**

**Writ of Execution No. 2019-07976**

**DEBT \$190,713.19**

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

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl B. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82° 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01° 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin; thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler 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 MCCAY PA 856-596-8900**

**SALE NO. 20-6-293**

**Writ of Execution No. 2020-00415**

**DEBT \$161,453.28**

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

BEGINNING at a point on the title line in the bed of Public Road L.R. 131, known as Baltimore Pike, said point being the Northwesterly comer of other land now or late of Achille Ciarrocchi and the Northeasterly comer of the about to be described lot; thence from said point of beginning and extending along said other lands the two

following courses and distances: (1) South 14° 25' 30" East, 16.50 feet to a point; (2) South 21° 29' 46" East, 155.79 feet to a point in line of lands now or late of James D. Bertrando; thence extending along said land of Bertrando, South 64° 49' 38" West, 95.80 feet to a point, a corner of lands now or late of Donald C. Sassaman; thence extending along said lands, North 14° 25' 38" West, 175 feet to a point in the aforementioned bed of L.R. 131; thence extending through the bed of said road, North 64° 49' 30" East, 70 feet to the first mentioned point and place of BEGINNING.

BE the contents what they may.

BEING known as 1534 Baltimore Pike, Toughkenamon, PA 19374

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

PARCEL NO.: 60-1Q-3

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Richard A. Sydenstricker**

SALE ADDRESS: 1534 Baltimore Pike, Toughkenamon, PA 19374

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

**SALE NO. 20-6-307**

**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. 20-8-330**

**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 Northeast-erly end of a 20 foot radius intersection curve joining the said Northeast-erly 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 Northeast-erly 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

PLANTIFF ATTORNEY: **Parker McCay PA 856-596-8900**



**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. 21-3-16**

**Writ of Execution No. 2018-07313**

**DEBT \$287,522.35**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan made for F. H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/3/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)

(1) leaving Conestoga Road on the arc of a circle curving to the right with the radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped courses)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook Circle, 92.64 feet to a point of curve in the same; (3) northeastwardly measured still along the said side of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook Circle, on the arc of a circle curving to the right having a radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, 23.9 feet to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

Being Lot #23 as shown on the above-mentioned Plan.

Being the same premises which Carol R. Judge nka Carol Burke by deed dated 1/23/93 and recorded 2/8/93 in Chester County in Record book 3502 Page 291 conveyed unto Barbara R. Guenther and Richard W. Guenther, W/H, in fee.

And being the same premises which Richard Guenther by Deed dated 6/27/11 and recorded in Chester County in record book 8210 page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

Being UPI # 42-3-32.7

PLAINTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **Diane D. Weaver and James E. Weaver, Jr.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

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

**SALE NO. 21-3-19**

**Writ of Execution No. 2018-05925**

**DEBT \$315,539.00**

All that certain tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, Bounded and described according to a plan of Fern M. Pike estate, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA dated 4/5/1988.

BEING UPI # 39-3L-110

All that certain lot or tract of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania said land being known as lot no. 32 as shown on a plan known as Carver Court, Caln Township, Chester County, Pennsylvania, dated 11/23/1948, revised 1/4/1954, and recorded on 3/12/1954 in plan book 3 page 53, in the land records of Chester County, Pennsylvania.

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank

VS

DEFENDANT: **Coatesville Solar Initiative LLC**

SALE ADDRESS: 1103 Foundry Street and 110 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQUIRE 610-374-7320**

**SALE NO. 21-3-20**

**Writ of Execution No. 2019-07880**

**DEBT \$1,338,969.84**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, SITUATE in the Township of Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Final Overall Title Plan of "Valley Park" for Valley Park Realty Associates, L.P. made by D.L. Howell & Associates, INC., West Chester, PA dated 12/4/2003, last recorded 8/11/2004 as Plan # 17146 as follows, to wit:

BEGINNING at a point on the Southwest side of Waverly Circle (50 feet wide), said of being a corner of Lot #24 (as shown on said plan): Thence from the said point of beginning extending along the 6 following courses and distances: 1) South 56 degrees 45 minutes 06 seconds East 27.84 feet to a point of curve, thence 2) On a line curving to the right having a radius of 130.00 feet an arc distance of 83.36 feet to a point, thence 3) South 20 degrees 01 minutes 42 seconds East 175.85 feet to a point of curve, thence 4) On a line curving to the right having a radius of 25.00 feet and arc distance of 39.43 feet to a point on the Northwesterly side of said road, thence 5) South 70 degrees 20 minutes 20 seconds West 86.79 feet to a point of curve, thence 6) On a line curving to the left having a radius of 175.00 feet an arc distance of 125.00 feet to a point, a corner of Lot #1; Thence leaving said road extending along Lot #1 North 25 degrees 10 minutes 54 seconds West 207.96 feet to a point, a cor-

ner of Lot #24, Thence extending along Lot #24 the 4 following courses and distances: 1) North 44 degrees 34 minutes 48 seconds East 117.84 feet to a point, thence 2) North 36 degrees 13 minutes 21 seconds East 41.47 feet to a point, thence 3) North 10 degrees 52 minutes 52 seconds East 41.95 feet to a point, thence 4) 37 degrees 37 minutes 48 seconds East 48.12 feet to the first mentioned point and place of beginning.

Tax parcel # 27-6-68.22

PLAINTIFF: Citadel Federal Credit Union  
VS

DEFENDANT: **Timothy A. Yocum and Nicole Lembo, The United States of America c/o The Eastern District of the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 99 Waverly Circle, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQUIRE 215-569-2400**

**SALE NO. 21-4-31**

**Writ of Execution No. 2017-11246**

**DEBT \$330,127.93**

1103 Foundry Street

Township of Caln  
Coatesville, PA 19320

110 Foundry Street

Township of Caln  
Coatesville, PA 19320

Parcel #39-3-104

Parcel #39-3L-110

PLAINTIFF: George Mortelliti

VS

DEFENDANT: **Coatesville Solar Initiative, LLC**

SALE ADDRESS: 1103 & 110 Foundry Street, Coateville, PA 19320

PLAINTIFF ATTORNEY: **KIVITZ & KIVITZ, P.C. 215-549-2525**

**SALE NO. 21-6-62**

**Writ of Execution No. 2014-11972**

**DEBT \$259,937.92**

PROPERTY SITUATE IN TOWNSHIP OF EAST WHITELAND TAX ID NO. 42-07A-0026

IMPROVEMENTS: A RESIDENTIAL DWELLING

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Donna L. Favata**

SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355

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

**SALE NO. 21-7-77**

**Writ of Execution No. 2020-02525**

**DEBT \$238,108.98**

Property situate in East Whiteland Township

Tax ID/UIP Parcel No. 42-03R-0035/42-3R-35

Sold as the property of: The Unknown Heirs of STOUGHTON L. WATTS Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **The Unknown Heirs of**

**Stoughton L. Watts, Deceased**

SALE ADDRESS: 16 Fairway Drive, Malvern, PA 19355

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

**SALE NO. 21-8-82**

**Writ of Execution No. 2013-03541**

**DEBT \$12,667.59**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, and described according to Section No. 1 of "Brookwood Homes," said Plan made by Yerkes Engineering Company, Registered Professional Engineers, dated February 2, 1962, and last revised February 14, 1962, as follows, to wit:

BEGINNING at a point in the Westerly side of Edwin Drive (50 feet wide), said point being measured by the three (3) following courses and distances form a point of curve on the Northwesterly side of Brookwood Drive (50 feet wide): (1) leaving Brookwood Drive on the arc of a circle curving to the left, having a radius of 13.50 feet, the arc distance of 19.50 feet to a point of compound curve on the Southwesterly side of Edwin Drive (variable widths); thence (2) Northwestwardly along the said side of Edwin Drive on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 20.63 feet to a point of tangent on the Southwesterly side of Edwin Drive (50 feet wide); thence, (3) North 44° 08' West, along the said side of Edwin Drive (50 feet wide) 76.93 feet to the point of beginning.

CONTAINING in the front or breadth Northwestwardly along the said side of Edwin Drive, 100.00 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to Edwin Drive, 170 feet. BEING Lot No. 7 as

shown on the above mentioned plan.

Tax Parcel: 27-5B-27

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **John Benditt**

SALE ADDRESS: 1040 Edwin Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

**SALE NO. 21-8-93**

**Writ of Execution No. 2017-03877**

**DEBT \$238,676.81**

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

All that certain lot or tract of land, with the hereditaments and appurtenances thereon; situate on the Southwesterly side of the Conestoga Pike (PA State Highway Route No. 401) in West Pikeland Township, Chester County, Pennsylvania bounded and described in accordance with a survey thereof made in June 1954 by Earl R. Ewing, Registered Surveyors, as follows, to wit:

Beginning at a point in the aforesaid Conestoga Pike, said point of beginning being a corner of remaining lands of the grantors, which point of beginning is South 57 degrees, 39 minutes East 240.00 feet from a corner of lands of the St. Matthews Reformed Church parsonage; thence from said point of beginning along said Conestoga Pike at or near the center line thereof South 57 degrees, 38 minutes East, near the center line thereof South 57 degrees, 30 minutes East 141.85 feet to a point; thence

continuing in and along said Conestoga Pike and at or near the center line thereof South 58 degrees 00 minutes East 58.15 feet to a point, a corner of remaining lands of Elmer H. White and others thence leaving said Conestoga Pike and extending along remaining lands of Elmer H. White, and wife the 3 following courses and distances, crossing an iron pipe on line and 23.30 feet distant; (1) South 32 degrees 22 minutes West 200.37 feet to an iron pipe and (2) North 57 degrees, 38 minutes West 200.00 feet to an iron pipe, and (3) North 2 degrees, 22 minutes East 200.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JASON TORRES AND DAMIS GONZALEZ WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM CHRISTOPHER WURTS, DATED DECEMBER 8, 2006, RECORDED DECEMBER 15, 2006, AT DOCUMENT ID 10713198, AND RECORDED IN BOOK 7034, PAGE 1166, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 34-4-0033

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Jason Torres; Damis Gonzalez, AKA Damis Ramirez**

SALE ADDRESS: 1620 Conestoga Road, Chester Springs, PA 19425

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

**SALE NO. 21-8-97**  
**Writ of Execution No. 2018-06146**  
**DEBT \$192,260.09**

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

SITUATE in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Property made for Richard L. Speer & Robert L. Hetherinton, by George F. Regester Jr., & Sons., C.F. Kennett Square, Pennsylvania dated 1/8/1974, last revised 2/25/1974, recorded at West Chester in the Office of the Recorder of Deeds in Plan Books 58 page 16, as follows:

BEGINNING at a point in the title line in the Red Public Road L.R. No. 15162 known as "Media Road", said point being measured North 70 degrees 25 minutes 22 seconds East, 350.00 feet from a point at the intersection of said Media Road with Hilltop Road; thence extending from said beginning point and along said Media Road, North 70 degrees 25 minutes 22 seconds East, 160.00 feet to a point, a corner of Lot No. 16, thence leaving the road and extending along line of Lot No. 16 South 17 degrees 30 minutes 17 seconds East, 336.91 feet to a point in line of Lot No. 15; thence extending along same South 69 degrees 05 minutes 57 seconds West 140.00 feet to appoint in line of Lot No. 12; thence extending along same and Lots 11 and 10, North 20 degrees 54 minutes 03 seconds West, 340.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on said plan.

BEING the same premises in which Wendy L. Cook a/k/a Wendy L. Cook Battagliani, by deed dated 03/27/2006 and recorded 03/29/2006 in the office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 6801, Page 46 and at Instrument No. 10636140, granted and conveyed unto

Charles Chambers and Tracey Chambers,  
Husband and wife.

UPI # 70-1-62

PLAINTIFF: Elkhorn Depositor LLC

VS

DEFENDANT: **Tracey Chambers &  
Charles Chambers**

SALE ADDRESS: 101 Media Road, Ox-  
ford, PA 19363

PLAINTIFF ATTORNEY: **LOGS LE-  
GAL GROUP LLP 610-278-6800**

**SALE NO. 21-9-102**

**Writ of Execution No. 2020-00350**

**DEBT \$225,228.34**

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, situate in the township of West Caln, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a plan of property made for Evelyn I. Douglas by Berger and Hayes, Inc., consulting engineers and surveyors, dated March 27, 1974 as follow, to wit:

BEGINNING at a point on the center line of Compassville Martins Corner Road, a corner of land of William Dick, thence extending from said point of beginning along said center line of Compassville Martins Corner Road, North 67 degrees, 07 minutes 12 seconds East 175.00 Feet to a point in the bed of said Compassville Martins Road, said point also being a corner of other land of Evelyn I. Douglas of which this was a part, thence extending along the same the 2 following courses and distances to Wit: (1) crossing over the Southerly side of Compassville Martins Road, South 12 degrees 08 minutes 50 seconds West 231.81 feet to a point and (2) South 76 degrees 51 minutes West, 299.45 feet to a point, a corner of land of William Dick thence extending along the same North 38

degrees 19 minutes east, 288.94 feet to the first mentioned point and place of beginning.

BEING the same premises which Ernestine Rose by Deed dated 7/28/2008 and recorded 8/1/2008 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7491, Page 991, granted and conveyed unto Ernestine Rose, a widow.

UPI NO. 28-2-107

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

VS

DEFENDANT: **Ernestine Rose**

SALE ADDRESS: 156 Oak Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LE-  
GAL GROUP LLP 610-278-6800**

**SALE NO. 21-9-103**

**Writ of Execution No. 2018-01040**

**DEBT \$234,989.96**

ALL THAT CERTAIN parcel of land situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING at a point on the South curb line of East Lincoln Highway (formerly East Main Street); opposite the center of the middle dividing partition wall of the block of two brick dwelling houses and distant 129 feet and 10 and  $\frac{1}{4}$  inches West of the West curb line of 6th Avenue being the Northwest corner of lot of land now of William G. Gordon; thence, along the land of the said William G. Gordon, South 09 degrees 16 feet East, 200 feet more or less, to the North line of Harmony Street; thence, along the same South 80 degrees 49 minutes West, 27 and  $\frac{1}{2}$  feet, more or less, to a point in a corner of land now of

William G. Enigh; thence, along the same North 09 degrees 16 minutes West, 200 feet, more or less, to the South lien of East Lincoln Highway; thence, along the same North 80 degrees 49 minutes East, 27 and ½ feet, more or less, to the point and place of BEGINNING.

BEING THE SAME PREMISES which was conveyed to Frederick Sharpe and Renee Sharpe, as tenants by the entirety, by Deed of Gregory N. Amos and Zenaida C. Amos dated 03/31/2003 and recorded 04/18/2003 as Instrument 10222769 BK PG 2055 in the Chester County Recorder of Deeds Office.

Tax Parcel No. 16-6-363

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 2006-15

VS

DEFENDANT: **Renee Sharpe & Frederick Sharpe**

SALE ADDRESS: 572 East Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

**SALE NO. 21-9-104**

**Writ of Execution No. 2016-11614**

**DEBT \$256,779.69**

PREMISES A:

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, Situate in the Township of London Britain, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Final Plan of Properties Owned by Dominick J. Baffone, III, and Jean M. Baffone, H & W, Marc A. Baffone and Kathleen W. Baffone, H & W, and Eugene F. Oates and Frances

H. Oates, H & W, made by Crossan-Raimato, Inc., West Grove, Pennsylvania, dated 03/17/1999 and last revised 09/24/1999 and recorded as Plan File No. 15152, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mercer Mill Road (T-317) at a common corner of Lots B and C as shown on said Plan; thence from said beginning point and extending through the bed of said road North 41 degrees, 18 minutes, 42 seconds East, 88.04 feet to a point, a corner of lands now or late of Mark E. Schroeder, et ux; thence extending along lands of the same South 89 degrees, 08 minutes, 24 seconds East, 931.35 feet to a point, a corner of Lot B, aforesaid; thence extending along the same the two following courses and distances: (1) South 64 degrees, 28 minutes, 00 seconds West, 698.08 feet to a point; (2) North 55 degrees, 19 minutes, 00 seconds West, crossing over a certain proposed 25 feet wide driveway easement 437.14 feet to a point, being the first mentioned point and place of beginning. Subject to the joint use and maintenance of 25 feet wide driveway easement by the owners of Lots 1, 2, and C.

BEING part of the same premises which MARGARET L. OWENS N/K/A MARGARET L. DORNEMAN AND WILLIAM DORNEMAN, HER HUSBAND AND MAXINE J. OWENS N/K/A MAXINE J. CZARNECKI AND WALTER CZARNECKI, III, HER HUSBAND, by Indenture bearing date MAY 15, 1998 and recorded MAY 22, 1998 in the Office of the Recorder of Deeds, in and for the County of CHESTER, in Record Book 4354 page 339 etc., granted and conveyed unto EUGENE F. OATES and FRANCES H. OATES, HUSBAND AND WIFE, in fee.

BEING LOT NO. C on said Plan.

BEING UPI NO. 73-3-11

PLAINTIFF: Malvern Federal Saving Bank

**DEFENDANT: Lisa Debarardinis & David Owens**

SALE ADDRESS: 250 Mercer Mill Road,  
Landenberg, PA 19350

**PLAINTIFF ATTORNEY: ROGER P. CAMERON, ESQ. 610-426-4400**

**SALE NO. 21-9-106**

**Writ of Execution No. 2020-01259**

**DEBT \$74,051.27**

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-2Q-25

PLAINTIFF: Commonwealth Capital, LLC

VS

**DEFENDANT: Shaun Rutherford and The United States of America**

SALE ADDRESS: 994 West Chestnut Street, Coatesville, PA 19320

**PLAINTIFF ATTORNEY: EISENBERG, GOLD & AGRAWAL, P.C. 856-330-6200**



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