

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 19, 2022 @ 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, May 19th, 2022 are as follows:

1. All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Chester County Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property, the bidder assumes all responsibility for "due diligence"
2. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000.00 deposit plus a \$35.00 processing fee to Bid4Assets **before** the start of the auction. The processing fee is required and retained by Bid4Assets. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date. If the prospective bidder is not a winning bidder, only the deposit will be reimbursed
3. When each sale is exposed to sale, the selling creditor will submit the upset price via Bid4Assets. The submitted upset price SHALL be the minimum starting bid for that property and no lesser bids will be accepted.
4. All bidding after the opening bid shall be in increments of at least Five Hundred Dollars and 00/100 (\$500.00).
5. The highest bidder, by a fair and open bid at or above the announced upset price, via Bid4Assets, shall be the purchaser. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff plus an additional 1.5% buyer's premium (on the total purchase price) to Bid4Assets at the time of sale via Bid4Assets. The balance of the purchase amount shall be paid via Bid4Assets within 21 days after the date of the sale without any additional demand made by the Sheriff. If the purchaser does not pay 10% of the purchase amount to the Sheriff via Bid4Assets at the time of sale, the second highest bidder will be contacted for purchase.
6. 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, forfeit the 10% sale deposit and the 1.5% buyer's premium will be retained by Bid4Assets. 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.
7. 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.
8. 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 & the 1.5% buyer's premium to Bid4Assets at the time of the sale.
9. The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets. Sheriff sales shall begin at 11:00 a.m. on the third Thursday of every month, except December.

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 St., West Chester, Pennsylvania, approximately thirty (30) days from the sale date. 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 of the on-line sale via Bid4Assets. The balance must be paid within twenty-one (21) days via Bid4Assets.

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. 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. 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. 21-6-60
Writ of Execution No. 2019-05281
DEBT \$232,359.10

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of a Portion of "Inglewood Development" made by Berger and Hay's Inc. Consulting Engineers and Surveyors, Coatesville, PA., dated August 4, 1968 and revised February 18, 1969, as follows, to wit:

BEGINNING at a point on the Easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southerly side of a fifty feet wide Unnamed road, (1) extending from said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south 0 degrees, thirty minutes,

twenty seconds West, sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South Eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence extending south 0 degrees, thirty minutes, twenty seconds West, Eighty five feet to a point; thence extending north eighty nine degrees, twenty nine minutes, forty seconds West, one hundred sixty five feet to a point on the Easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, Eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less. Being Lot # 208 as shown on the above mentioned Plan

Being same premises which Alan M. Milberg and Rita K. Milberg, his wife by deed dated 7/8/83 and recorded 7/20/83 in Chester County in Record book T61 Page 86 conveyed unto Barry Jerome Stewart and Brenda V. Stewart, his wife, in fee.

Being UPI # 39-4C-125

PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, Not in its Individual Capacity but Solely as Legal Title Trustee

VS

DEFENDANT: **Barry J. Stewart & Brenda V. Stewart**

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

SALE NO. 21-10-115
Writ of Execution No. 2012-06098
DEBT \$30,156.75

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in Tredyffrin Township, Chester County, Pennsylvania.

Tax Parcel No.: 43-9L-1

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Lita M. Alston, Administratrix of the Estate of Lottie Alston**

SALE ADDRESS: 38 Summit Avenue, Tredyffrin Township, PA 19301

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

SALE NO. 22-1-8
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, Instruments No. 10749735.

Tax Parcel No. 16-07-0123

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

VS

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

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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

SALE NO. 22-1-14
Writ of Execution No. 2021-03141
DEBT \$854,438.74

PROPERTY SITUATE IN TOWNSHIP OF EAST BRADFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 51-07-0027.130

PLAINTIFF: CSMC 2018-SP3 Trust

VS

DEFENDANT: **Marianne Kane & Gerald E. Kane**

SALE ADDRESS: 1146 Saint Finnegan Drive, West Chester, PA 19382

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

SALE NO. 22-1-27
Writ of Execution No. 2017-05629
DEBT \$475,140.55

Property situate in the TOWNSHIP OF FRANKLIN, CHESTER County, Pennsylvania being

BLR # 72-002-0002.0200

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3

VS

DEFENDANT: **Art W. Paviglianiti a/k/a Art Paviglianiti & Karen L. Paviglianiti**

SALE ADDRESS: 613 S. Guernsey Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-2-34
Writ of Execution No. 2018-07595
DEBT \$241,141.41

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA

TAX PARCEL NUMBER: 52-03R-0042.0000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **ROBERTA C. PYLE**
 SALE ADDRESS: 1203 Thistlewood Lane, West Chester, PA 19380
 PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 22-2-41

Writ of Execution No. 2018-13132
DEBT \$512,698.01

Property situate in the TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-09D-0016

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

SALE NO. 22-2-44

Writ of Execution No. 2019-01785
DEBT \$72,925.41

Property situate in the TOWNSHIP OF VALLEY

TAX PARCEL # 38-05C-0086.070

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

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

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 22-2-45

Writ of Execution No. 2012-09656
DEBT \$787,244.53

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

TAX PARCEL # 34-3-22.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUSTCOMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: **BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT & JENNIFER JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425

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

SALE NO. 22-2-47

Writ of Execution No. 2010-05173
DEBT \$338,340.89

Property situate in the VALLEY TOWNSHIP

TAX PARCEL # 38-2-129.50

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1

VS

DEFENDANT: **STACY CLEVELAND & LEON D. CLEVELAND**

SALE ADDRESS: 801 Franklin Street, Coatesville, PA 19320

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

SALE NO. 22-3-49

Writ of Execution No. 2020-05627

DEBT \$3,136.03

ALL THAT CERTAIN lot of land, on which is located a brick dwelling house, designated as No. 58 Gap Road, Situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the Southern side of the Old Gap Road, a corner of land now or late of Getz Sarvetnick, distant 115.2 feet Eastwardly from the East line of land late of Joseph Bohovitz, thence measuring along the Southern side of the Old Gap Road Westwardly 14.2 feet and extending Southwardly between parallel lines of that width at right angles to the said Old Gap Road 110 feet to land now or late of the Estate of Richard Strode, Deceased.

BOUNDED on the North by the Southern line of the Old Gap Road on the East by land now or late of Getz Sarvetnick; on the South by land now or late of the Estate of Richard Strode, Deceased and on the West

by land now or late of Meyer Chertok. The West line passes through the center of the partition wall between the house on the land herein conveyed and the house on the land adjoining on the West.

TAX PARCEL NO. 38-6A-14

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Long Term Ventures, L.L.C.**

SALE ADDRESS: 58 Gap Road, Valley Township, PA 19320

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

SALE NO. 22-3-54

Writ of Execution No. 2016-07240

DEBT \$1,878.08

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

TAX PARCEL NO. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Rebecca L. Miller**

SALE ADDRESS: 1313 Walker Drive, West Bradford, PA 19320

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

SALE NO. 22-3-63

Writ of Execution No. 2019-06413

DEBT \$1,422.37

ALL THAT CERTAIN unit located in the property known, named and identified as Roundhill a Condominium, located in the

Township of Valley, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 38-1-184

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Harry London**

SALE ADDRESS: 377 Larose Drive, Valley Township, PA 19320

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

SALE NO. 22-3-68

Writ of Execution No. 2021-05616

DEBT \$171,754.22

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEIL, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN-LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST,

120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET ON THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN, CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR AND KRISTINE A PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658

PARCEL #: 52-03Q-0291-0000

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

VS

DEFENDANT: **Kristine A. Pelosi-Vaughn & Robert J. Vaughn, Jr.**

SALE ADDRESS: 206 Oxford Road, West Chester, PA 19380

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

SALE NO. 22-4-76
Writ of Execution No. 2012-11368
DEBT \$4,058.30

ALL THAT CERTAIN tract of land, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Albert L. Whitmore, III**

SALE ADDRESS: 2305 Kings Highway, Caln Township, PA 19320

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

SALE NO. 22-4-125
Writ of Execution No. 2021-07585
DEBT \$255,235.60

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

SOLD AS THE PROPERTY OF: ABBY SUE CANNON Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased, and SABRINA CANNON-HENKEN Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased

TAX PARCEL NO: 15-13-580

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely as owner Trustee for Cascade Funding Mortgage Trust HB4

VS

DEFENDANT: **Abby Sue Cannon Solely in her Capacity as Heir of Robert T. Cannon, Deceased & Sabrina Cannon-Henken Solely in her Capacity as**

Heir of Robert T. Cannon, Deceased

SALE ADDRESS: 330 4th Avenue, Phoenixville, PA 19460

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

SALE NO. 22-4-136
Writ of Execution No. 2019-04973
DEBT \$494,307.17

ALL THAT CERTAIN UNIT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED DECEMBER 11, 1978 AND RECORDED ON MARCH 27, 1980 IN A PLAN FILE #2933.

TAX PARCEL NO. 54-1-263

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

VS

DEFENDANT: **Linda Napoli, in her capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased; Mark Eastlake Derry, in his capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased & Unknown Heir(s) of the Estate of Charles T. Derry, Deceased**

SALE ADDRESS: 1205 Weatherstone Drive, Paoli, PA 19301

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

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