



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Basil Joy, *Immediate Past Chair*

Commonwealth v. Griffiths

Summary appeal – Dog law – Failure to confine a dog – Harboring a dangerous dog – Statutory interpretation

1. Section 502-A of the Dog Law requires the Commonwealth to prove, beyond a reasonable doubt, the following three elements: (1) The dog has inflicted severe injury on a human being without provocation on public or private property or attacked a human without provocation; (2) The dog has either or both of the following: a history of attacking human beings and/or domestic animals, dogs or cats without provocation, or a propensity to attack human beings and/or domestic animals, dogs or cats without provocation; and (3) The defendant is the owner or keeper of the dog.
2. Pursue has a connotation of not merely following someone but doing so for the purpose of catching them or attacking them.
3. While statutes generally should be construed liberally, penal statutes are always to be construed strictly, and any ambiguity in a penal statute should be interpreted in favor of the defendant.
4. The Dog Law statute states that propensity to attack may be proven by a single incident. However, the statute does not mandate that proving a single incident is proof of propensity.
5. A propensity is a natural inclination or preference, often intense. Propensity is more than merely a leaning which suggests a liking or attraction not strong enough to be decisive or uncontrollable. But a propensity implies a deeply ingrained and usually irresistible inclination.
6. Following a trial de novo, the Court Held, that the defendant was guilty on two counts of failure to confine a dog and not guilty of harboring a dangerous dog.

P.McK.

C.C.P. Chester County, Criminal Action, No. SA-0452-19; Commonwealth of Pennsylvania v. Steven Griffiths

Myles Matteson for the Commonwealth
Vincent DiFabio for the Defendant
Shenkin, Sr. J., February 18, 2020:-

COMMONWEALTH OF PENNSYLVANIA :IN THE COURT OF COMMON PLEAS
:CHESTER COUNTY, PENNSYLVANIA

vs :NO. SA-0452-19

STEVEN GRIFFITHS, :
Defendant :CRIMINAL ACTION

VERDICT ON SUMMARY APPEAL

AND NOW, this 18th day of February, 2020, after trial *de novo* upon this summary appeal, we find the defendant GUILTY of two (2) counts of violations of 3 Pa.C.S. §§ 459–305 (a) (1) (failing to confine a dog) and we hereby sentence defendant as follows: on each count defendant is sentenced to pay a fine of TWO HUNDRED (\$200.00) DOLLARS (a total of \$400.00 in fines) plus the costs of prosecution. AND, FURTHER, we find the defendant NOT GUILTY of any violation of 3 Pa.C.S. §§ 459–502–A (harboring a dangerous dog).¹

¹ “Section 502-A of the Dog Law requires the Commonwealth to prove, **beyond a reasonable doubt**, the following three elements:

(1) The dog has done any of the following:

(i) Inflicted severe injury on a human being without provocation on public or private property.

....

(iii) Attacked a human without provocation.

....

(2) The dog has either or both of the following:

(i) A history of attacking human beings and/or domestic animals, dogs or cats without provocation.

(ii) A propensity to attack human beings and/or domestic animals, dogs or cats without provocation. A propensity to attack may be proven by a single incident of the conduct described in paragraph (1)(i), (ii), (iii), or (iv).

(3) The defendant is owner or keeper of the dog.

3 P.S. § 459-502-A.” *Commonwealth v. Bucher*, No. 641 C.D. 2018, 2019 WL 3823969, at *4 (Pa. Commw. Ct. Aug. 15, 2019, emphasis added) (Although not precedential, this opinion accurately sets forth the statute.)

In the present case, the Commonwealth simply did not prove by the requisite standard that the dog in question has a history of attacking or a propensity to attack human beings and/or domestic animals, dogs or cats without provocation. There are difficulties with the meaning of both “attack” and “provocation”. There is no dispute that this dog did attack human beings during the incident here

[68 Ches. Co. Rep. **Commonwealth vs. Griffiths**

The Clerk of Courts shall send defendant a bill for all amounts due and defendant shall pay all such amounts within 30 days of receipt of said bill.

Pursuant to Pa.R.Crim.P. No. 462(H)(2), Defendant is hereby advised that he may appeal the foregoing judgment of sentence to the Superior Court of Pennsylvania within thirty (30) days of the date of entry of this verdict on the docket. If an appeal is filed, the execution of sentence will be stayed pending disposition of the appeal.

BY THE COURT:

/s/ Robert J. Shenkin, Sr. J.

at issue. But the Commonwealth argued that merely following human beings on prior occasions falls within the definition of “attack” in the statute. But the definition uses the word “pursue” which is, in our view, more than merely following. “Pursue” has a connotation of not merely following someone but doing so for the purpose of catching them or attacking them. As we can see from the evidence in this case, “provocation” seems to mean more in its common usage than for scientific purposes. As the defense witness noted, merely standing on one’s own property close to the property line could provoke a dog into action, certainly not what the legislature intended. On the other hand, this is a criminal case and the statute is penal in nature. “Moreover, while statutes generally should be construed liberally, penal statutes are always to be construed strictly, 1 Pa.C.S. § 1928(b)(1), and any ambiguity in a penal statute should be interpreted in favor of the defendant. *Commonwealth v. Hanna*, 124 A.3d 757, 759-60 (Pa. Super. 2015) (some citations and quotation marks omitted).”

Commonwealth v. Edwards, 2020 PA Super 37, ___ A.3d ___ (2020).

The prior points might raise some doubt as to guilt, even, perhaps, a reasonable doubt, but determinative in this case is that we did not find beyond a reasonable doubt that this dog has the requisite history of attacking or propensity to attack. We recognize that this statute states that propensity to attack may be proven by a single incident. However the statute does not mandate that proving a single incident is proof of propensity. A propensity is a natural inclination or preference, often intense. Propensity is more than merely a leaning which suggests a liking or attraction not strong enough to be decisive or uncontrollable. But a propensity implies a deeply ingrained and usually irresistible inclination. We are not persuaded that this dog has that propensity. One would hope, of course, that this dog is never given the opportunity to demonstrate that it does or does not have such a propensity.

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NOTICES

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, February 21, 2020, effective Tuesday, March 3, 2020, for WEVOSYS AMERICA CORP. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Sale and marketing of systems for Endoscopy, Stroboscopy and systems for speech and voice assessment.

J. Christopher Erb
MacElree Harvey LTD.
17 West Miner Street
West Chester, PA 19382

DISSOLUTION NOTICE

NOTICE is hereby given to all interested persons or to any party who may be affected by BG Balmer Company, Inc., a Pennsylvania business corporation with its registered address P.O. Box 497, Elverson, PA 19520, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by said law so that its corporate existence shall cease upon the filing of said Articles of Dissolution.

Robert J. Lohr II
1246 West Chester Pike, Suite 312
West Chester, PA 19382

DISSOLUTION NOTICE

NOTICE is hereby given to all interested persons or to any party who may be affected by Global Air II, Inc., a Pennsylvania business corporation with its registered address P.O. Box 497, Elverson, PA 19520, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by said law so that its corporate existence shall cease upon the filing of said Articles of Dissolution.

Robert J. Lohr II
1246 West Chester Pike, Suite 312
West Chester, PA 19382

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

AUERWECK, Norma L., late of East Goshen Township. Steven C. Auerweck, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, Firm, Exton Commons, Exton, PA 19341-2450, atty.

BAILEY, Jack, late of New Garden Township. Jakki O. Bailey, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19711, Personal Representative. CAROLINA R. HEINLE, Esquire, Crossland Heinle & Bryde, LLC, 724 Yorklyn Road, Suite 100, Hockessin, DE 19711, atty.

FEBO, Virginia S., late of Honey Brook Township. Stephen E. Warren, care of JEFFREY C. GOSS, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602, Executor. JEFFREY C. GOSS, Esquire, Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602, atty.

HERBERT, Helen M., late of West Chester. Linda A. Waller, 353 Boulevard Ave., Pitman, NJ 08071, Executor.

KALIA, Madhu, a/k/a Madhu P. Kalia, late of Tredeyffrin Township. Stephen W. Workman and Michael J. Foy, 700 Elkins Avenue, C-3, Elkins Park, PA 19027, Executors. ALEXIA M. FISHMAN, Esquire, Cozen O'Connor, One Liberty Place, 1650 Market Street, Suite 2800, Philadelphia, PA 19103, atty.

KRANZLEY, Evan S., late of North Coventry Township. Michele K. Hillier, 219 Masters Drive, Pottstown, PA 19464, care of JAMES D. SCHEFFEY, Esquire, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, Executrix. JAMES D. SCHEFFEY, Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

MACGUINNESS, Susan L., late of West Whiteland Township. Stephen S. MacGuinness, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MILLER, Evelyn M., late of East Whiteland Township. Carol J. Hershey, care of ROBERT S. SUPPLEE, Esquire, 329 S High Street, West Chester, PA 19382-3336, Administratrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 S High Street, West Chester, PA 19382-3336, atty.

RILEY, III, Malcolm, late of Malvern. Eric Riley, care of JOEL S. LUBER, Esquire, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104, Administrator. JOEL S. LUBER, Esquire, Reger Rizzo & Darnall, LLP, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104, atty.

RYAN, Stella, late of West Vincent Township. Cheryl R. Rorke and Robert E. Ryan, Jr., care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executors. BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

2nd Publication

ALTHOUSE, Barbara A., a/k/a Barbara Ann Althouse, late of West Fallowfield Township. Larry W. Althouse, and John D. Althouse, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

BENNETT, Dorothy L, late of West Nottingham Township. Robin Brooks, 489 Maxatawny Drive, Pocono Lake, PA 18347, Executor.

BOWMAN, Bertha P., a/k/a Bertha Petroll Bowan, late of Penn Township. Bradford W. Bowman, Jr., and W. Andrew Bowman, care of ANITA M. D'AMICO, Esquire, 204 North Union Street, Kennett Square, PA 19348, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 204 North Union Street, Kennett Square, PA 19348, atty.

CAMPBELL, John, a/k/a John Edward Campbell, late of Penn Township. Lora Ann Miller, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CHANDLER, Malcolm Wright, late of Honey Brook Township. Timothy Chandler, 389 Tara Drive, Pittsburgh, PA 15236, Executor.

DEVAULT, Emma Jane, a/k/a Emma J. DeVault, late of East Goshen Township. Wayne DeVault, 417 Chrislena Lane, West Chester, PA 19380, Executor. DAVID T. VIDEON, Esquire, Baratta, Russell & Baratta, 1000 N. Providence Road, Media, PA 19063, atty.

HAINS, Ralph S., late of Spring City. Joan M. Hoch, care of JACOB THIELEN, Esquire, 22 E. Main Street, Fleetwood, PA 19522, Executrix. JACOB THIELENN, Esquire, O'Keefe, Miller & Thiel, P.C., 22 E. Main Street, Fleetwood, PA 19522, atty.

MYLES, Beverly May, late of Willistown Township. Bonnie L. Jackson, 601 Brookfield Way, West Chester, PA 19382, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, 790 East Market Street, Suite 250, West Chester, PA 19382, atty.

PINCIOTTI, Dominic Dominic E. Pinciotti, late of Thornbury. Stephen Pinciotti, 8810 Dune Ridge Court, Emerald Isle, NC 28594, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

QUIGG, SR., Robert Nelson, late of Schuylkill Township. Jennifer Lynn Walker, 2508 Noble Way, Limerick, PA 19468, Administratrix. CHARLES A. RICK, Esquire, Roland Rickstock, 933 North Charlotte Street, Suite 3-B, Pottstown, PA 19464, atty.

REEDY, June E., late of Westtown Township. Joseph T. Reedy and Mary R. Fretz, care of JON A. SWARTZ, Esquire, 7736 Main Street, Fogelsville, PA 18051, Executors. JON A. SWARTZ, Esquire, Swartz & Associates, 7736 Main Street, Fogelsville, PA 18051, atty.

SIMMINGTON, Nicholas, late of Easttown Township. Nicholas Simmington, care of THOMAS E. WYLER, Esquire, East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler, East Third Street, Media, PA 19063, atty.

WILKERSON, SR., Philip Oliver, late of Chester County. Titania Ferrell, 1830 W. 6th St., Chester, PA 19103, Administratrix. DEBORAH LYNN ROFFMAN, Esquire, Law Office of Deborah Roffman, 111 N. Olive St., First Floor, Media, PA 19063, atty.

YEROKHIN, Andriy, late of East Whiteland Township. Oksana Yerokhina, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Administratrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

3rd Publication

BAGNELL, Joanne S., late of East Bradford Township. William R. Bagnell, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

CANNON, Edith Pusey, a/k/a Edith P. Cannon, late of Pennsbury Township. Rebecca Callahan, care of TIMOTHY F. SULLIVAN, Esquire, 116 West Baltimore Avenue, Media, PA 19063, Executrix. TIMOTHY F. SULLIVAN, Esquire, 116 West Baltimore Avenue, Media, PA 19063, atty.

COLBERT, Priscilla A., late of West Brandywine Township. D. Cooper Colbert, Jr., care of PETER E. BORT, Esquire, 1260 Valley Forge Road, Suite 104, Phoenixville, PA 19460, Executor. PETER E. BORT, Esquire, 1260 Valley Forge Road, Suite 104, Phoenixville, PA 19460, atty.

COLBY, Joan Frances, a/k/a Joan F. Colby, late of West Bradford Township. William A. Colby, 1024 Lieds Road, Coatesville, PA 19320, Executor. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CONSTABLE, Kevin N, a/k/a Kevin Neil Chichester Constable, late of East Vincent. Joyce C. Constable, 224 Rolling Glen Lane, Spring City, PA 19475, Executor., VINCENT CAROSELLA, Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

DAWS, Irene A, late of East Brandywine Township. Michael Daws, 517 Paddock Road, Haverstown, PA 19083 and Nicole Daws, 123 Merle Lane, Swedesboro, NJ 08085, Administrators. BRIDGET MONAGHAN WIBLE, Esquire, Monaghan Wible Law LLC, PO Box 2538, Upper Darby, PA 19082, atty.

DEFEO, Grace, late of West Chester. Rose Less, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

ELLIOTT, Norman W, late of West Chester. Principled Money Management, LLC, 1110 Sherbrook Drive, West Chester, PA 19382, Executor. ELLE VAN DAHLGREN, Esquire, Elle Van Dahlgren Law, LLC, 20 Monthchanin Rd., Ste. 1000, Greenville, DE 19807, atty.

HARDING, Elona, late of Chester County, PA. Simone Harding, care of CAROLYN HAHN, Esquire, 142 W. Market Street, West Chester, PA 19382, Administratrix. CAROLYN HAHN, Esquire, Law Offices of Carolyn Hahn, LLC, 142 W. Market Street, West Chester, PA 19382, atty.

HILL, Ann, late of Willistown Township. Charlotte Hill and Thomas G. Hill, care of ALEXIA M. FISHMAN, Esquire, 1650 Market Street, Suite 2800, Philadelphia, PA 19103, Executors. ALEXIA M. FISHMAN, Esquire, Cozen O'Connor, 1650 Market Street, Suite 2800, Philadelphia, PA 19103, atty.

HUNSBERGER, Alverda L., late of East Pike-land Township. Lisa R. Spilman, 452 Wartman Road, Collegetown, PA 19426 and William R. Hunsberger, 3272 New Hanover So Road, Gilbertsville, PA 19525, Executors.

MAUZY, Martina I., late of Caln Township. Stephen P. Mauzy, 3357 Alydar Road, Downingtown, PA 19335, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

ROBIN, Betsey R., a/k/a Betsey Ruth Robin, late of Easttown Township. Bernard Mitchel Robin, care of JOHN A. TERRILL, II, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

SCHNABLY, Bernard Robert, a/k/a Robert Schnably, a/k/a B.R. Schnably, late of West Brandywine Township. Michael B. Schnably, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

SCHNEEMAN, Barbara W., late of East Nottingham Township. Georgeanna Singley, 150 Turners Pond Drive, Lincoln Univeristy, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Road, Oxford, PA 19363, atty.

STATES, Pauline Nixon, late of West Sadsbury Township. Seamus M. Lavin, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 19380-2600, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 19380-2600, atty.

SWEIGART, Harold E., late of Coatesville. Albert M. Sardella, 1240 East Lincoln Highway Coatesville, PA 19320 and Patricia Link, Executors.

TORCHIANA, Anne B., late of Tredyffrin Township. Marie Manley, care of EDWARD J. GREENE, JR., Esquire, P.O. Box 1265, Exton, PA 19341, Executrix. EDWARD J. GREENE, JR., Esquire, Riley Riper Hollin & Colagreco, P.O. Box 1265, Exton, PA 19341, atty.

URBANC, Carol M, late of Cochranville. Principled Money Management, LLC, 1110 Sherbrook Drive, West Chester, PA 19382, Executor. ELLE VAN DAHLGREN, Esquire, Elle Van Dahlgren Law, LLC, 20 Montchanin Road, Suite 1000, Greenville, DE 19807, atty.

WALLACE, Robert L., late of Caln Township. Stephen J. Mascherino, Esquire, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WILLEY, Gladys CL, late of Pennsbury Township. Paul Luongo, 321 Highland Road, Hershey, PA 17033, Executor

WILLIAMSON, Sandra E., late of North Coventry Township. James D. Williamson, care of CHRISTOPHER S. YOUNG, Esquire, One Centennial Square, Haddonfield, NJ 08033, Executor. CHRISTOPHER S. YOUNG, Esquire, Archer & Greiner, P.C. One Centennial Square, Haddonfield, NJ 08033, atty.

WILSON, Penelope R, late of Malvern. Gregory Wilson, 11009 Cross Keys Drive, Alta Loma, CA 91737, Executor. LEE R. ALLMAN, Esquire, Allman, Kelly & Willner, LLC Suite G, 41 Paoli Plaza, Paoli, PA 19301, atty.

WISE, William A., late of West Caln Township. Jennifer Mulvaney, 141 N. Sandy Hill Road Coatesville PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WOODRUFF, Madeline T., a/k/a Madeline Trolio Woodruff, late of Honey Brook Township. Anne Carson, care of JAY G. FISCHER, Esquire, 347 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 347 East Lancaster Avenue, Downingtown, PA 19335, atty.

YOUNG, Betty F., a/k/a Betty Francis Young, late of Downingtown Borough. Betsy J. Baker, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is Blue Beards for Charity. The purpose or purposes for which it was organized are: to provide funding and reimbursement to certified medical marijuana patients. The corporation will also seek data collection and research regarding treatment plans and patient costs. Ashley Melissa Brennan, Solicitors Ashley Brennan Academics 33 Pinckney Drive Coatesville, PA 19320

1st Publication of 2**Notice**

NOTICE TO: Michele Thomas, her assigns and all persons claiming any right, title, claim or interest to the property located at 21 Weidner Way. TAKE NOTICE THAT James and Caryl Hanna have filed a Complaint in the aforesaid Court as of the above number, averring that, inter alia, you have significantly increased the amount and rate of stormwater flow onto their and concentrated its flow in a manner harmful to the Hannas' use and enjoyment of their land. Plaintiffs request monetary damages, an order directing that you repair their property to its pre-injury condition and for the Court to enter a preliminary and permanent injunction against you, to enjoin you from continuing to trespass on the Plaintiffs' property . You are hereby notified to file an Answer within twenty (20) days following the date of this publication. If you fail to do so final judgment may be entered against you, as prayed for in the complaint.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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CHESTER COUNTY, PENNSYLVANIA

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CHESTER COUNTY
PA

IN RE: POSTPONEMENT OF THE APRIL 16, 2020 SHERIFF'S SALE TO MAY 21, 2020

Docket Nos.: 2016-09035-LN, 2017-11901-RC, 2017-01885-RC, 2003-04081-CO, 2015-09959-RC, 2018-08306-RC, 2018-07575-RC, 2018-07302-RC, 2014-00601-RC, 2019-00303-RC, 2019-02195-RC, 2015-11735-RC, 2012-09196-RC, 2019-04522-RC, 2019-04592-RC, 2018-11073-RC, 2019-01101-RC, 2018-10858-RC, 2017-02410-LN, 2017-00329-LN, 2019-06978-RC, 2016-00689-RC, 2018-01898-RC, 2018-06387-RC, 2017-07744-LN, 2019-05070-RC, 2018-12382-RC, 2018-03691-RC, 2018-12948-RC, 2019-01785-RC, 2017-02756-LN, 2018-03517-LN, 2017-01420-LN, 2017-01389-LN, 2017-06274-LN, 2017-04704-LN, 2017-03221-LN, 2017-05713-JD, 2017-09412-LN, 2019-09264-RC, 2019-05207-RC, 2014-01594-RC, 2019-06420-RC, 2019-06262-RC, 2019-04713-RC, 2018-04469-RC, 2019-04198-RC, 2019-08739-RC, 2018-02030-RC, 2016-01001-RC, 2019-10345-RC, 2019-10343-RC, 2019-10792-JD, 2010-00913-CO, 2014-00895-CT, 2019-09401-RC, 2019-05315-RC, 2016-09326-RC, 2017-03917-RC, 2019-03141-RC, 2015-02894-RC, 2018-12076-RC, 2018-10310-RC, 2016-04529-RC, 2018-02262-RC, 2019-07892-RC, 2018-09591-RC, 2018-09794-RC, 2016-10019-RC, 2017-08001-RC, 2019-09888-RC, 2019-05659-RC, 2018-01988-RC, 2019-06938-RC, 2019-05846-RC, 2019-03396-RC, 2019-09577-RC, 2018-09324-RC, 2019-03462-RC, 2017-05629-RC, 2019-02364-RC

SPECIAL ORDER

**CERTIFIED
FROM THE RECORD**
ATTEST *[Signature]*
DEPUTY PROTHONOTARY
3-27-20

AND NOW, this 27th day of March, 2020, upon request by the Chester County Sheriff, and in accordance with the Pennsylvania Supreme Court's March 16, 2020 order declaring a statewide judicial emergency until April 14, 2020 on account of COVID-19, this court's March 17, 2020 declaration of emergency in this 15th Judicial District, the Pennsylvania Supreme Court's March 18, 2020 order directing that all Pennsylvania courts generally close to the public beginning at the close of business on March 19, 2020 except for essential functions, this court's March 19, 2020 administrative order No. 6-2020 generally closing Chester County courts through April 13, 2020 except for certain

defined essential functions, and pursuant to Pa.R.C.P. 3129.3(a), the following is

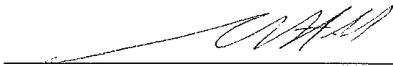
ORDERED and DECREED:

1. All sales, in Chester County cases described above, which are scheduled to be held during the Sheriff's Sale of Thursday, April 16, 2020, and which have not already been stayed or continued, are hereby postponed to the Chester County Sheriff's Sale scheduled for Thursday, May 21, 2020;¹
2. The Sheriff immediately shall post notice of this order: 1) on the Chester County website under the Sheriff's Office heading, 2) on all Sheriff's Office social network sites (e.g. Facebook).
3. By 8:00 a.m. on the morning of Thursday, April 16, 2020, the Sheriff shall post notice of this order: 1) on each of the front doors of the Chester County Justice Center, and 2) on the doors to meeting room 3300 of the Chester County Justice Center where the April 16, 2020 Sheriff's Sale was to have taken place.
4. The Sheriff shall make a good faith effort to promptly contact all attorneys and parties of record involved in the subject sales regarding this order.
5. The Sheriff shall take all actions necessary to ensure the publication, if possible, of this order in the next weekly edition of the Chester County Law Reporter.
6. Because the postponement of the April 16, 2020 Sheriff's Sale will likely cause an increase in participants during the May 21, 2020 Sheriff's Sale, the Sheriff is requested to consider arranging with the Court Administrator the use of available

¹ All cases subject to this order are temporarily reassigned to the undersigned for purposes of this order only. Upon filing of this order the original judicial assignment of these matters shall immediately resume. See 42 Pa.C.S. § 325(e).

courtrooms (larger courtrooms if possible) to hold the May 21, 2020 Sheriff's sale, with such sale held at staggered times, in multiple rooms, for groups of properties sold, to mitigate crowding of participants and increase the participants' ability to use social distancing.

BY THE COURT:



John L. Hall, P.J.

Sheriff Sale of Real Estate

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, April 16th, 2020 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, May 18th, 2020.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid 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 4PM.**

FREDDA L. MADDOX, SHERIFF

3rd Publication

SALE NO. 20-4-136

Writ of Execution No. 2017-02756

DEBT \$12,142.39

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to an Amended Sub-

division Plan for Ewing Tract, made by Taylor Wisman & Taylor, dated 5/22/2006 to wit:

BEGINNING at a point of the South-easterly side of Brookshire Drive, a corner of Lot No. 96; thence from said beginning point along Brookshire Drive, North 40 degrees 29 minutes 00 seconds East, 38,000 feet to a point, a corner of Lot No. 98; thence along the same, South 49 degrees 31 minutes 00 seconds East, 140.00 feet to a point in line of Open space; thence along the same South 40 degrees 29 minutes 00 seconds West, 38.00 feet to a point, a corner of Lot No. 96; thence along the same North 49 degrees 31 minutes 00 seconds West, 140.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 97 as shown on said Plan.

Made the 25th day of October, 2007, between Orleans at Upper Uwchlan, L.P., and Pennsylvania limited partnership (herein after called the Grantor(s)) AND Anthony J. Molloy, Jr. and Patricia T. Molloy, husband and wife as tenants by the entirety (herein after called the Grantee(s)).

BEING UPI NO. 32-4-794

PLAINTIFF: Upper Uwchlan Township Municipal Authority

VS

DEFENDANT: **Anthony J. Molloy, Jr. & Patricia T. Molloy**

SALE ADDRESS: 2315 Brookshire Drive, Chester Springs, PA 19425

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

SALE NO. 20-4-137

Writ of Execution No. 2018-03517
DEBT \$4,894.63

ALL THAT CERTAIN tract of land (with partially completed building thereon erected), situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner thereof, a point in the public road leading from Rockville to Cupola, a corner of land of William C. Messner and wife, and located a distance of 168 feet, more or less, Southward from a point in said road, and original corner of premises of the land now or late of William E. Myers; thence extending along in the said road, thence leaving the road, by remaining land of Myers North 80 degrees 30 minutes West 360 feet to an iron pin in the line of land of Theodore Irwin, thence by said land, North 2 degree 36 minutes 77 feet to an iron pin; thence by land of said Messner and wife, South 80 degrees 30 minutes East, 386 feet to the place of beginning.

CONTAINING 105 perches of lane, (according to survey of Howard E. Ranck).

AND BEING the same premises which Vernon H. Shephard and Denise M. Shephard, his wife by Deed of Correction dated September 21, 2004 and recorded January 19, 2005 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 6389 page 1646 granted and conveyed unto Vernon H. Shephard and Denise Shephard, his wife, in fee.

BEING UPI NO. 22-8-15.1

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Vernon H. Shephard**

& Denise M. Shephard

SALE ADDRESS: 579 Cupola Road, Honey Brook, PA 19344

PLANTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

SALE NO. 20-4-138

Writ of Execution No. 2017-01420
DEBT \$5,710.50

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Honey Brook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan for "Harvey and Laura H. Waltz" made by John D. Stapleton, III, registered land surveyor, dated 1-22-1988, last revised 7-17-90, and recorded as Plan No. 10869, as follows, to wit:

Beginning at a point on the Southeast side of Vine Street (33 feet wide) at a corner of the Lot No. 2 on said plan; thence extending from said beginning point along the Southeast side of Vine Street North 39 degrees 46 minutes 09 seconds East 90.50 feet to a point a corner of lands now or late of Jonas K. and Lizzie F. Beiler; thence extending along the same and partly along the lands now or late of Lester J. and Ruth A. Romig the two (2) following courses and distance (1) South 50 degrees 13 minutes 09 seconds West, 90.50 feet to a point on a corner of Lot No. 1, aforesaid; thence extending along the same North 50 degrees 13 minutes 51 seconds West, 66.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

BEING the same premises which Con

stance Axe, Administrator of the Estate of Richard M. Thomas, a/k/a Richard Morgan Thomas, deceased by Indenture bearing date October 26, 2007 and recorded November 8, 2007 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7302 page 1071 granted and conveyed unto Samuel E. Fisher, I, in fee.

BEING UPI NO. 12-2-48

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

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

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

PLANTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

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 Engineers, 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 extending 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 seconds West 100.00 feet to another

corner of open space thence extending north 56 degrees 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 mentioned point and place of beginning.

BEING Lot #222

BEING the same premises which Scott E. Gelnett by Deed dated 08/30/1996 and recorded 08/25/1996 in the County of Chester, 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

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

SALE NO. 20-4-140

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, Chester County, PA bounded and described according to a Plan of Subdivision for Gilbert W. Cornog, made by Henry S. Coarey, Inc., date May 8, 1980, last revised July 11, 1980 and recorded in Chester County as Plan No. ____ as follows, to wit:

BEGINNING at a point on the Northeast side of Seabury Lane, a corner of Lot

stance Axe, Administrator of the Estate of Richard M. Thomas, a/k/a Richard Morgan Thomas, deceased by Indenture bearing date October 26, 2007 and recorded November 8, 2007 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7302 page 1071 granted and conveyed unto Samuel E. Fisher, I, in fee.

BEING UPI NO. 12-2-48

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

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

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

PLANTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

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 Engineers, 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 extending 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 seconds West 100.00 feet to another

corner of open space thence extending north 56 degrees 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 mentioned point and place of beginning.

BEING Lot #222

BEING the same premises which Scott E. Gelnett by Deed dated 08/30/1996 and recorded 08/25/1996 in the County of Chester, 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

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

SALE NO. 20-4-140

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, Chester County, PA bounded and described according to a Plan of Subdivision for Gilbert W. Cornog, made by Henry S. Coarey, Inc., date May 8, 1980, last revised July 11, 1980 and recorded in Chester County as Plan No. ____ as follows, to wit:

BEGINNING at a point on the Northeast side of Seabury Lane, a corner of Lot

No. 3 as shown on said Plan; THENCE from said beginning point along the Northeast side of Seabury Lane on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 126.24 feet to a point a corner of Lot No. 1 North 69 degrees 43 minutes 54 seconds East 221.93 feet to a point in line of Lot No. 6 of Milford Meadows; THENCE along Lot No. 6 and 5 of Milford Meadows, South 42 degrees 24 minutes 24 seconds East 155.75 feet to a point, a corner of Lot No. 3; THENCE along Lot No. 3, the following courses and distances: (1) South 47 degrees 35 minutes 36 seconds West, 147.65 feet; (2) North 87 degrees 30 minutes 25.3 seconds West, 175.59 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 2 as shown on said Plan.

BEING the same premises which JOSEPH A. PICCONE, INC., by Indenture bearing date 1/9/1987 and recorded 1/20/1987 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 604 page 265 etc., granted and conveyed unto CHARLES A. YOUNG and LISA A. YOUNG, in fee.

BEING UPI NO. 32-3-11.4B

PLAINTIFF: Upper Uwchlan Township
VS

DEFENDANT: **Jerold A. Sainsbury**

SALE ADDRESS: 9 Seabury Lane, Downingtown, PA 19335

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

SALE NO. 20-4-142

Writ of Execution No. 2017-04704

DEBT \$1,702.75

ALL THAT CERTAIN Lot or piece of ground situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL No. 16-10-216

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Marcus Winkey & Krystal Myers**

SALE ADDRESS: 327 Community Lane, Coatesville, PA 19320

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

SALE NO. 20-4-146

Writ of Execution No. 2017-03221

DEBT \$1,677.61

ALL THAT CERTAIN message and tract of land situate in the South side of Walnut Street in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-266

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Louis J. Mascherino**

SALE ADDRESS: 1202 Walnut Street, Coatesville, PA 19320

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

SALE NO. 20-4-147

Writ of Execution No. 2017-05713

DEBT \$6,027.01

All that certain residential unit situate in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being Lot #222 according to a Final Subdivision Plan (Section I), Marsh Harbour, Phase Two, made by NEPO Associates, Inc., dated 10/13/1989, revised 10/14/1993, recorded in Chester County as Plan File No. 12280.

Tax Parcel No. 32-3Q-222

PLAINTIFF: Marsh Harbour Community Association

VS

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

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

PLANTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES, 610-889-0700**

SALE NO. 20-4-148

Writ of Execution No. 2017-09412

DEBT \$1,296.39

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

TAX PARCEL NO. 47-6-39.2

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way, E. Fallowfield, PA 19320

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

SALE NO. 20-4-149

Writ of Execution No. 2019-09264

DEBT \$194,802.54

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, Bounded and described according to a plan of property of Ralph N. Finkbinder, made by William L. Conover, Registered Land Surveyor, Spring City, Pennsylvania, dated 5/4/1978 (Plan #78 014) as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cedar Street (57 feet wide) which point is at the distance of 74 feet measured North 0 degrees 39 minutes West from the point of intersection of the said northeasterly side of Cedar Street and the Northerly side of School Alley (20 feet wide); thence extending from said point of beginning along the said Northeasterly side of Cedar Street North 0 degrees 39 minutes West 35 feet to a point a corner of the remaining lot on said plan; thence extending along the same North 89 degrees 21 minutes East 150 feet to a point on the Westerly side of a certain unnamed alley (20 feet wide); thence extending along the Westerly side thereof south 0 degrees 39 minutes East 35 feet to a point a corner of land now or late of George Bauer; thence extending along said land South 89 degrees 21 minutes West 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MARIA H. CARREON BY DEED FROM LOUIS E. CARREON

AND MARIA H. CARREON, DATED JUNE 12, 1997 RECORDED JUNE 25, 1997 IN BOOK NO. 4194 PAGE 0804.

Tax Parcel # 14-02-0033.020

PLAINTIFF: HBSC Bank USA National Association (Trustee)

VS

DEFENDANT: **Maria aka Maria H. Carreon**

SALE ADDRESS: 527 North Cedar Street, Spring City, PA 19475

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

SALE NO. 20-4-150

Writ of Execution No. 2019-05207

DEBT \$338,169.95

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being a portion of property of James Buchan, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, as shown on Survey and Plan thereof, made for J. Buchan by H.H. Hopkins, Jr., Registered Surveyor, on the 10th day of September A.D. 1963 as follows, to wit:

BEGINNING at a point in the middle line of Harmony Hill Road (33 feet wide), said point at a distance of 19.85 feet measured North 66 degrees 39 minutes 20 seconds East along middle line of Harmony Hill Road from a spike in the middle line thereof and being a corner of land of J. Buchan, and land now of formerly of Charles J. Lockner; thence extending from said beginning point, along the said middle line of Harmony Hill Road the two following courses and distances, viz: (1) North 66 degrees 39 minutes 20 seconds East 226.50 feet to a point a corner of this land and other land

now or late of J. Buchan; thence leaving said Harmony Hill Road and extending along land of J. Buchan the three following courses and distances, viz: (1) South 16 degrees 36 minutes 20 seconds East 440 feet to a point, being partly along a fence line; thence (2) South 75 degrees 54 minutes 20 seconds West 303.04 feet to a point; thence (3) North 16 degrees 36 minutes 20 seconds West 427.61 feet to the first mentioned point and place of beginning.

Containing 3.0472 acres of land, be the same more or less.

Title is vested in Charles McGlinn by deed from Roxanna Liberace, dated 04/29/2005 and recorded 05/04/2005 in Book 6480 and Page 1802, as Instrument Number 10529332.

Tax ID: 51-02-0130.010

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset-Backed Pass-Through Certificates, Series 2005-HE4

VS

DEFENDANT: **Charles McGlinn**

SALE ADDRESS: 1030 Harmony Hill Road, Downingtown, PA 19335

PLANTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

SALE NO. 20-4-152

Writ of Execution No. 2014-01594

DEBT \$146,346.21

All that certain brick message and lot of land known as No. 233 High Street, Situate on the Northerly side of said street between Main Street and Marshall Street, in the Fifth Ward of the Borough of Phoenixville. Bounded and described

according to a survey made by W.E. Knapp, Jr., C.E. September 6, 1923, as follows, to wit:

Beginning on the Northerly curb line of High Street at a corner of the Pennsylvania Hotel property; thence along the same North 14 degrees 30 minutes East 58 feet to a point of reflection; thence North 3 degrees East 42 feet to a another corner of the Pennsylvania Hotel property above mentioned; thence along the same North 88 degrees 45 minutes West 16 feet to lands now or late of Peter Binkoski; thence along the same and passing through the center of the division wall dividing the house known as No. 235 High Street South 12 degrees West 98.92 feet to the Northerly curb line of High Street; thence along the same South 748 degrees East 19.58 feet to a corner of the Pennsylvania Hotel property, the place of beginning.

Being the same premises which Lee F. Erb, by deed dated April 4, 2006, and recorded April 12, 2006 in the Recorder of Deeds Office of Chester County in Book 6812, Page 2270, granted and conveyed unto Andrew Duren, Jr., in fee.

Being Parcel No. 15-5-499

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

VS

DEFENDANT: **Andrew Duren, Jr.**

SALE ADDRESS: 233 E. High Street a/k/a 233 High Street, Phoenixville, PA 19460

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

SALE NO. 20-4-153
Writ of Execution No. 2019-06420
DEBT \$408,216.60

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected, situate in London Britain Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Landenberg to Mercers Mill, said point being located South 40 degrees 55 minutes West one hundred ninety (190) feet from a point in line of land now or late of David Whitting and said point being a corner of land now or late of George J. Fisher, thence along land of said George J. Fisher, South 20 degrees 15 minutes East seven hundred forty and eighty one hundredths (740.81) feet to a pipe line of land now or late of Robert Preston and passing over a pipe on the southerly side of said road; thence along land of same, South 83 degrees 45 minutes West two hundred seventy seven and forty eight hundredths (277.48) feet to a pipe; thence by a new line dividing land about to be conveyed from land now or late of Sherwood G. Holt and Carolyn R. Holt, North 36 degrees 14 minutes West four hundred seventy two and fourteen hundredths (472.14) feet to a point in the center of aforesaid road and passing over a pipe on the southerly side of said road; thence along the center of said road, North 40 degrees 55 minutes East four hundred fifty five and seventy five hundredths (455.75) feet to the place of beginning.

CONTAINING four and seventy two hundredths (4.72) acres of land more or less.

ALSO ALL THAT CERTAIN tract of ground located in London Britain Township, Chester County, Pennsylvania,

bounded and described according to a survey made by Manley N. White, R.S., dated August 1, 1949 as follows, to wit:

BEGINNING at a point in the center of a public road leading from Landenberg to Mercer’s Mill, said point being the Northwest corner of land of the Chiltons; thence along the center line of said public road, the following three courses and distances: (1) South 40 degrees 55 minutes West seventy nine and twenty five hundredths (79.25) feet; (2) South 32 degrees 30 minutes West two hundred seventy five (275) feet to a point; (3) South 23 degrees 9 minutes West one hundred sixty one and four tenths (161.4) feet to a point being a corner of land now or late of Robert Preston thence by Preston’s land passing over an iron pin on the East side of said road, North 63 degrees 45 minutes East five hundred forty five and thirty five hundredths (545.35) feet to a corner of land of the Chiltons; thence along land of the Chiltons, North 36 degrees 14 minutes West four hundred seventy two and fourteen hundredths (472.14) feet to the point and place of beginning.

CONTAINING 2.7244 acres, more or less.

BEING THE SAME PREMISES which Robert M. Shellenbarger and Betty Wise Shellenbarger, his wife, by Deed dated August 18, 1967 and recorded August 21, 1967 in the Office of the Recorder of Deeds in and for Chester County in Deed Book S 37, Page 718, granted and conveyed unto James W. Frankowsky and Grace J. Frankowsky, his wife, as Tenants by the Entireties.

And the said James W. Frankowsky departed this life on March 25, 2013.

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

PARCEL NO.: 73-3-14

IMPROVEMENTS thereon: Residen-

tial Property

PLAINTIFF: CITIMORTGAGE, INC.
VS

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

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

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

SALE NO. 20-4-155

Writ of Execution No. 2019-06262

DEBT \$109,943.73

ALL THAT CERTAIN property situated in the village of Glen Moore, Township of Wallace, County of Chester and Commonwealth of Pennsylvania bounded and described as follow:

BEGINNING at the southwest corner thereof, a point in the state highway leading from Glen Moore to Downingtown a corner of land of A.C. Grey; thence along in the highway, by land of George W. Ballentine, north seventeen degrees west, 100 feet to a point in said highway; thence by the same, crossing an iron pin at the east side thereof, north seventy-three degrees fifty-five minutes east 191 feet to an iron pin at the west side of the D. & L. Branch of the Pennsylvania railroad company, 30 feet from the center thereof, thence along the same south four degrees forty-three minutes east 127 feet to an iron pin, 30 feet from the center line; thence by land of A.C. Grey, south eighty-three degrees west 165 feet to the place of beginning.

CONTAINING .454 acres of land, be the same more or less.

BEING the same premises which Charles R. Chilcote and Frances A. Chilcote, his wife, by Deed dated October 28, 1964 and recorded October 29, 1964 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book B36 Page 327, granted and conveyed unto Robert M. McIlvain, in fee.

AND being the same premises which Robert McIlvain and Emilie McIlvain, husband and wife, by Deed dated January 8, 2002 and recorded January 18, 2002 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5176 Page 913, granted and conveyed unto Brian J. Baum and Nancy K. Baum, husband and wife, as Tenants by the Entirety, in fee.

UPI NO. 31-4E-46

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust B

VS

DEFENDANT: **Brian J. Baum and Nancy K. Baum**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

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

SALE NO. 20-4-156

Writ of Execution No. 2019-04713

DEBT \$146,187.34

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Woodlawn Made by Consolidated Engineers and Consultants, Inc. dated April 22, 1987 last revised June 24, 1996 and recorded in Chester County Recorder of

Deeds on July 3, 1996 as Plan #13456, as follows, to wit:

BEGINNING at an interior point from Woodlawn Street a corner of Unit 9 on said Plan; thence extending along said Unit North 35 degrees 55 minutes 00 seconds West, crossing a utility right of way 60.00 feet to a point; thence extending South 54 degrees 05 minutes 00 seconds East 20.00 feet to a point a corner of Unit 7; thence extending along same South 35 degrees 55 minutes 00 second West recrossing said utility right of way 60.00 feet to a point; thence North 54 degrees 05 minutes 00 seconds West 20.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,000 square feet more or less.

BEING KNOWN AS Lot 8 on said Plan.

BEING the same property conveyed to Van Chau and Trinh Chau from Stephen E. Wright and Theresa A. Wright, his wife, by Deed dated February 27, 2003 and recorded on March 11, 2003 in the Office of the Recorder of Deeds of Chester County in Book 5602 at Page 2109, as Document ID: 10201354.

BEING Parcel Number 15-11-282.

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWMBS, INC., CHIL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HYB2 c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Trinh Chau & Van Chau**

SALE ADDRESS: 943 Woodlawn Avenue, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **THE PIN**

CUS LAW GROUP, PLLC 484-575-2201

DEFENDANT: William J. Turner III

SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382

SALE NO. 20-4-157

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

Writ of Execution No. 2018-04469

DEBT \$91,016.41

PROPERTY SITUATE IN THE CITY OF COATESVILLE

TAX PARCEL# TAX ID/UPI PARCEL NO. 16-06-0817/16-6-817

SOLD AS THE PROPERTY OF: HAROLD KYLE WOODLEY

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST c/o FAY SERVICING, LLC

VS

DEFENDANT: **Harold Kyle Woodley**

SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320

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

SALE NO. 20-4-158

Writ of Execution No. 2015-01844

DEBT \$301,803.88

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL # 63-04-0025

SOLD AS THE PROPERTY OF: WILIAM J. TURNER III

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LSF10 MASTER PARTICIPATION TRUST

VS

SALE NO. 20-4-159

Writ of Execution No. 2019-04198

DEBT \$98,070.30

PROPERTY SITUATE IN THE TOWNSHIP OF EAST NOTTINGHAM

TAX ID/UPI PARCEL NO. 69-02-0090.030/69-2-90.3

SOLD AS THE PROPERTY OF: JOSEPH A. KELLY and TONYA K. KELLY

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **Joseph A. Kelly & Tonya K. Kelly**

SALE ADDRESS: 142 Wedgewood Road, Oxford, PA 19363

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

SALE NO. 20-4-160

Writ of Execution No. 2019-08739

DEBT \$469,320.03

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VIL

LAGE” FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY 21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS INSTRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

PLAINTIFF: CITIZENS BANK NA f/k/a RBS CITIZENS NA

VS

DEFENDANT: **Todd Boyer and United States of America**

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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

SALE NO. 20-4-161

Writ of Execution No. 2018-02030

DEBT \$349,674.17

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

BEGINNING at a point in the northeasterly side of Meadowbank Road (50 feet wide) a corner of Open Space on said Plan; THENCE extending along the

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

BEING Lot #1 on said Plan.

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

BEING Chester County UPI # 61-5K-1

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

VS

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

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

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

SALE NO. 20-4-162

Writ of Execution No. 2019-09089

DEBT \$406,041.65

ALL THAT CERTAIN lot or parcel of land situated in the New London Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 6, 2004 and recorded in the Office of the Chester County Recorder of Deeds in February 17, 2004, in Deed Book Volume 6067 at Page 1081 and Instrument # 10379959.

Tax Parcel No. 71-3-208

PLAINTIFF: Deutsche Bank National Trust Company, as trustee, on behalf of the holders of WaMu Mortgage Pass-Through Certificates, Series 2005-AR13
VS

DEFENDANT: **James J. Beck & Rebecca A. Wassler**

SALE ADDRESS: 35 McCormick Way, Lincoln University, PA 19352

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

SALE NO. 20-4-163

Writ of Execution No. 2017-05457

DEBT \$139,449.63

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE HEREDITAMENT S AND APPURTENANCES, THEREON, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED IN ACCORDANCE WITH A PLAN OF PROPERTY FOR A.J. BRYAN, INC., MADE BY AUTILLO-DORAN ASSOCIATED,

NEWTOWN SQUARE, PENNSYLVANIA, FEBRUARY 26, 1965 LAST REVISED MAY 2, 1966.

TAX PARCEL # 53-3H-88

PLAINTIFF: LSF9 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Miriam P. Dziewit & John J. Dziewit, Jr.**

SALE ADDRESS: 1406 Grand Oak Lane, West Chester, PA 19380

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

SALE NO. 20-4-165

Writ of Execution No. 2013-05089

DEBT \$823,524.28

PROPERTY SITUATE IN WEST PIKELAND TOWNSHIP

TAX ID / UPI PARCEL NO. 34-04-0260 / 34-4-260

SOLD AS THE PROPERTY OF: TRACY E. BEAVER-MCKEON and MICHAEL MCKEON

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3

VS

DEFENDANT: **Tracey E. Beaver-McKeon & Michael McKeon**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

SALE NO. 20-4-166

Writ of Execution No. 2016-01001

DEBT \$703,732.99

Landenberg, PA 19350-9134

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

PROPERTY SITUATE IN TOWNSHIP OF TREDYFFRIN

TAX PARCEL # 43-11B-37

SOLD AS THE PROPERTY OF: JOSEPH GLEASON and SARAH GLEASON

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: DIPLOMAT PROPERTY MANAGER, LLC

VS

DEFENDANT: **Joseph Gleason & Sarah Gleason**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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

SALE NO. 20-4-167

Writ of Execution No. 2019-10345

DEBT \$250,281.41

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

BLR # 73-2-25.16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-Bnc3

VS

DEFENDANT: **Jacqueline McGonigle**

SALE ADDRESS: 12 Crestview Road,

SALE NO. 20-4-168

Writ of Execution No. 2019-10343

DEBT \$129,891.37

ALL THAT CERTAIN lot or parcel of land situated in the Borough of South Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 18, 2004 and recorded in the Office of the Chester County Recorder of Deeds on October 22, 2004, in Deed Book Volume 6314 at Page 1697, Instrument No. 10471570.

Tax Parcel No. 9-3-64.4

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **Golden Monroe & Carolyn McClain**

SALE ADDRESS: 34 1/2 Penn Avenue, Coatesville, PA 19320

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

SALE NO. 20-4-169

Writ of Execution No. 2019-10792

DEBT \$515,388.80

IMPORTANT

Chester County Sheriff Sale is ONLY for Tax Parcel No. 60-7-19.19 in New Garden Township, Chester County, PA a portion of the dual-state residential property with a mailing address of 10 Ironwood Drive, Newark, DE

19711.

ALL THAT CERTAIN LOT, PIECE OR parcel of land situate in part in Mill Creek Hundred, New Castle County and State of Delaware, and in part in New Garden Township, previously erroneously stated as London Britain Township, Chester County and Commonwealth of Pennsylvania, known as Lot No. 55, Section 3, as shown on a Plan of LAMATAN II, made by George R. Regester, Jr., & Sons, Inc., Registered Land Surveyors, dated January 5, 1968 and of record the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Microfilm No. 1334, and more particularly bounded and described in accordance with a recent survey prepared by Ramesh C. Batta Associates, P.A., dated June 27, 1988, as follows, to-wit:

BEGINNING at a point on the Northerly side of Ironwood Drive, at fifty feet wide, in the division line between Lots Nos. 55 and 56, Section 3, as shown on said Plan, said point of Beginning, being distant the following three courses and distances measured along the said Northerly side of Ironwood Drive from the Westerly end of a twenty five feet radius junction curve joining the said Northerly side of Ironwood Drive and Westerly side of Quartz Mill Road, at fifty feet wide: (1) South eighty degrees, thirty-two minutes, ten seconds West, two hundred thirty-two and six one-hundredths feet to a point; (2) along a curve having a radius of four hundred fifty feet, an arc distance of one hundred nine and ninety-six one hundredths feet to a point; (3) South sixty-six degrees, thirty-two minutes, ten seconds West, three hundred seventy-one and ninety-two one-hundredths feet to the point of Beginning; thence from said point of Beginning and along the said division line between Lots Nos. 55 and 56, North twenty-five degrees, twen-

ty-eight minutes, thirty-two seconds West, two hundred twenty-seven and forty one-hundredths feet to a point; thence along the division line between Lots Nos. 55, 63 and 64 and crossing the Delaware-Pennsylvania State line South sixty-seven degrees, nineteen minutes, ten seconds West, three hundred thirty and eighty-nine one-hundredths feet to a point; thence along the division line between Lots Nos. 54 and 55, Section 3, and recrossing the said Delaware-Pennsylvania State line South seventy-seven degrees, eighteen minutes, ten seconds East, three hundred fifty and forty-five one-hundredths feet to a point on the said Northerly side of Ironwood Drive; thence thereby the following two courses and distances: (1) along a curve having a radius of fifty feet, an arc distance of forty-two and five one-hundredths feet to a point of compound curve; and (2) along a curve having a radius of twenty-five feet, and arc distance of twenty-one and three one-hundredths feet to the point and place of Beginning.

SUBJECT, as to the portion located in Delaware to the terms, covenants, easements, reservations, and restrictions as set forth in a Declaration by Hwitlers, Inc., a corporation of the State of Delaware, dated June 16, 1969 and of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record R, Volume 82, Page 127.

SUBJECT, as to the portion located in Chester County, Pennsylvania, to the following restrictions, set forth in Deed Book P38 at 765; rights granted to utility companies in miscellaneous Deed Books 188 at Page 961 and 196 at Page 961.

BEING the same lands and premises which GINO J. TORRES and PHYLLIS A. TORRES, his wife, granted and conveyed unto THOMAS J. REITZ and SHIRLEEN G. REITZ, his wife, by

deed dated February 2, 1984, and recorded in the Office for the Recording of Deeds in and for New Castle County, State of Delaware in Deed Book P, Volume 125, Page 339; and did also convey to the parties of the first part herein, in fee, by deed dated March 28, 1983 of Chester County and State of Pennsylvania in Deed Book F, Volume 61, Page 433.

Tax Parcel NO.: 60-7-19.10 (Chester County, PA)

BLR# 60-07-0019.100

TITLE TO SAID PREMISES IS VESTED IN Charles A. Ferris and Brenda B. Ferris, h/w, by Deed from Thomas J. Reitz and Shirleen G. Reitz, h/w, dated 06/30/1988, recorded 07/27/1988 in Book 1228, Page 316.

Tax Parcel NO.: 08 022.40 004 (New Castle County, DE)

TITLE TO SAID PREMISES VESTED IN Federal National Mortgage Association, by Sheriff's Deed from the Sheriff of New Castle County dated January 27, 2017, and recorded on February 7, 2017 as Document ID# 20170207-0006973 in the Recorder of Deeds of New Castle County in the State of Delaware.

AGAIN, Chester County Sheriff Sale is ONLY for Tax Parcel No. 60-7-19.19 in New Garden Township, PA, a portion of the dual-state residential property with a mailing address of 10 Ironwood Drive, Newark, DE 19711.

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Federal National Mortgage Association

("Fannie Mae")

VS

DEFENDANT: **Charles Ferris & Brenda Ferris**

SALE ADDRESS: Tax Parcel 60-7-

19.19 New Garden Township, PA

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

SALE NO. 20-4-170

Writ of Execution No. 2018-12666

DEBT \$142,373.82

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

All those certain tracts of improved ground with the buildings erected thereon situate easterly of Sylmar Road in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA., and being remaining lands of Robert G. Patrick combined with Parcel B as shown on Plan Number 0457 dated April 26, 2005, last revised October 31, 2005, and described as follows:

Beginning at a point in the centerline of Sylmar Road marking the southwesterly corner of this and a northwesterly corner of Parcel C as shown on said plan, of which this was a part; thence leaving said point of beginning and by said centerline the following two courses and distances:

(1) North 05 degrees, 37 minutes, 34 seconds West, 44.09 feet to a P.K. nail found; thence

(2) North 05 degrees, 30 minutes, 40 seconds West, 17.31 feet to a point marking the northwesterly corner of this and a southwesterly corner of remaining lands of Gary D. and Freida Moore; thence by said remaining lands of Moore the following two courses and

distances:

(3) North 84 degrees, 22 minutes, 29 seconds East, 100.45 feet to an iron pin found marking a corner of this and a southeasterly corner of said remaining lands of Moore; thence

(4) North 05 degrees, 39 minutes, 43 seconds West, 59.00 feet to a point marking a corner of this and a southeasterly corner of Parcel A as shown on said plan; thence by said Parcel A

(5) North 84 degrees, 36 minutes, 57 seconds East, 29.18 feet to a point marking the northeasterly corner of this, a southeasterly corner of said Parcel A, and in line of lands of Tammi Jo Lepold and John C. DeRosa; thence by said lands of Tammi Jo Lepold and John C. DeRosa

(6) South 05 degrees, 52 minutes, 15 seconds East, 129.19 feet to an iron pin found marking the southeasterly corner of this, a southwesterly corner of said lands of Tammi Jo Lepold and John C. DeRosa, a northwesterly corner of lands of Terry A. and Susan L. Lepold, and a northeasterly corner of lands of Larry M. and Garry M. Brady; thence partly by said lands of Brady and partly by the aforementioned Parcel C

(7) South 86 degrees, 58 minutes, 25 seconds West, 130.30 feet to the point and place of beginning.

Containing: 10,094 Square Feet

BEING UPI NUMBER 68-06-0135

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. PATRICK AND BETH ANN PATRICK, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ROBERT G. PATRICK, A MARRIED INDIVIDUAL, DATED MAY 10, 2007, RECORDED MAY 29, 2007, AT DOCUMENT ID 10757741,

AND RECORDED IN BOOK 7171, PAGE 522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Robert G. Patrick & Beth Ann Patrick**

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

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

SALE NO. 20-4-171

Writ of Execution No. 2018-10282

DEBT \$185,315.67

Property situate in the MODENA BOROUGH & EAST FALLOWFIELD TOWNSHIP, CHESTER County, Pennsylvania

BLR# 47-5-41

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association

VS

DEFENDANT: **Jack Lebow**

SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320

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

SALE NO. 20-4-173

Writ of Execution No. 2010-00913

DEBT \$555,772.81

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania

BLR # 62-4-745

IMPROVEMENTS thereon: 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: **David J. Cranston**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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

SALE NO. 20-4-174

Writ of Execution No. 2018-08154

DEBT \$149,140.87

Property situate in the NORTH COVENTRY 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., TIARRA N. CARPENTER, in her capacity as Heir of the Estate of**

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

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

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

SALE NO. 20-4-176

Writ of Execution No. 2019-09808

DEBT \$468,012.11

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

All that certain lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan of "Valley View", made by ProTract Engineering, Inc., Pottstown, PA, dated 11/8/2002, last revised 10/8/2003 and recorded 4/22/2004 as Plan #17012 as follows,

to wit:

Beginning at a point on the Westerly side of Road "A" (to be known as Mendenhall Drive)(50 feet wide), said point being a corner of Lot #15 (as shown on said plan): Thence from said point of beginning extending along said road the 2 following courses and distances: 1) South 00 degrees 29 minutes 27 seconds East 69.18 feet to a point of curve, thence 2) On a line curving to the right having a radius of 240.00 feet an arc distance of 68.56 feet to a point, being a corner of Lot #13; Thence leaving said road extending partially along Lot #13 the 2 following courses and distances: 1) South 73 degrees 08 minutes 32 seconds West 50.00 feet to a point, thence 2) North 89 degrees 36 minutes 55 seconds West 272.93 feet to a point, being a corner of Lot #21; thence leaving Lot #13 extending along Lot #21 North 12 degrees 13 minutes 36 seconds West 149.86 feet to a point, being a common corner of Lots #15, #20 and #21; Thence extending along #15 North 89 degrees 30 minutes 33 seconds East 341.62 feet to the first mentioned and place of beginning.

Being Lot #14 on the above mentioned plan.

BEING UPI NUMBER 29-7-16.4

BEING THE SAME PROPERTY CONVEYED TO JAMES N. CAMPBELL AND MELINDA K. CAMPBELL, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM FLEMING VALLEY VIEW DEVELOPMENT, LLC, DATED AUGUST 31, 2006, RECORDED SEPTEMBER 26, 2006, AT DOCUMENT ID 10690140, AND RECORDED IN BOOK 6964, PAGE 1002, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Plaza Home Mortgage,

Inc.

VS

DEFENDANT: **James Campbell, AKA James N. Campbell & Melinda Campbell, AKA Melinda K. Campbell**

SALE ADDRESS: 44 Mendenhall Drive, Coatesville, PA 19320

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

SALE NO. 20-4-177

Writ of Execution No. 2019-07363

DEBT \$461,121.61

PROPERTY SITUATE IN TOWNSHIP OF WEST BRADFORD

TAX PARCEL # 50-5-112.10

SOLD AS THE PROPERTY OF: NANCY E. BEERY and ERIC W. REITELBACH AKA ERIC REITELBACH

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY S/B/M WILLOW FINANCIAL BANK

VS

DEFENDANT: **Nancy E. Beery & Eric W. Reitelbach aka Eric Reitelbach**

SALE ADDRESS: 1301 Crestmont Drive, Downingtown, PA 19335

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

SALE NO. 20-4-178

Writ of Execution No. 2018-07883

DEBT \$238,307.44

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

ALL THAT CERTAIN tract of unimproved ground situate on the southwest side of Elk Road T-336 southeast of its intersection with Little Elk Creek Road T-315 in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania according to a survey by Concord Land Planners and Surveyors, Inc., Oxford, PA being Lot #1 on Plan Number 9031 dated May 9, 1990, last revised May 29, 1991 and described as follow:

BEGINNING at a p.k. nail set in the centerline of Elk Ridge Road T-336 marking the northerly corner of this and a corner of remaining lands of G. William Freese and James R. Freese of which this was a part; thence along said centerline of Elk Ridge Road (1) South 39 degrees 00 minutes 00 seconds East 200.00 feet to a p.k. nail set marking the easterly corner of this and a corner of said remaining lands of G. William Freese and; thence leaving said centerline of Elk Ridge Road and by said remaining lands of G. William Freese and James R. Freese the following 3 courses and distances: (2) south 52 degrees 39 minutes 45 seconds West crossing over an iron pin set 25.01 feet from said centerline of Elk Ridge Road, a total distance of 242.90 feet to an iron pin set marking the southerly corner of this; thence (3) North 39 degrees 00 minutes 00 seconds West 200.00 feet to an iron pin set marking the westerly corner of this; thence

(4) North 52 degrees 39 minutes 45 seconds East crossing over an iron pin set 25.01 feet from aforementioned centerline of Elk Ridge Road, a total distance of 242.90 feet to the point and place of beginning.

CONTAINING 1.115 acres more less.

BEING UPI NUMBER 69-7-53.1

BEING THE SAME PROPERTY CONVEYED TO RODNEY A. BLEVINS AND WENDY BLEVINS, WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JAMES RANDALL FREESE AND KIMBERLY A. FREESE, DATED JULY 31, 2003, RECORDED AUGUST 28, 2003, AT BOOK 5861, PAGE 21, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLAINTIFF: LSF11 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Rodney A. Blevins, Sr. & Wendy H. Blevins, AKA Wendy H. Leister**

SALE ADDRESS: 694 Elk Ridge Road, Oxford, PA 19363

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

SALE NO. 20-4-179

Writ of Execution No. 2014-00895

DEBT \$230,963.46

ALL THAT CERTAIN lot or piece of ground Situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in

Chester County as Plan No. 14559, as follows, to wit:

BEGINNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; Thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175,000 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; Thence leaving Quill Court along the arc of a circle curving to the right have a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul de sac (of irregular width) at the terminus of Quill Court; Thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distance of 44.32 feet to a point, a corner of lands marked "Open Space"; Thence extending along said lands the 2 following courses and distances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 03 seconds East, 89.63 feet to a point, a corner of Lot No. 82 on said Plan; Thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the first mentioned point and place of Beginning.

CONTAINING 16,901 square feet of land.

BEING THE SAME PREMISES which Melissa S. Ott by deed dated November 19, 2004 and recorded December 7, 2004 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6352, Page 1177, granted and conveyed unto Robert Kearney and Jennifer Kearney, their heirs and assigns, as tenants by the

entireties.

SEIZED IN EXECUTION as the property of Robert Kearney and Jennifer Kearney on Judgement No. 14-00895

BEING UPI # 69-3-64.19

IMPROVEMENTS thereon: Two-story detached dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **Robert J. Kearney & Jennifer L. Kearney**

SALE ADDRESS: 611 Quill Court, Oxford, East Nottingham Township, PA 19363

PLANTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

SALE NO. 20-4-180

Writ of Execution No. 2015-07056

DEBT \$332,403.08

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

BLR # 60-2-93.8

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-Ar2

VS

DEFENDANT: **Richard Wannemacher, Jr a/k/a Richard Wanemacher & Nani Wannemacher a/k/a Nani Shin-Wannemacher**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348-4226

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

SALE NO. 20-4-181

Writ of Execution No. 2019-09401

DEBT \$75,311.90

ALL THAT CERTAIN FRAME MESSUAGE, KNOWN AS NO. 47 RIVERSIDE AVENUE AND LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE VILLAGE OF KENILWORTH, NORTH COVENTRY TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED, LIMITED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE LINE OF RIVERSIDE AVENUE (40 FEET WIDE), SAID POINT BEING SOUTH 67 DEGREES EAST 996 FEET AND SOUTH 64 DEGREES 30 MINUTES EAST 150 FEET, MEASURED ALONG SAID NORTHEASTERLY LINE OF RIVERSIDE AVENUE FROM ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF MADISON STREET (33 FEET WIDE); THENCE CONTINUING ALONG THE NORTHEASTERLY SIDE OF RIVERSIDE AVENUE, SOUTH 64 DEGREES 30 MINUTES EAST 50 FEET TO A LOT ON WHICH IS ERECTED RESIDENCE NO. 49 RIVERSIDE AVENUE; THENCE NORTH 23 DEGREES EAST 160 FEET, MORE OR LESS, TO THE SCHUYLKILL RIVER; THENCE ALONG THE SAID SCHUYLKILL RIVER NORTHWESTWARDLY 50 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 23 DEGREES WEST 170 FEET, MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

BEING THE SAME PREMISES which John F. Pascavage and Virginia Pascavage, husband and wife, by Deed dated June 24, 2016 and recorded July 06, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9342, Page 1203, granted and conveyed unto MARYELLEN E. SHIPOSKI.

PARCEL NO.: 17-04F-0005

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Maryellen E. Shiposki**

SALE ADDRESS: 1119 Riverside Drive, Pottstown, PA 19465

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

SALE NO. 20-4-182

Writ of Execution No. 2019-02815

DEBT \$112,247.57

ALL THAT CERTAIN tract of land situate in the Township of East Coventry, County of Chester and State of Pennsylvania, according to a survey of Earl R. Ewing, R.S., dated August 27, 1962, bounded and described as follows:

BEGINNING at a spike at or near the center line of Zieber Road (deed shows Zeibar Road); thence along lands of one Hiland South 72 degrees 15 minutes East, 303.46 feet to an iron pin; thence along lands of the Grantor the four following courses and distances, South 15 degrees 32 minutes West, 199.28 feet to an iron pin, crossing an iron pin on line 118.72 feet distance on the south side of Zieber Road, South 33 degrees 5 minutes West, 181.03 feet to an iron

pin, North 53 degrees 47 minutes West, 343.97 feet to an iron pin and North 31 degrees 7 minutes 30 seconds East, 272.17 feet to the place of beginning.

BEING THE SAME PREMISES which Novastar Mortgage, Inc. by its Attorney in Fact Saxon Mortgage Services, Inc., as given in Power-of-Attorney dated January 30, 2008 and recorded October 17, 2008 in Book 7532, Page 1194, and as Instrument No. 10880327, by Deed dated April 7, 2009 and recorded July 16, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7725, Page 100, granted and conveyed unto Nicholas G. Sweetak and Adilna J. Kohalmi, husband and wife.

PARCEL NO.: 18-05-0097.010 and 18-05-0105.010

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **Adina J. Kohalmi & Nicholas G. Sweetak**

SALE ADDRESS: 201 & 212 Zieber Road, Spring City, PA 19475

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

SALE NO. 20-4-183

Writ of Execution No. 2019-05315

DEBT \$48,708.23

ALL THAT CERTAIN lot or parcel of land, with buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of North Coventry, Count of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of lands of Glen-Oaks Es-

tate, made by Ralph E. Shaner and Son, Engineering Co., dated August 11, 1972 and recorded in Chester County Plan Book 48 Page 11, last revised July 27, 1974, as follows:

BEGINNING at a point on the Southwesterly side of Grandview Circle South (50 feet wide), a corner of this and Lot No 75, as shown on said Plan, which point is measured the three following courses and distances along said side of Grandview Circle South from the center line of south Keim Street as shown on said Plan: (1) leaving the center line of South Keim Street on a course measured 45 degrees 11 minutes 00 seconds East 225.00 feet to a point of curve, (2) on the arc of a curve, curving to the left, having a radius of 125.00 feet the arc distance of 27.63 feet to a point of tangent and (3) South 57 degrees, 51 minutes 00 seconds East, 153.31 feet to the point beginning.

CONTAINING in front or breadth along said side of Grandview Circle South on a course measured South 57 degrees 51 minutes 00 East, 100.06 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Grandview Circle, South 200 feet.

TAX PARCEL /BLR # 17-4J-81

IMPROVEMENTS thereon: Single family residential

PLAINTIFF: Reliance Federal Credit Union

VS

DEFENDANT: **Montie Kohl, aka Montie R. Kohl**

SALE ADDRESS: 1194 Grandview Circle, Pottstown, PA 19465

PLANTIFF ATTORNEY: **CRAIG H. FOX, ESQ 610-275-7990**

SALE NO. 20-4-184

Writ of Execution No. 2018-08746

DEBT \$591,420.26

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF CHESTER, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN MADE FOR NORMA D. OSTERNECK, MADE BY THOMAS P. DIANA & ASSOCIATES, CIVIL ENGINEERS AND SURVEYORS, CHESTER SPRINGS, PENNSYLVANIA, DATED DECEMBER 3, 1977 AND LAST REVISED MARCH 11, 1978 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ULTIMATE RIGHT OF WAY LINE OF CEDAR HOLLOW ROAD, L.R. 15215 (FIFTY FEET WIDE), WHICH LATTER POINT IS MEASURED THE TWO FOLLOWING COURSES AND DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE TITLE LINE IN THE BED OF CEDAR HOLLOW ROAD, L.R.15215 WITH THE TITLE LINE IN THE BED OF SWEDES FORD ROAD, L.R.15132: (1) SOUTH THIRTY-THREE DEGREES, TWENTY NINE MINUTES, TEN SECONDS EAST, FIVE HUNDRED FIVE FOOT; AND (2) NORTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES EAST, TWENTY SIX AND FORTY FIVE ONE-HUNDREDTHS FEET; THENCE FROM SAID BEGINNING POINT AND EXTENDING

ALONG LAND NOW OR FORMERLY OF WARREN EVANS, NORTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES EAST, THREE HUNDRED SEVENTY AND FIFTY FIVE ONE-HUNDREDTHS FEET TO A POINT, A CORNER OF LOT NO. 3 ON SAID PLAN; THENCE ALONG SAID LOT, SOUTH TWELVE DEGREES, TWENTY FOUR MINUTES EAST, TWO HUNDRED FEET TO A CORNER OF LOT NO.1 ON SAID PLAN; THENCE ALONG SAID LOT, SOUTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES WEST, TWO HUNDRED NINETY FOUR AND FORTY ONE ONE-HUNDREDTHS FEET TO A POINT IN THE NORTHEASTERLY SIDE OF THE ULTIMATE RIGHT OF WAY LINE OF CEDAR HOLLOW ROAD, L.R. 15215; THENCE ALONG SAID SIDE OF CEDAR HOLLOW ROAD, L.R. 15215, NORTH THIRTY THREE DEGREES, TWENTY NINE MINUTES, TEN SECONDS WEST, TWO HUNDRED ELEVEN AND FIFTY ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 ON SAID PLAN.

Title to said premises is vested in Lawrence J. Woodward, Jr. by the deed from Milton Osterneck and Anthony Bonanni dated October 27, 1978 and recorded October 30, 1978 in Deed Book Y-53, Page 75. The said Lawrence J. Woodward, Jr. died on April 5, 2019. On April 22, 2019, Letters of Testamentary were granted to Karen Hansen a/k/a Karen M. Hansen, nominating and appointing her as the Executrix of the Estate of Lawrence J. Woodward, Jr.

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **Karen Hansen a/k/a Karen M. Hansen, Executrix of the**

Estate of Lawrence J. Woodward, Jr.
 SALE ADDRESS: 1051 Catalpa Drive,
 Malvern, PA 19355
 PLANTIFF ATTORNEY: **McCABE,
 WEISBERG & CONWAY, LLC 215-
 790-1010**

SALE NO. 20-4-185

Writ of Execution No. 2017-03917

DEBT \$143,013.36

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

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

BEING Building G of Building Group 5.

Tax ID: 39-4E-235

TITLE TO SAID PREMISES IS VEST-

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

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

VS

DEFENDANT: **Terince B. Meeks**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

SALE NO. 20-4-186

Writ of Execution No. 2019-03141

DEBT \$73,135.39

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

All that certain piece, parcel or tract of land, situate on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania, and being known as Illes Manor Section 2 on a subdivision Plan-Final for Michael Illes, prepared by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated July 8, 1980 and last revised March 12, 1981, Drawing Number 3529-80 and being more fully bounded and described.

Beginning at a point on the North side of Charles Street said point also being a corner of Lot #12 on said plan, thence

extending from said beginning point along Lot 12, North 33 degrees 48 minutes 50 seconds West 97.58 feet to a point in line of lands of National R.R. Passenger Corp., thence extending along same north 76 degrees 44 minutes 25 seconds East 81.53 feet to a point along Lot 14 on said plan thence extending along same South 11 degrees 48 minutes 50 seconds East 96.64 feet to a point on the North side of Charles Street, thence extending along same South 78 degrees 11 minutes 10 seconds West 81.50 feet to the first mentioned point and place of beginning.

Containing 8,036 square feet of land be the same more or less.

Being Lot 13 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 38-05C-0086.070

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Susan F. Boyd Noel, AKA Susan F. Boyd-Noel**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 20-4-187

Writ of Execution No. 2015-02894

DEBT \$163,895.15

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

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

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

BEING UPI NUMBER 39-04M-0009.010

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

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

VS

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

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

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

SALE NO. 20-4-188

Writ of Execution No. 2018-12076

DEBT \$211,042.57

ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No.10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Parcel ID No. 58-4-93.2B

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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

SALE NO. 20-4-189

Writ of Execution No. 2019-09775

DEBT \$50,019.96

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

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

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

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

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

BEING THE SAME PROPERTY CONVEYED TO JOSEPH A. WILLIAMS AND SHIRLEY A. WILLIAMS, NO MARITAL STATUS SHOWN WHO

ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JAMES H. HOOVER AND MARTHA R. HOOVER, HUSBAND AND WIFE, DATED JULY 20, 2000, RECORDED NOVEMBER 8, 2000, AT INSTRUMENT NUMBER 0073053, AND RECORDED IN BOOK 4848, PAGE 0849, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 1 607 01070000

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

VS

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

SALE ADDRESS: 1214 Olive Street, Coatesville, PA 19320

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

SALE NO. 20-4-190

Writ of Execution No. 2019-09566

DEBT \$216,992.21

ALL THAT CERTAIN lot or piece of ground, hereditaments, and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for Tomaski Residential Development, made by Berger & Hayes, Inc., Professional Engineers and Surveyors, Thornedale, PA dated 11/13/1995, last revised 01/11/1996, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lincoln Highway, said point being a corner of land now or late

of Alice M. Dogue; thence extending from said beginning point along Lincoln Highway South 55 deg 43' 42" East, 100 feet to a point on the Westerly side of Nicholas Avenue; thence extending along same the 2 following courses and distanced: (1) South 35 deg 17' 24" West 35 feet to a point; and (2) South 35 deg 17' 14" West 110 feet to a point, a corner of Lot No. 2, thence extending along same North 79 deg 46' 58" West 110.38 feet to a point in line of land now or late of Alice M. Dogue; thence extending along the same the 2 following courses and distance: (1) North 35 deg 17' 14" East, 155 feet to a point; and (2) North 35 deg 17' 14" East, 35 feet to the first mentioned point and place of beginning.

BEING LOT NO. 1 as shown on said Plan.

BEING THE SAME PREMISES which Rosemary Sahota, by Deed dated November 30, 2006 and recorded December 12, 2006 in the office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7032, Page 812 as Instrument Number 10712363, granted and conveyed unto Rosemary Sahota, and unmarried person and Robert Henson and Veronica Henson, husband and wife, son in-law and daughter, in fee.

PARCEL # 3802Q01470000

PLAINTIFF: The Bank of New York Mellon f/k/a the Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1

VS

DEFENDANT: **Rosemary Sahota & Robert Henson & Veronica Henson**

SALE ADDRESS: 804 West Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 20-4-191

Writ of Execution No. 2019-02100

DEBT \$363,874.71

ALL THAT CERTAIN lot or piece of ground SITUATE in East Brandywine Township, Chester County, Pennsylvania bounded and described according to a Final Master Plan of "Hopewell", made by Bursich Associates, Inc. 2129 East High Street Pottstown, Pennsylvania, (610) 323-4040, dated 4-18-2000 last revised 11-9-2001 and recorded in Chester County as Plan No. 16,055 as follows to wit:

BEGINNING at a point in the Easterly side of Road B, (Grovehill Court) a corner of Lot 14 on said plan, thence extending along said Lot, North 69 degrees 53 minutes 39 seconds East 203.71 feet to a point, a corner of Open Space, thence extending along same, South 05 degrees 40 minutes 18 seconds East 162.80 feet to a point in the bed of a 30 feet wide Sanitary Sewer Easement "A", a corner of Lot 12, thence extending through said easement and along Lot 12, North 86 degrees 30 minutes 55 seconds West 166.52 feet to a point on the Southeasterly side of Road B (Grovehill Court), thence extending along same the three following courses and distance, (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 53.58 feet to a point of reverse curve, (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 18.59 feet to a point of reverse curve, and (3) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 22.97 feet to the first mentioned point and place of beginning.

CONTAINING 22,518 square feet more or less.

BEING Lot 13 on said plan.

BEING KNOWN AS: 30-05-0364

BEING the same premises in which Rouse/Chamberlin, LTD by deed dated 07/22/04 and recorded 07/28/04 on the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 6232, Page 1628, and/in Instrument No. 10440436, granted and conveyed unto Sean P. McKinney, an unmarried man.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Sean P. McKinney**

SALE ADDRESS: 28 Grovehill Court, Downingtown, PA 19335

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

SALE NO. 20-4-192

Writ of Execution No. 2018-10310

DEBT \$312,160.16

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK

TAX PARCEL # 22-8-158

SOLD AS THE PROPERTY OF: BRENDA A. HOAGLAND AKA BRENDA HOAGLAND and R. MARK HOAGLAND AKA R. HOAGLAND

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O Carrington Mortgage Services, LLC

VS

DEFENDANT: **Brenda A. Hoagland AKA Brenda Hoagland & R. Mark**

Hoagland AKA R. Hoagland

SALE ADDRESS: 390 Grieson Road A/K/A 374 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 20-4-193

Writ of Execution No. 2016-04529

DEBT \$237,293.73

PROPERTY SITUATE IN TOWNSHIP OF EAST BRADFORD

TAX PARCEL # 51-08-0057

SOLD AS THE PROPERTY OF: ROSEMARIE KELLY and ROSEMARIE KELLY, TRUSTEE OF THE ROSEMARIE KELLY REVOCABLE LIVING TRUST AGREEMENT, DATED: MARCH 11, 2014

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, dba Christiana Trust, Not Individually but as a trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Rosemarie Kelly & Rosemarie Kelly, Trustee of the Rosemarie Kelly Revocable Living Trust Agreement, Dated: March 11, 2014**

SALE ADDRESS: 758 Shropshire Drive, West Chester, PA 19382

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

SALE NO. 20-4-194

Writ of Execution No. 2019-08737

DEBT \$192,199.61

PROPERTY SITUATE IN TOWNSHIP OF WEST BRANDYWINE

TAX PARCEL # 29-04-0118

SOLD AS THE PROPERTY OF: KELLY E. THOMSON

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, Glenmoore, PA 19343

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

SALE NO. 20-4-195

Writ of Execution No. 2018-02262

DEBT \$112,006.20

PROPERTY SITUATE IN FRANKLIN TOWNSHIP

TAX PARCEL # 72-05-0034.010

SOLD AS THE PROPERTY OF: RUDY D. ARNOLD A/K/A RUDY ARNOLD

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Rudy D. Arnold A/K/A Rudy Arnold**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

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

SALE NO. 20-4-196

Writ of Execution No. 2010-05173

DEBT \$338,340.89

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL # 38-2-129.50

SOLD AS THE PROPERTY OF: STACY CLEVELAND and LEON D. CLEVELAND

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: US 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

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

SALE NO. 20-4-197

Writ of Execution No. 2019-07892

DEBT \$546,546.46

PROPERTY SITUATE IN TOWNSHIP OF EAST NANTMEAL

TAX PARCEL # 24-5-68.1

SOLD AS THE PROPERTY OF: CURTIS DUVAL and THERESA R. DUVAL

IMPROVEMENTS thereon: Residential Dwelling
PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Curtis Duval & Theresa R. Duval**

SALE ADDRESS: 268 Wynn Hollow Road, Glenmoore, PA 19343

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

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

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

SALE NO. 20-4-199

Writ of Execution No. 2018-12373

DEBT \$146,091.34

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 39-4F-70

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Joseph R. Iorio**

SALE ADDRESS: 2644 Adams Street, Coatesville, PA 19320-2381

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

SALE NO. 20-4-200

Writ of Execution No. 2018-09794

DEBT \$136,766.87

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

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

Beginning at a point in the middle of State Highway (33 feet wide) leading from Pottstown to West Chester, Traffic Route #100, said point being a corner of lands now or late of Charles F. Pierce; thence along said Pierce lands, South 82 degrees 30 minutes West 36.32 feet to an iron pin; and continuing along the

same South 73 degrees West 72.45 feet to a corner of other lands of the grantor; thence along the same North 13 degrees 39 minutes East 120.02 feet to a stake set for a corner; and continuing along the same North 82 degrees 30 minutes East 435.50 feet to a point in the middle of the aforesaid road; thence along the same South 13 degrees 39 minutes West 107.21 feet to the place of beginning.

Granting and giving to the grantees, their heirs and assigns, the free and common use, right, liberty and privilege of an alley way 10 feet in width across the Southern side of the tract of land belonging formerly to R. Wallace Ed and Evelyn Ed, Husband and Wife, adjacent to the Northern side of the lot of land hereby granted and conveyed to said grantees, extending from the center line of the public highway leading from Pottstown to West Chester, South 87 degrees 30 minutes West 435.50 feet to a point, a corner, together with free ingress, egress, and regress to and for the said Grantees, their heirs and assigns, their tenants or possessors of said lot of land herein conveyed as a foot way and as a driveway for horses, wagons, and motor vehicles.

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

BEING UPI NUMBER 20-04-0056

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 2001 Pottstown Pike, Pottstown, PA 19465

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

SALE NO. 20-4-201

Writ of Execution No. 2016-10019

DEBT \$425,627.83

ALL THAT CERTAIN lot or piece of ground, SITUATE on the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00

seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

Tax Parcel # 28-8-23.19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **Kevin McCoy Hunt & Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

SALE NO. 20-4-202

Writ of Execution No. 2017-08001

DEBT \$452,853.89

All that certain lot or piece of ground situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

Beginning at a point in the Northeasterly

side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive South 26 degrees 48 minutes 20 seconds East 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 North 63 degrees 11 minutes 40 seconds East 102.00 feet to a point in line of Lane B. thence extending along Lane B North 26 degrees 48 minutes 20 seconds West 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 South 63 degrees 11 minutes 40 seconds West 102.00 feet to the first mentioned point of beginning.

Being Lot 401 on said Plan.

Being UPI No. 32-2-417

TITLE TO SAID PREMISES VESTED IN Selester Robinson, Jr. and Melvinia Robinson, Husband and Wife by deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

PLAINTIFF: U.S. Bank Trust National Association, As Trustee of Chalet Series III Trust

VS

DEFENDANT: **Selester Robinson, Jr. & Melvinia Robinson & United States of America**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

PLANTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

SALE NO. 20-4-203

Writ of Execution No. 2019-09888

DEBT \$185,388.06

Property situate in the NORTH COV-ENTRY TOWNSHIP, CHESTER County, Pennsylvania

BLR# 17-3-232

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Mary Kile**

SALE ADDRESS: 1170 Laurelwood Road, Pottstown, PA 19465-7422

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

SALE NO. 20-4-204

Writ of Execution No. 2018-08933

DEBT \$129,232.88

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

All that certain message, frame tenement and lot or piece of land, situate in the Fifth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, and bounded and described as follows:

Beginning at a point on the West side of Ann Street, twelve and one half feet from the center line thereof, at a corner of lands late of Henry McGuekian estate; thence along said latter lands in a westerly direction, one hundred and fifty feet to a point in the East side of Queen Street; thence along said side of said street in a northerly direction twenty-one feet to a corner of lands of Edward McQuade's land now of Louis Zeliski and Mary A. Zeliski, his wife; thence along the latter lands in an east-

erly direction, one hundred and fifty feet to a point in the West side of Ann Street aforesaid; thence along the latter street, in a southerly direction twenty one feet to a corner of lands late of Henry McGuekian's estate, the place of beginning.

Containing thirty one hundred and fifty square feet of land be the same more or less.

BEING UPI NUMBER 15-5-238

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. FRAY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM KAREN A. CABOT, DATED FEBRUARY 1, 2006, RECORDED FEBRUARY 9, 2006, AT DOCUMENT ID 10622705, AND RECORDED IN BOOK 6760, PAGE 2114, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: **Margaret R. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; David J. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; Rachel S. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; Unknown Heirs and/or Administrators to the Estate of Robert Fray, AKA Robert G. Fray**

SALE ADDRESS: 202 Ann Street, Phoenixville, PA 19460

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

SALE NO. 20-4-205

Writ of Execution No. 2019-03056

DEBT \$250,645.71

Land referred to in this commitment is described as all that certain property situated in the Township of East Fallowfield, in the County of Chester and State of Pennsylvania and being described in a Deed dated 07/31/2006 and recorded 08/02/2006 in Book 6913, Page 2266 among the lands records of the County and State set forth above, and referenced as follows:

The following described property:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a survey of Doc Run Farms Resubdivision by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 11/3/1978 as follow, to wit:

BEGINNING at a point on the Northeasterly side of Lehigh Drive, said point being measured the four following courses and distances from a point of tangent on the Westerly side of Montgomery Drive; (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point on the Northeasterly side of said Lehigh Drive; (2) North 86 degrees 37 minutes 37 seconds West 100 feet to a point of tangent; (3) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 32.72 feet to a point; (4) North 71 degrees 37 minutes 37 seconds West 119.47 feet to the point and place of beginning. Said beginning point being the Southwesterly corner of Lot No. 34; thence from said beginning point and extending along the Northeasterly side of Lehigh Drive,

North 71 degrees 37 minutes 37 seconds West 57 feet to a point of tangent; thence still along said drive on the arc of a circle curving to the left having a radius of 1449.69 feet the arc distance of 176.05 feet to a point a corner of land of Glen R. McLoughlin; thence along the same North 11 degrees 24 minutes 54 seconds East 215.07 feet to a point a corner of lands now or late of Ida Fredd; thence along the same and along lands of Frederick Jackwood, South 67 degrees 57 minutes 50 seconds East 247.18 feet to a point a corner of Lot No. 45; thence along the same South 14 degrees 42 minutes 5 seconds West 187.39 feet to the point and place of beginning.

CONTAINING 47,321 square feet of land, be the same more or less.

BEING LOT NO. 34 on the above mentioned survey.

BEING THE SAME PREMISES which Ryan K. Tyler and Jenny M. Tyler, husband and wife by Deed dated July 31, 2006 and recorded August 2, 2006 in Book 6913, page 2266, in Document Id # 10673440, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Sharon L. Cannon, a single woman, in fee.

Parcel No. 47-8-1.21

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Sharon L. Cannon**

SALE ADDRESS: 102 Lehigh Drive, Coatesville f/k/a East Fallowfield Township, PA 19320

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

SALE NO. 20-4-206

Writ of Execution No. 2019-05659

DEBT \$175,052.14

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA dated November 4, 1958 and revised November 19, 1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mary Street (42 feet wide) which point is measured the two following courses and distance from a point of curve on the Southwesterly side of Whelan Avenue (40 feet wide); (1) extending from said point of curve on a line curving to the left having a radius of 10 feet, the arc distance of 17.62 feet to a point of tangent and (2) South 72 degrees, 5 minutes West, 71.48 feet to a point and place of beginning; thence extending from said beginning point South 17 degrees 55 minutes East 80.17 feet to a point; thence extending South 72 degrees 5 minutes West, 24.42 feet to a point; thence extending North 17 degrees 55 minutes West passing partly through the party wall between these premises and the premises adjoining to the Southwest 80.17 feet to a point on the Southerly side of Mary Street, aforesaid; thence extending along the same North 72 degrees 5 minutes East 24.42 feet to the first mentioned point and place of beginning.

BEING No. 306 Mary Street, as shown on said Plan.

BEING the same premises which Daniel C. Stine Sr. and Patricia A. Stine, by

Indenture bearing date the 20th day of June, 1978 and recorded at West Chester, in the Office of the Recorder of Deeds, in and for the County of Chester, on the 21st day of June 1978, in Deed Book 8-53 page 497, granted and conveyed unto Barbara E. Wolfe, unmarried, in fee.

TITLE TO SAID PREMISES IS VESTED IN THEODORE MILLER BY DEED FROM BARBARA E. WOLFE, DATED OCTOBER 15, 1993 RECORDED OCTOBER 18, 1993 IN BOOK NO. 3641 PAGE 0742

PROPERTY ID: 110700302500

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Theodore Miller**

SALE ADDRESS: 306 Mary Street, Downingtown, PA 19335

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

SALE NO. 20-4-207

Writ of Execution No. 2017-08047

DEBT \$273,499.80

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for The Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA, dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No. 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending North 48 degrees 21 minutes 14 seconds East 24.00 feet to a point; thence extending South 41 degrees 38 minutes 46 seconds East along

line of Unit 112 on said plan 40.50 feet to a point; thence extending South 48 degrees 21 minutes 14 seconds West along Limited Common Area 24.00 feet to a point, thence extending North 41 degrees 38 minutes 46 seconds West along line of Unit 114 on said plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

Title to said Premises vested in Judith E. Kiesel by Deed from Charles L. Reed dated October 31, 2000 and recorded November 14, 2000 in the Chester County Recorder of Deeds in Book 4851, Page 0743 as Instrument Number 0074304.

Tax Parcel # 54-3B-205

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-8XS

VS

DEFENDANT: **Judith E. Kiesel**

SALE ADDRESS: 113 Putney Lane, Malvern, PA 19355

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

SALE NO. 20-4-209

Writ of Execution No. 2018-13390

DEBT \$956,057.35

ALL THAT CERTAIN lot or parcel of ground SITUATE in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Briarlea made by Crossan-Raimato, Inc., Professional Land Surveyors, dated November 22, 2004, last revised February 16, 2005

and recorded in Chester County Recorder of Deeds Office as Plan No. 17790 as follows, to wit:

BEGINNING at a point on the westerly side of Remington Way, a corner of Open Space on said Plan; thence extending from the beginning point along Remington Way South 00 degrees 29 minutes 27 seconds East 111.00 feet to a corner of Lot 6 on said Plan; thence extending along Lot 6 South 89 degrees 30 minutes 33 seconds West 152.82 feet to a point in line of aforementioned Open Space; thence extending along Open Space North 00 degrees 29 minutes 27 seconds West 111.00 feet; thence extending along same North 89 degrees 30 minutes 33 seconds East 152.82 feet to the first mentioned point of beginning.

BEING Lot 7 on said Plan.

Title to said Premises vested in Doretta Hubbard by Deed from NVR dated December 29, 2006 and recorded January 9, 2007 in the Chester County Recorder of Deeds in Book 7053, Page 2304 as Instrument Number 10719197.

Tax Parcel # 59-8-144.9

PLAINTIFF: Wells Fargo Bank, National Association, on behalf of the registered Holders of Bear Stearns AssetBacked Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2

VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

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

SALE NO. 20-4-210

Writ of Execution No. 2019-09545

DEBT \$245,344.65

All that certain lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase II, drawn by Lake Roeder Hillard & Beers, dated 12/15/97 and revised 1/27/98, said Plan recorded in Chester County as Plan No. 14291, as follows, to wit:

BEGINNING at a point of curve, an iron pin on the Northwesterly side of Quail Drive (50 feet wide), said point being a corner of Lot No. 31 on said Plan; thence extending from said point of beginning Southwestwardly, Southwardly and Southeastwardly along the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 130.29 feet to an iron pin, a corner of Lot No. 33 on said Plan; thence extending along same, South 79 degrees 47 minutes 39 seconds West, 218.55 feet to an iron pin, a corner of Lot No. 34 on said Plan; thence extending along same, North 72 degrees 49 minutes 09 seconds West, 142.37 feet to an iron pin in line of lands now or late of Mark T. Jung and Ann W. Jung; thence extending partly along said lands, and partly along lands now or late of Randolph Gripps and Patricia A. Gripps, and partly along lands now or late of William C. Dalton and Noreen Dalton, North 17 degrees 10 minutes 51 seconds West, 225.00 feet to an iron pin, a corner of Lot No. 31 on said Plan; thence extending along same, South 72 degrees 49 minutes 09 seconds East, 300.97 feet to the first mentioned point and place of beginning.

CONTAINING 1.45 Acres of land, more or less.

BEING Lot No. 32 as shown on the

abovementioned Plan.

Title to said Premises vested in Paul J. King and Khristine King by Deed from William L. Hostetter et al dated February 1, 1999 and recorded February 22, 1999 in the Chester County Recorder of Deeds in Book 4512, Page 0349 as Instrument Number 13820.

Tax Parcel # 69-3-150

PLAINTIFF: Towd Point Mortgage Trust 2015-6, U.S. Bank National Association as Indenture Trustee

VS

DEFENDANT: **Paul J. King & Khristine King**

SALE ADDRESS: 110 Quail Drive, Lincoln University, PA 19352

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

SALE NO. 20-4-211

Writ of Execution No. 2018-01988

DEBT \$187,966.83

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

BLR# 30-5K-24

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks s/b/m Blue Ball National Bank

VS

DEFENDANT: **Kim Gilbert Prior**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335-1363

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

SALE NO. 20-4-212

Writ of Execution No. 2019-06688

DEBT \$79,290.52

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 39-4D-1

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

VS

DEFENDANT: **George R. Crompton a/k/a G. Richard Crompton**

SALE ADDRESS: 618 West Bondsville Road, a/k/a 618 Bondsville Road, Downingtown, PA 19335-1969

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

SALE NO. 20-4-213

Writ of Execution No. 2019-06938

DEBT \$67,445.92

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania
BLR# 16-9-297

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Michael A. Dipietro**

SALE ADDRESS: 443 Valley Road, Coatesville, PA 19320-2940

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

SALE NO. 20-4-214

Writ of Execution No. 2019-08856

DEBT \$311,536.34

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

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit:

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 130 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.51 feet to a point of curve on the North side of Tudor Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROHIT AND POOJA VIKRAM PUROHIT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI # 35-03-0271

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

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

SALE NO. 20-4-215

Writ of Execution No. 2019-09720

DEBT \$598,277.16

ALL THAT CERTAIN tract or piece of land with the two story stone dwelling barn, stone dwelling sheds and other improvements erected thereon Situate on the South side of St. Peters Road, LR 15130, and being Lot #3 of the Littlebrook Subdivision Phase II Situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional

Land Surveyor designated 77-07-81, as follows, to wit:

BEGINNING at a point in St. Peters Road, LR15130, a corner of Lot #4; thence leaving said road and along Lot #1 the two following courses and distances: (1) South 12 degrees 30 minutes 02 seconds West 720.98 feet to an iron pin (2) South 53 degrees 35 minutes 02 seconds West 580.00 feet more or less to a point in the center line of Pigeon Creek; thence in said center line the two following courses and distances: (1) South 70 degrees 40 minutes 50 seconds East, 155.75 feet to a point; (2) South 39 degrees 50 minutes 24 seconds East 71.41 feet to a point in the center line of said creek in line of lands of Daniel F. DeCaro and Shirley J. DeCaro, his wife, (it is the intention of the conveyance to convey to the center line of Pigeon Creek); thence along lands of Daniel F. DeCaro the three following courses and distances: (1) South 53 degrees 35 minutes 02 seconds West, 450.67 feet more or less to an iron pin; (2) North 24 degrees 51 minutes West, 251.62 feet to an iron pin; (3) North 68 degrees 32 minutes West 239.25 feet to an iron pin, a corner of lands of Roger H. Davidheiser and Marvanne B. Davidheiser, his wife; thence along lands of the same, North 23 degrees 25 minutes East, crossing Pigeon Creek, 732.26 feet to an iron pin, a corner of Lot #1; thence along Lot #1; North 77 degrees 14 minutes 04 seconds East, 136.68 feet to an iron pin, a corner of Lot #2, thence along Lot #2 the two following courses and distances: (1) South 82 degrees 35 minutes East 200.32 feet to an iron pin; (2) North 4 degrees East 468.00 feet to a spike in St. Peters Road; thence in St. Peters Road the two following courses and distances: (1) South 82 degrees 35 minutes East 212.15 feet to a spike; (2) North 73 degrees 34 minutes 02 seconds East 145.00 feet to a spike, the place of

beginning.

CONTAINING 14.9 acres

BEING the same premises which Stephen B. Wilchek and Diane G. Wilchek, his wife by Deed dated March 26, 1993 and recorded in the Office of the Recorder of Deeds of Chester County on April 6, 1993 at Book 3535, Page 0268 Instrument No. 023891 granted and conveyed unto Allan S. Rink and Susan V. Rink.

Chester County Tax Parcel No.: 17-6-57

PLAINTIFF: U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **Allan S. Rink & Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

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

SALE NO. 20-4-216

Writ of Execution No. 2019-05158

DEBT \$257,279.79

Property situate in the PHOENIXVILLE BOROUGH, CHESTER County, Pennsylvania

BLR # 15-4-697

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460-3066

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

SALE NO. 20-4-217

Writ of Execution No. 2019-05846

DEBT \$124,715.95

Property situate in the LONDONDERY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 46-3-16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Indenture Trustee of Cim Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven & Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330-9478

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

SALE NO. 20-4-218

Writ of Execution No. 2019-03396

DEBT \$243,061.84

All that certain lot or piece of ground situate in Willistown Township, County of Chester, Commonwealth of Pennsylvania,

Commencing at a point said point being the intersection of the dividing line between Units 1602 & 1603 and the center line of Whispering Brook Drive; thence south 30 degrees 57 minutes 48 seconds

East a distance of 40.57 feet to the point of beginning; thence north 59 degrees 2 minutes 12 seconds east a distance of 18.72 feet to a point; thence south 30 degrees 57 minutes 48 seconds east a distance of 18.57 feet to a point; thence south 14 degrees 2 minutes 12 seconds west a distance of 4.17 feet to a point; thence south 30 degrees 57 minutes 48 seconds east a distance of 3.25 feet to a point; thence south 75 degrees 58 minutes 25seconds a distance of 3.45 feet to a point; thence north 59 degrees 2 minutes 12 seconds east a distance of 3.75 feet to a point; thence along the common party wall between Units 1601 & 1602 south 30 degrees 57 minutes 48 seconds east a distance of 42.96 feet to a point; thence south 59 degrees 2 minutes 12 seconds west a distance of 21.96 feet to a point; thence along the common party wall between Units 1602 & 1603 north 30 degrees 57 minutes 48 seconds west a distance of 70.16 feet to the point of beginning.

BEING THE SAME PREMISES which Yong Sang Kim and Suk Wha Park, a married couple, by Deed dated October 17, 2016 and recorded October 17, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9413, Page 2007, granted and conveyed unto Suk Wha Park and Yong Sang Kim, a married couple.

Tax Parcel Number: 54-08-2674

IMPROVEMENTS thereon: Residential Property

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

VS

DEFENDANT: **Yong Kim a/k/a Yong Sang Kim & Suk Wha Park**

SALE ADDRESS: 1602 Whispering Brooke Drive, Newtown Square, PA 19073

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

SALE NO. 20-4-219

Writ of Execution No. 2019-09577

DEBT \$284,841.45

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Brook Crossing, made by Lake Roeder Hillard & Associates dated 5/6/2000 last revised 8/28/2002 and recorded in Chester County as Plan #18245 as follows, to wit:

BEING Unit Number 59 in Brook Crossing a Planned Community as established by the filing of a Declaration of Covenants, Restrictions, Easements and the Establishment of a Homeowners Association for Brook Crossing a Planned Community in East Fallowfield Township, Chester County, Pennsylvania and recorded in Chester County in Record Book 5413 page 1891.

BEING Lot No.59 on said Plan.

BEING THE SAME PREMISES which Sleiman Group, LLC, by Deed dated June 21, 2018 and recorded June 28, 2018 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9767, Page 1527, Instrument No. 11615011, granted and conveyed unto BRANDON LEECH and JUANITA LEECH.

BEING UPI # 47-4-574

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Brandon Leech & Juanita Leech**

SALE ADDRESS: 101 Hydrangea Way, Coatesville, PA 19320

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

SALE NO. 20-4-220

Writ of Execution No. 2018-09324

DEBT \$916,738.60

ALL THAT CERTAIN lot or piece of ground SITUATE in Charlestown Township, Chester County, Pennsylvania, bounded and described according to a Plan made by D.L. Howell and Associates, Inc., Civil Engineering/Environmental/Land Planning, 1195 McDermott Drive, Greenhill Corporate Park, West Chester, Pennsylvania, 19380, (610) 918-9002, dated 9-14-2001 and last revised 5-22-2003 and recorded in Chester County as Plan No. 16901 as follows to wit:

BEGINNING at a point on the north-westerly side of Mountainview Circle, a corner of Lot No. 2 on said plan, thence extending along said side of Mountainview Circle South 46 degrees 25 minutes, 06 seconds West 176.15 feet to a point and corner of lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space North 43 degrees 34 minutes, 54 seconds West 250.00 feet to a point, thence extending North 46 degrees 25 minutes, 06 seconds East 176.15 feet to a point and corner of Lot No. 2, thence extending along said side of Lot No. 2 South 43 degrees 34 minutes, 54 seconds East 250.00 feet to the first mentioned point and place of beginning.

CONTAINING 44,038 square feet more or less.

BEING Lot No. 1 on said plan.

BEING THE SAME PREMISES which Bentley at Charlestown Associates, L.P., a Pennsylvania Limited Partnership by Bentley at Charlestown, Inc., a Pennsylvania Corporation, its General Partner by Deed dated July 7, 2006 and recorded August 8, 2006 in Deed Book 6920, page 41, Document #10675343 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Malcolm Conner, in fee.

OPA: 35-3-67.1

PLAINTIFF: Morgan Stanley Private Bank, National Association

VS

DEFENDANT: **Malcolm D. Conner**

SALE ADDRESS: 1 Ashwood Lane, Malvern, PA 19355

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

SALE NO. 20-4-222

Writ of Execution No. 2019-09681

DEBT \$53,803.34

Property situate in the WEST SADS-BURY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 36-3-62

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **Roy J. Skiles**

SALE ADDRESS: 286 Quarry Road, A/K/A 40 Rieffer Lane, Gap, PA 17527-9057

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

SALE NO. 20-4-223

Writ of Execution No. 2017-05629

DEBT \$458,944.90

Property situate in the FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 72-2-2.2

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: **Arthur W. Paviglianiti & Karen L. Paviglianiti**

SALE ADDRESS: 613 South Guernsey Road, West Grove, PA 19390-9600

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

SALE NO. 20-4-224

Writ of Execution No. 2019-09761

DEBT \$195,535.99

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

BLR # 51-5-936

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Oakes**

SALE ADDRESS: 131 Whispering Oaks Drive, West Chester, PA 19382-1825

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

SALE NO. 20-4-225

Writ of Execution No. 2019-02364

DEBT \$233,965.86

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

BLR # 28-5-95.26

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **Mark P. Hall a/k/a Mark Hall, Sr & Denise Hall a/k/a Denise M. Atkinson Hall, Vmd a/k/a Denise Atkinson Hall**

SALE ADDRESS: 114 Woodland Drive, Coatesville, PA 19320-1128

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