



# Chester County Law Reporter

(USPS 102-900)

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No. 14

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# Chester County Law Reporter

(USPS 102-900)

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Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the  
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**www.chescobar.org**

**lawreporter@chescobar.org**

**Telephone: 610/692-1889 Fax: 610/692-9546**

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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[68 Ches. Co. Rep. **In re: Appeal of the Great Valley School District from the Decision of the Chester County Board of Assessment**

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**In re: Appeal of the Great Valley School District from the Decision of the Chester County Board of Assessment**

Tax assessment – Appeal – Burden of persuasion – Unrebutted testimony – Credibility

1. In an assessment appeal, the matter before the trial court is heard *de novo*, and the order of proof is well settled.
2. The tax appeal procedure requires that the taxing authority first present its assessment record into evidence. Such presentation makes out a *prima facie* case for the validity of the assessment in the sense that it fixes the time when the burden of coming forward with evidence shifts to the taxpayer.
3. If the taxpayer fails to respond with credible, relevant evidence, then the taxing body prevails.
4. Once the taxpayer produces sufficient proof to overcome its initially allotted status, the *prima facie* significance of the Board's assessment figure has served its procedural purpose, and its value as an evidentiary device is ended. Thereafter, such record, of itself, loses the weight previously accorded to it and may not then influence the court's determination of the assessment's correctness.
5. The taxpayer carries the burden of persuading the court of the merits of his appeal, but that burden is not increased by the presence of the assessment record in evidence.
6. The taxing authority always has the right to rebut the owner's evidence and in such a case the weight to be given to all the evidence is always for the court to determine.
7. The taxing authority cannot rely solely on its assessment record in the face of countervailing evidence unless it is willing to run the risk of having the owner's proof believed by the court.
8. If the trial court is to depart from the only expert valuation contained in the record, the expert must have explained the considerations on which such valuation was based in sufficient detail that the trial court is able to evaluate the reasonableness of those considerations.
9. Where a taxpayer's expert's testimony is both unrebutted and credible, the valuation testified to by the expert must be accepted.
10. Following a non-jury trial, the Court *Held*, that the fair market value of the real property was set at \$3,000,000 for 2019, and \$3,900,000 for 2020.

P.McK.

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**In re: Appeal of the Great Valley School District from the  
Decision of the Chester County Board of Assessment** 149 (2020)]

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Pinewater Atwater, LP located at 595 Morehall Road, East Whiteland Township,  
Chester County, Pennsylvania, Tax Parcel Number No. 42-02-0008.03B0

Margarete P. Choksi for Appellant  
David C. Onorato for Provco  
Anthony M. Brichta for Chester County Board of Assessment Appeals  
Shenkin, Sr. J., February 19, 2020:-

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**[68 Ches. Co. Rep. In re: Appeal of the Great Valley School District from the  
Decision of the Chester County Board of Assessment**

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IN RE: APPEAL OF THE GREAT	: IN THE COURT OF COMMON PLEAS
VALLEY SCHOOL DISTRICT FROM	:
THE DECISION OF THE CHESTER	:
COUNTY BOARD OF ASSESSMENT	: CHESTER COUNTY, PENNSYLVANIA
APPEALS FOR PROPERTY OWNED BY	:
PROVCO PINEWATER ATWATER, LP	:
LOCATED AT 595 MOREHALL ROAD	: NO. 18-12061
EAST WHITELAND TOWNSHIP,	:
CHESTER COUNTY, PENNSYLVANIA	: CIVIL ACTION
TAX PARCEL NO. 42-02-0008.03B0	: TAX ASSESSMENT APPEAL

Margarete P. Choksi, Esquire, Attorney for Appellant  
 David C. Onorato, Esquire, Attorney for Provco  
 Anthony M. Brichta, Esquire, Attorney for Chester County Board of Assessment Appeals

**DECISION**

AND NOW, this 19th day of February, 2020, following trial of the above captioned matter by the undersigned, sitting without a jury, it is hereby ORDERED<sup>1</sup> that the fair market value and resulting assessment for the real property located in East Whiteland Township, more commonly known as 595 Morehall Road, being tax parcel number 42-02-0008.03B0 (UPI# 42-2-8.3B), is as set forth below:

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<sup>1</sup> The parties agree that this case is a “one appraiser” case and that, as such, the only issue is whether or not the appraisal is valid. “In an assessment appeal, the matter before the trial court is heard de novo, and the order of proof is well settled. *Deitch Co. v. Board of Property Assessment*, 417 Pa. 213, 221, 209 A.2d 397, 402 (1965).

“The procedure requires that the taxing authority first present its assessment record into evidence. Such presentation makes out a *prima facie* case for the validity of the assessment in the sense that it fixes the time when the burden of coming forward with evidence shifts to the taxpayer. If the taxpayer fails to respond with credible, relevant evidence, then the taxing body prevails. But once the taxpayer produces sufficient proof to overcome its initially allotted status, the *prima facie* significance of the Board’s assessment figure has served its procedural purpose, and its value as an evidentiary devise is ended. Thereafter, such record, of itself, loses the weight previously accorded to it and may not then influence the court’s determination of the assessment’s correctness.

[T]he taxpayer still carries the burden of persuading the court of the merits of his appeal, but that burden is not increased by the presence of the assessment record in evidence.

Tax Year	Fair Market Value	Assessment
2019	\$3,000,000	\$1,539,000.00
2020	\$3,000,000	\$1,922,700.00

BY THE COURT:

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

Of course, the taxing authority always has the right to rebut the owner’s evidence and in such a case the weight to be given to all the evidence is always for the court to determine. The taxing authority cannot, however, rely solely on its assessment record in the face of countervailing evidence unless it is willing to run the risk of having the owner’s proof believed by the court.’ Id. at 221–22, 209 A.2d at 402 (citations and footnote omitted).”

*Green v. Schuylkill Cty. Bd. of Assessment Appeals*, 565 Pa. 185, 194–95, 772 A.2d 419, 425–26 (2001)

In this case, we substitute appellant for taxpayer and note that other taxing authorities as well as the property owner all have the right to rebut appellant’s evidence. In this case, no other party presented evidence from a competent, qualified, real estate appraiser. It is fundamental that we must base our findings only upon the evidence of record. “It follows from this requirement that, if the trial court is to depart from the only expert valuation contained in the record, the expert must have explained the considerations on which such valuation was based in sufficient detail that the trial court is able to evaluate the reasonableness of those considerations.” *Green v. Schuylkill Cty. Bd. of Assessment Appeals*, 565 Pa. 185, 206, 772 A.2d 419, 432 (2001). The Supreme Court “has held on numerous occasions that where a taxpayer’s expert’s testimony is both un rebutted and credible, the valuation testified to by the expert must be accepted.” *Green v. Schuylkill Cty. Bd. of Assessment Appeals*, supra at 202, 772 A.2d at 429–30 (2001). As the appellant’s witness was both un rebutted and credible, we must accept that witness’ opinion of value.

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**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2020-02711-NC**

NOTICE IS HEREBY GIVEN that the name change petition of William A. Butler was filed in the above-named court and will be heard on June 22, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 13, 2020

Name to be changed from: **William A. Butler**  
to: **Smedley Darlington Butler, IV**

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

James C. Dalton, Esquire

Unruh, Turner Burke & Frees, P.C.

P.O. Box 515, West Chester, PA 19381

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2020-01764-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Wesley Keith Emmons was filed in the above-named court and will be heard on May 11, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 13, 2020

Name to be changed from: **Wesley Keith**  
**Emmons** to: **Mackenzie Ann Miller-Emmons**

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Jean M. Dorton, Esquire

1806 Worthington Drive

Exton, PA 1934

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2020-01765-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Sarah Elizabeth Miller was filed in the above-named court and will be heard on May 11, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 13, 2020

Name to be changed from: **Sarah Elizabeth**  
**Miller** to: **Sarah Elizabeth Miller-Emmons**

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Jean M. Dorton, Esquire

1806 Worthington Drive

Exton, PA 1934

**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 19TH day of JUNE 2019, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Charlestown Dental PC**.



**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**

**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 THIELEN, Esquire, O'Keefe, Miller & Thielen, 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.

**2nd 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, Havertown, 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 Pikeland Township. Lisa R. Spilman, 452 Wartman Road, Collegeville, 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 University, 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.

### 3rd Publication

**ACQUESTA**, David Joseph, late of London Grove Township. Imelda B. Acquesta, 223 Castlereas Road, Avondale, PA 19311, Administratrix.

**BARTLETT**, Marian L., a/k/a Marian Bartlett, late of Uwchlan Township. Thomas D. Bartlett and Margaret A. Churchville, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

**BLITTERSDORF**, William T., late of Penn Township. Dyann L. Paxon, 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.

**CHRISTIE**, Ethel R., late of East Whiteland Township. John A. Hunter, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**CLARK**, Anna E., late of Spring City Borough. R. Wayne Clark, care of THOMAS G. WOLPERT, Esquire, 527 Main Street, Royersford, PA 19468, Executor. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527

Main Street, Royersford, PA 19468, atty.

**CONWAY**, Stephen R., late of West Goshen Township. Jennifer Conway, care of JOSEPH S. NESCIO, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. JOSEPH S. NESCIO, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**DALEY**, Janet, late of Exton. Karen M. Daley, Carol Ann Roke and Charles J. Daley, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**DAVIS**, Mercedes G., late of East Goshen. Timothy Gregg Davis Jr., care of JENNIFER H. WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

**DUNLAP**, Patricia Donovan, late of Penn Township. Steve Lolli, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**GILL**, Janice A., late of Chester County. John L. Gill, Jr., care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**GROSHON**, Bruce F., late of West Vincent Township. Erin Elizabeth MacArthur, care of PATRICK DEIBLER, Esquire, 131 West Main Street, New Holland, PA 17557, Executor. PATRICK DEIBLER, Esquire, Kling & Deibler, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**HACKER**, James J., late of East Coventry Township. Kathryn M. Derecola, care of MARY C. CROCKER, Esquire, 1296 E. High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, Crocker & Crocker, PC, 1296 E. High Street, Pottstown, PA 19464, atty.

**LAFFERTY**, Edward M., a/k/a Edward M. Lafferty, Sr., late of New Garden Township. Helen Ruth Lafferty, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD, 17 W. Miner Street, West Chester, PA 19382, atty.

**LEOUNES, JR.**, Anthony, late of Chadds Ford. Leslie I. Noji, care of WILLIAM H. LUNGER, Esquire, 1020 N. Bancroft Parkway, Ste., 100, Wilmington, DE 19805, Executrix. WILLIAM H. LUNGER, Esquire, Martin & Lungner, P.A., 1020 N. Bancroft Parkway, Ste., 100, Wilmington, DE 19805, atty.

**MANCINI**, Theresa M., late of East Caln Township. Michael Mancini, 31 Downing Circle, Downingtown, PA 19335, Executor. ELIZABETH D. LUBKER, Esquire, Joseph A. Ryan & Associates, LLC, 390 Waterloo Blvd., Suite 210, Exton, PA 19341, atty.

**MARSHALL**, Cheryl L., late of Uwchlan Township. April M. Rodriguez, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**McANALLY**, Loretta P., late of West Pikeland Township. Charles T. McAnally, Sr., 4101 Franklin Court, Chester Springs, PA 19425, Administrator.

**OREAL**, Paul A., late of Tredyffrin Township. Christine E. Oreal, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**PEIRSON**, Mary M., a/k/a Mary K. Peirson, late of West Grove/Penn Township. Sherry L. Rowell, 103 Burrows Mill Road, Chadds Ford, PA 19317, Executrix.

**RUZOWICZ**, Valencia Theresa, a/k/a V Theresa Ruzowicz, a/k/a Valencia Theresa Ruzowicz, late of East Goshen. Deborah T. Birks, 1605 Herron Lane, West Chester, PA 19380, Executor.

**SMITH**, Mark Raymond, late of Coatesville. Carolyn E. Seiwel, 165 Larose Drive, Coatesville, PA 19320, Administratrix. **MARIA D. FEENEY**, Esquire, 555A Schoolhouse Rd., Kennett Square, PA 19348, atty.

**SMITH**, Elizabeth Francis, a/k/a Betty Smith, late of Tredyffrin Township. Sandy Januzelli, 227 Drummer Lane, Wayne, PA 19087, Executrix. **ELIZABETH D. LUBKER**, Esquire, Joseph A. Ryan & Associates, LLC, 390 Waterloo Blvd., Suite 210, Exton, PA 19341, atty.

**TALLEY**, Georgianna, late of Oxford. Linda Peterson, 212 Spring Valley, Oxford, PA 19363, Executrix. **JAMES S. McCLELLAN**, Esquire, McClellan Legal LLC, 113 S. Broad Street, Kennett Square, PA 19348, atty.

**WHITE**, Barbara Holmes, late of West Chester Borough. Todd Randall White and Gregory Philip White, care of **CATHERINE SUE CLARK**, Esquire, 11319 Shannondell Drive, Norristown, PA 19403, Executors. **CATHERINE SUE CLARK**, Esquire, 11319 Shannondell Drive, Norristown, PA 19403, atty.

**ZAMUCO**, Leonora M., late of Uwchlan Township. **KATHLEEN K. GOOD**, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

### 3rd Publication of 3

#### ADVERTISEMENT OF EXSISTENCE OF TRUST NOTICE

Trust Estate of **WILLIAM T. BLITTERSDORF**, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **WILLIAM T. BLITTERSDORF** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Dyann L. Paxson, Trustee  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire  
Larmore Scarlett, LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**1<sup>st</sup> Publication****NOTICE TO CONDEMNEE EXTON STATION COMMUNITY ASSOCIATION**

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

1. *A Declaration of Taking was filed on March 11, 2020, in the Court of Common Pleas of Chester County in the matter of In RE: Condemnation by Sunoco Pipeline L.P. of Temporary Workspace Easements for Transportation of Ethane, Propane, Liquid Petroleum Gas, and other Petroleum Products in West Whiteland Township, Chester County, Pennsylvania, over the Lands of Exton Station Community Association, Case No. 2020-02621-RC.*
2. *The Condemnor is Sunoco Pipeline L.P. ("Sunoco Pipeline"), acting through its Board of Directors.*
3. *The address of Sunoco Pipeline's principal office is:*  
Sunoco Pipeline L.P.  
525 Fritztown Road  
Sinking Spring, Pennsylvania 19608
4. *Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511(a) of Title 15 of the Pennsylvania Consolidated Statutes, which states that:*

A public utility corporation shall . . . have the right to take, occupy and condemn property for one or more of the following principal purposes and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

- (2) The transportation of . . . petroleum or petroleum products . . . for the public.

15 Pa.C.S. § 1511(a)(2).

5. *The Declaration of Taking is made and authorized by virtue of the Resolution duly adopted by the Board of Directors of the Condemnor on February 18, 2020. The record of the meeting, being the minutes thereof, and the original Resolution may be examined at the Condemnor's offices, at the address stated above. A copy of the Resolution is attached as Exhibit E to the Declaration of Taking that was filed on March 11, 2020, in the Court of Common Pleas of Chester County under the above-listed caption, term, and number.*
6. *Portions of the property located at South Pullman Drive, West Chester, Pennsylvania 19380 have been condemned by Sunoco Pipeline to acquire temporary workspace easements. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit D to the Declaration of Taking.*
7. *The purpose of the condemnation is to construct and install pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas for the public.*

8. *Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of Chester County. On the same day as this Declaration of Taking was filed with the Prothonotary, plans showing the property condemned were lodged of record in the Office of the Recorder of Deeds in and for Chester County in accordance with Section 304 of the Eminent Domain Code.*

9. *The nature of the title acquired hereby is temporary workspace easements.*

10. *The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.*

11. *If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.*

**DUANE MORRIS LLP**

By: George J. Kroclicik (40112)  
E-mail: gjkroclicik@duanemorris.com  
David B. Amerikaner (328117)  
E-mail: dbamerikaner@duanemorris.com  
30 South 17th Street  
Philadelphia, PA 19103-4196  
Telephone: (215) 979-1000  
Fax: (215) 979-1020  
*Counsel for Condemnor Sunoco Pipeline L.P.*



**1<sup>st</sup> Publication****NOTICE TO CONDEMNNEES MATTHEW C. CIBELLI AND ANGELA M. CIBELLI**

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

12. A Declaration of Taking was filed on March 13, 2020, in the Court of Common Pleas of Chester County in the matter of *In RE: Condemnation by Sunoco Pipeline L.P. of a Temporary Workspace Easement for Transportation of Ethane, Propane, Liquid Petroleum Gas, and other Petroleum Products in Uwchlan Township, Chester County, Pennsylvania, over the Lands of Matthew C. Cibelli and Angela M. Cibelli*, Case No. 2020-02706-RC.

13. The Condemnor is Sunoco Pipeline L.P. ("Sunoco Pipeline"), acting through its Board of Directors.

14. The address of Sunoco Pipeline's principal office is:

Sunoco Pipeline L.P.  
525 Fritztown Road  
Sinking Spring, Pennsylvania 19608

15. Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511(a) of Title 15 of the Pennsylvania Consolidated Statutes, which states that:

A public utility corporation shall . . . have the right to take, occupy and condemn property for one or more of the following principal purposes and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

- (2) The transportation of . . . petroleum or petroleum products . . . for the public.

15 Pa.C.S. § 1511(a)(2).

16. The Declaration of Taking is made and authorized by virtue of the Resolution duly adopted by the Board of Directors of the Condemnor on February 20, 2020. The record of the meeting, being the minutes thereof, and the original Resolution may be examined at the Condemnor's offices, at the address stated above. A copy of the Resolution is attached as Exhibit E to the Declaration of Taking that was filed on March 13, 2020, in the Court of Common Pleas of Chester County under the above-listed caption, term, and number.

17. Portions of the property located at 719 North Whitford Road, Exton, Pennsylvania 19341, South Pullman Drive, West Chester, Pennsylvania 19380 have been condemned by Sunoco Pipeline to acquire a temporary workspace easement. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit D to the Declaration of Taking.

18. The purpose of the condemnation is to construct and install pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas for the public.



19. Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of Chester County. On the same day as this Declaration of Taking was filed with the Prothonotary, plans showing the property condemned were lodged of record in the Office of the Recorder of Deeds in and for Chester County in accordance with Section 304 of the Eminent Domain Code.

20. The nature of the title acquired hereby is a temporary workspace easement.

21. The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.

22. If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days of publication of this notice.

**DUANE MORRIS LLP**

By: George J. Kroclicik (40112)  
E-mail: gjkroclicik@duanemorris.com  
David B. Amerikaner (328117)  
E-mail: dbamerikaner@duanemorris.com  
30 South 17th Street  
Philadelphia, PA 19103-4196  
Telephone: (215) 979-1000  
Fax: (215) 979-1020  
*Counsel for Condemnor Sunoco Pipeline L.P.*

NOTICE OF CIVIL ACTION

In the Court of Common Pleas of Chester County, PA  
No. 2019-02791-CT  
Gail Wynn  
v.  
Wilkinson Residential Construction, *et al*  
v.  
Cill Dara Plastering, Inc., *et al*

To: CILL DARA PLASTERING, INC.

NOTICE

You have been sued in court. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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.

Lawyer Referral Service  
Chester County Bar Association  
15 W. Gay St., 2nd Fl.  
West Chester, PA 19380  
(610) 692-1889

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las páginas siguientes, usted tiene veinte (20) días de plazo al partir de la fecha de la demanda y la notificación. Hace falta asentar una comparecencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificación. Además, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. USTED PUEDE PERDER DINERO O SUS PROPIEDADES O OTROS DERECHOS IMPORTANTES PARA USTED.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI USTED NO TIENE UN ABOGADO O SI NO TIENE DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Lawyer Referral Service  
Chester County Bar Association  
15 W. Gay St., 2nd Fl.  
West Chester, PA 19380  
(610) 692-1889

BY: Michael A. Boomsma, Esq., POST & SCHELL, P.C., 1869 Charter Lane, P.O. Box 10248, Lancaster, PA 17605-0248, 717-291-4532

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
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**

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;<sup>1</sup>

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 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:

/s/ John L. Hall, P.J.

<sup>1</sup>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).

**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**

**2nd 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

PLAINTIFF 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

PLAINTIFF 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

PLAINTIFF 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

PLAINTIFF 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

PLAINTIFF 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**

**SALE NO. 20-4-157**

**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

PLAINTIFF 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: WILLIAM J. TURNER III

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LSF10 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **William J. Turner III**

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

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

**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

PLAINTIFF 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 LAPSYNSKI and KRYSTYNA LAPSYNSKI, 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 ATTILLO-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**

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

PLAINTIFF 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,

Landenberg, PA 19350-9134

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

**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

PLAINTIFF 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 residen-  
tial 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, twenty-

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

PLAINTIFF 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

PLAINTIFF 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 MES-  
SUAGE, KNOWN AS NO. 47 RIV-  
ERSIDE AVENUE AND LOT, PIECE  
OR PARCEL OF LAND, SITUATE IN  
THE VILLAGE OF KENILWORTH,  
NORTH COVENTRY TOWNSHIP,  
CHESTER COUNTY, COMMON-  
WEALTH OF PENNSYLVANIA,  
BOUNDED, LIMITED AND DE-  
SCRIBED 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 IN-  
TERSECTION WITH THE SOUTH-  
EASTERLY LINE OF MADISON  
STREET (33 FEET WIDE); THENCE  
CONTINUING ALONG THE NORTH-  
EASTERLY SIDE OF RIVERSIDE  
AVENUE, SOUTH 64 DEGREES  
30 MINUTES EAST 50 FEET TO A  
LOT ON WHICH IS ERRECTED RES-  
IDENCE NO. 49 RIVERSIDE AVE-  
NUE; 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 BEGIN-  
NING.

BEING THE SAME PREMISES which  
John F. Pascavage and Virginia Pas-  
cavage, 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: Residen-  
tial 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 sit-  
uate in the Township of East Coventry,  
County of Chester and State of Penn-  
sylvania, 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 fol-  
lowing 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 South-westerly 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 SWEDSFORD 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

PLANTIFF 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

PLAINTIFF 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

PLAINTIFF 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

PLAINTIFF 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: KEL-  
LY E. THOMSON

IMPROVEMENTS thereon: Residen-  
tial Dwelling

PLAINTIFF: FREEDOM MORT-  
GAGE CORPORATION

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road,  
Glenmoore, PA 19343

PLAINTIFF 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: Residen-  
tial Dwelling

PLAINTIFF: M&T Bank

VS

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

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

PLAINTIFF 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: Residen-  
tial Dwelling

PLAINTIFF: US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE, SUC-  
CESSOR IN INTEREST TO BANK  
OF AMERICA, NATIONAL ASSOCI-  
ATION AS TRUSTEE AS SUCCE-  
SOR BY MERGER TO LASALLE  
BANK NATIONAL ASSOCIATION  
, AS TRUSTEE FOR CERTIFICATE  
HOLDERS OF BEAR STEARNS AS-  
SET BACKED SECURITIES I LLC,  
ASSET-BACKED CERTIFICATES,  
SERIES 2005-FR1

VS

DEFENDANT: **Stacy Cleveland &**  
**Leon D. Cleveland**

SALE ADDRESS: 801 Franklin Street,  
Coatesville, PA 19320

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

**SALE NO. 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: CUR-  
TIS 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

PLAINTIFF 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

PLAINTIFF 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 COVENTRY 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

PLAINTIFF 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

PLAINTIFF 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 Bonds-  
ville 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. Dipietropaolo**

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 25 seconds 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. 20-4-221**

**Writ of Execution No. 2019-03462**

**DEBT \$46,265.46**

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-5A-308

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

**DEFENDANT: Carlos E.L. Arayata a/k/a Carlos Edward L. Arayata & Maria Teresa Arayata a/k/a Teresa D. Arayata**

**SALE ADDRESS:** 500 Lancaster Court, Downingtown, PA 19335-4210

**PLANTIFF ATTORNEY: PHELAN HALLINAN DIAMOND & JONES,**



**LLP 215-563-7000****SALE NO. 20-4-222****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

PLAINTIFF 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

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