

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, April 15th @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, April 15th, 2021 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, April 15th, 2021 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 17th, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

FREDDA L. MADDOX, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **21-4-26**

DEBT- **\$5,281.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04996 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected. Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No.: 35-4-45.1

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **David M. Allen**

SALE ADDRESS: 143 Charlestown Road, Charlestown Township, PA 19355

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-27**

DEBT- **\$7,097.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04334 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN unit located in the property known, named and identified as Daylesford Lake, a Condominium, located in Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 43-9-267

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Julie Lim**

SALE ADDRESS: 68 Highpoint Drive, Tredyffrin Township, PA 19312

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-29**

DEBT- **\$3,843.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-00169 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN message or lot of land, situate in Tredyffrin Township, Chester County, Pennsylvania.
Tax Parcel No. 43-3-23

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Cedar Hollow Properties, L.P.**

SALE ADDRESS: 2463 Yellow Springs Road, Tredyffrin Township, PA 19355

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-31**

DEBT- **\$330,127.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11246 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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1103 Foundry Street
Township of Caln
Coatesville, PA 19320

110 Foundry Street
Township of Caln
Coatesville, PA 19320

Parcel #39-3-104
Parcel #39-3L-110

PLAINTIFF: George Mortelliti

VS

DEFENDANT: **Coatesville Solar Initiative, LLC**

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

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-32**

DEBT- **\$13,829.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10124 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the township of West Whiteland, County of Chester, and State of Pennsylvania bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, made by Yerkas Associates, Inc., dated 10/23/80 and last revised 4/14/81 and recorded in Chester County in the Recorder of Deeds Office as Plan No. 3814 as follows, to wit:

Beginning at an interior point, a corner of Lot No. 183 Stirling Court; thence extending North 34 degrees 47 minutes East along line of Common Open Space, 20.00 feet to a point, thence extending South 33 degrees 13 minutes East along line of Lot No. 186 Stirling Court crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 75.00 feet to a point; thence extending South 94 degrees 47 minutes West along lone of Common Open Space, 20.00 feet to a point thence extending North 58 degrees 13 minute West recrossing the foresaid 15 feet wide common access and utility easement and 20 feet wide sanitary sewer easement and along line of Lot No., 183 Stirling Court, 75.00 feet to a point on the southeast curb line of Stirling Court Common Open space Area, the first mention point and place of beginning.

Containing 1500 square feet of land more or less.

Parcel No. 41-5R-185

PLAINTIFF: The Crossing at Exton Station Community Association, Inc
VS

DEFENDANT: **Jennifer L. Finkey & Fred A. Finkey**

SALE ADDRESS: 185 Stirling Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARROW HOFFMAN 215-956-9099**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-33**

DEBT- **\$864,332.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12507 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situated in Caln Township
Tax Parcel #39-4J-32

PLAINTIFF: William J. Litvin, John A. Saling and Evan k. Hambleton, t/a Saling, Litvin & Hambleton
VS

DEFENDANT: **Susan R. Pierson & Howard E. Pierson, Sr.**

SALE ADDRESS: 150 Seltzer Avenue, Caln Township, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-34**

DEBT- **\$206,724.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02610 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY SITUATE IN EAST BRANDYWINE TOWNSHIP
TAX PARCEL # 30-05C-0003

PLAINTIFF: Citibank, N.A., as Trustee for CMLTI Asset Trust

VS

DEFENDANT: **Andrew F. Walls**

SALE ADDRESS: 141 Hopewell Road, Downingtown, PA 19335

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-35**

DEBT- **\$394,419.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02178 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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71 Soldiers Square, Tredyffrin Township, Chesterbrook, PA 19087
Tax Parcel No. 43-5-3556

PLAINTIFF: Atlantica, LLC

VS

DEFENDANT: **Richard Waller**

SALE ADDRESS: 71 Soldiers Square, Tredyffrin Township, Chesterbrook, PA 19087

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-36**

DEBT- **\$164,625.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-11417 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Owner(s) of property situate in the Township of West Whiteland, Chester County, Pennsylvania
Tax Parcel No. 41-4-231
DBV 7516, P. 1645

PLAINTIFF: US Bank Trust, National Association as Trustee of the Chalet Series III Trust
VS
DEFENDANT: **Susan A. Jones**
SALE ADDRESS: 24 Buttonwood Drive, Exton, PA 19341
PLAINTIFF ATTORNEY: **LYNCH LAW GROUP 724-776-8000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-37**

DEBT- **\$211,042.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12076 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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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.

Tax 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

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-38**

DEBT- **\$250,645.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03056 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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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 land 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 Doe Run Farms Resubdivision by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 11/3/1978 as follows, to wit:

BEGINNING at a point in the Northeasterly side of Lehigh Drive, said point being measured the four following courses and distance 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 minute 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, 2206 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.

Tax 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, PA 19320

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-39**

DEBT- **\$483,861.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02805 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF NORTH COVENTRY,
CHESTER COUNTY, PENNSYLVANIA:
TAX PARCEL NUMBER: 1706 000721200

PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (Successor by Merger to Lasalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR Pursuant to the Pooling and Servicing Agreement Dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson a/k/a Patrick Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown, PA 19456

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-40**

DEBT- **\$365,955.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03939 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF
PARKESBURG, CHESTER COUNTY, PENNSYLVANIA
TAX PARCEL NUMBER: 8-3-34.2

PLAINTIFF: US Bank Trust, National Association as Successor in Interest to Bank of America, National Association, Successor by Merger to Lasalle National Association as Trustee for GSAMP Trust 2007-NCI Mortgage Pass-Through Certificates Series 2007-NCI

VS

DEFENDANT: **Lawrence Hand & Dawn Hand**

SALE ADDRESS: 230 Washington Avenue, Parkesburg, PA 19365

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-41**

DEBT- **\$164,654.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11489 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 15, 2021 @ 11 AM

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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 17, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running Northwardly from Philadelphia and Lancaster Turnpike, where the Pennsylvania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and Southwardly from the Southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald, thence by a line at right angles with Warren Avenue, and along the Northernly line of said John Fitzgerald's other land, North 72 degrees 27 minutes East, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie, thence along said Okie's land, North 25 degrees 35 minutes West, 30.4 feet, thence still along Okie's land North 32 minutes East, 34.5 feet to a corner of said Okie's land, then along the Southerly side of said Joseph Williams land South 66 degrees 33 minutes West, 136 feet, thence along the center line of Warren Avenue South 17 degrees 33 minutes East, 50 feet to the place of beginning.

BEING the same premises which Frances P. Fitzgerald and Anne M. Brophy, her attorney in Fact, specially constituted by Letter of Attorney by Deed dated May 28, 1999 and recorded May 28, 1999 on the County of Chester in Record Books 4571 Page 1434 conveyed until Timothy I. Melvin, in fee.

BEING Tax Parcel No. 55-2H-119

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Timothy I. Melvin & Treva Melvin**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-42**

DEBT- **\$112,006.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-02262 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 15, 2021 @ 11 AM

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PROPERTY SITUATE IN FRANKLIN TOWNSHIP
SOLD AS THE PROPERTY OF: RUDY D. ARNOLD A/K/A RUDY ARNOLD
UPI PARCEL NO 72-05-0034.010

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**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-43**

DEBT- **\$146,019.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02567 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 15, 2021 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 1994 and recorded in the Office of the Chester County Recorder of Deeds on September 7, 1994, in Deed Book Volume 3805 at Page 1786.

Tax Parcel No. 28-07-0005

PLAINTIFF: CSMC 2018-RPL2 Trust

VS

DEFENDANT: **Thomas E. Deatrick, Sr., a/k/a Thomas E. Deatrick & Carol A. Deatrick**

SALE ADDRESS: 100 Summit Ridge Road, Parkesburg, PA 16365 f/k/a 104 Summit Ridge, Gap, PA 17527 and 102 Summit Ridge Road, Parkesburg, PA 19365

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-44**

DEBT- **\$41,532.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09589 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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233 South Main Street, Borough of Spring City, PA 19475
UPI No. 14-5-16

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

VS

DEFENDANT: **Any and All Known and Unknown Heirs, Executors, Administrators or Devisees of the Estate of Kenneth W. Waddell, Deceased**

SALE ADDRESS: 233 South Main Street, Spring City, PA 19475

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-45**

DEBT- **\$563,377.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07530 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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104 Elizabeth Way, Elk Township, Oxford, PA 19363
UPI No. 71-2-21.4

PLAINTIFF: Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC
VS
DEFENDANT: **Brian J. Schafer & Randi J. Schafer**
SALE ADDRESS: 104 Elizabeth Way, Elk Township, Oxford, PA 19363
PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-46**

DEBT- **\$601,467.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04496 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL that lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, being shown on Final Plan of Lots for Allan R. Shassian, Green Hill Road, prepared by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Broomall, PA, dated 7/20/1988, last revised 10/8/1988 in Plan File #8823-8828, as follows, to wit:

BEGINNING at a point on the northwesterly side of Garrett Road, said point being a corner of Lot #6; thence extending from said beginning and along Garrett Road the three following courses and distances: (1) North 24 degrees 4 minutes 40 seconds West 86.41 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 50 feet to arc distance of 59.63 feet to a point of reverse curve, and (3) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 260.41 feet to a point, a corner of a 50 feet wide right-of-way for future road extension; thence extending along same North 24 degrees 4 minutes 40 seconds West 165.53 feet to a point in line of lands now or late of Paul J. and Regina N. Camplone; thence extending along same North 65 degrees 55 minutes 20 seconds East 237.70 feet to a point in line of lands now or late of David W. and Elizabeth F. Tawney; thence extending along same and also along others South 26 degrees 21 minutes 20 seconds East crossing over a drainage easement as shown on said Plan, 413.89 feet to a point, a corner of Lot #6; thence extending along same South 65 degrees 55 minutes 20 seconds West 254.14 feet to a point on the northwesterly side of Garrett Road, being the first mentioned point and place of Beginning.

BEING Lot 5 as shown on said Plan.

BEING THE SAME PREMISES which Robert E. Burns, by Deed dated 1/11/1995 and recorded in the Office of the Recorder of Deeds of Chester County on 1/13/1995 in Deed Book Volume 3852, Page 810, granted and conveyed unto Joseph A. Spatacco and Gina M. Spatacco, His Wife.

TAX PARCEL #53-1-4.6

PLAINTIFF: Wilmington Trust, National Association not in its individual capacity, but solely as Trustee of MFRA Trust 2016-1 c/o MFResidential Assets I, LLC

VS

DEFENDANT: **Joseph A. Spatacco & Gina M. Spatacco**

SALE ADDRESS: 1205 Joshua Drive, West Chester, PA 19380

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-4-47**

DEBT- **\$197,214.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11436 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959 by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7, on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point n line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning. BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and the Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No.8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22mintues 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a strip approximately 4 feet wide along the Southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, be Deed dated December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto JASON J. NICHOLS and ALICIA NICHOLS, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife be deed each with an undivided 1/2 interest as tenants by the entirety, as Joint Tenants with right of survivorship and not as tenants in common.

Tax Parcel No. 3-1-7

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

VS

DEFENDANT: Jason J. Nichols & Alicia Nichols

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.