

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 17th @ 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, June 17th, 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, June 17th, 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, July 19th, 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: **21-6-50**

DEBT- **\$3,761.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06507 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 message and tenements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 43-11F-242

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Cortwright Wetherill, Jr. & Janice Wetherill & United States of America**

SALE ADDRESS: 40 Grove Avenue, Tredyffrin Township, PA 19333

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: **21-6-51**

DEBT- **\$6,027.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05713 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 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 # 30-3Q-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**

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: **21-6-52**

DEBT- **\$720,401.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-09296 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 Situate in Willistown Township Chester County PA bounded and described according to a Plan of Property for Frank Stout made by Henry S. Conrey Inc., dated 7/14/1975 last revised 8/21/1975 and recorded in Chester County as Plan No. 134 as follows to wit:

BEGINNING at a point on the Southwesterly side of a 40 feet wide right of way on the said plan, a corner of Lot No. 4 on said plan; thence along the said Southwesterly side of the said 40 feet wide right of way the following 3 courses and distances; (1) along the arc of a circle curving to the left, having a radius of 50 feet the arc distance of 102.16 feet to a point of reverse curve; (2) along the arc of a circle curving to the right, having a radius of 50 feet; the arc distance of 47.14 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left, having a radius of 120 feet, partly crossing a 20 feet wide drainage easement on the said side, the arc distance of 35.85 feet to a point, a corner of Lot No. 2 on the said plan; thence along the said Lot No. 2, South 30 degrees 59 minutes 44 seconds West 183.56 feet to a point in line of land of various owners, thence along the said land of various owners, North 24 degrees 53 minutes 30 seconds West, partly crossing the said 20 feet wide drainage easement 340 feet to a point; a corner of the said lot No. 4; thence along the said Lot No. 4, South 68 degrees 59 minutes 29 seconds East 123.49 feet to the first mentioned point and place of beginning.

Being Lot No. 3 on the said Plan.

BEING the same premises with A. William Newbould and Lynn A. Newbould, by Deed dated 10/1/2003 and recorded 10/9/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5928 Page 2187, granted and conveyed unto David Waldmann and Carol Waldmann, husband and wife.
UPI NO. 54-2C-122

PLAINTIFF: Pentex Holdings, LLC

VS

DEFENDANT: **Carol Waldmann & David Waldmann**

SALE ADDRESS: 6 Robin Road, Malven, PA 19355

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

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: **21-6-53**

DEBT- **\$232,359.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05281 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 land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of a Portion of "Inglewood Development" made by Berger and Hay's Inc. Consulting Engineers and Surveyors, Coatesville, PA., dated August 4, 1968 and revised February 18, 1969, as follows, to wit:

BEGINNING at a point on the Easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southerly side of a fifty feet wide Unnamed road, (1) extending from said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south 0 degrees, thirty minutes, twenty seconds West, sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South Eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence extending south 0 degrees, thirty minutes, twenty seconds West, Eighty five feet to a point; thence extending north eighty nine degrees, twenty nine minutes, forty seconds West, one hundred sixty five feet to a point on the Easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, Eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less.

Being Lot # 208 as shown on the above mentioned Plan

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

Being UPI # 39-4C-125

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

VS

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

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

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: **21-6-54**

DEBT- **\$70,861.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-09175 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 parcel of land situated in the Caln Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 25, 1985 and recorded in the Office of the Chester County Recorder of Deeds on August 30, 1985, in Deed Book Volume 59 at Page 8 and Instrument # 010234.
Tax Parcel No. 39-05E-0057

PLAINTIFF: New Residential Mortgage Loan Trust 2019-4 c/o Citibank, N.A. as Owner Trustee of NRMLT2019-4

VS

DEFENDANT: **Melvin P. Dutton, Jr.**

SALE ADDRESS: 147 Ascot Street a/k/a 2147 Ascot Street, Downingtown, PA 19335

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: **21-6-55**

DEBT- **\$259,937.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11972 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 TOWNSHIP OF EAST WHITELAND
TAX ID NO. 42-07A-0026
IMPROVEMENTS: A RESIDENTIAL DWELLING

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Donna L. Favata**

SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355

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

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: **21-6-56**

DEBT- **\$166,940.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09490 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 Tredyffrin, Chester County, Pennsylvania being:
214 Drummers Lane, Wayne PA 19087-1533
BLR No. 43-6A-414
Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: US Bank Trust, National Association, as Trustee of the Lodge Series IV Trust
VS
DEFENDANT: **Peter E. Tavani**
SALE ADDRESS: 214 Drummers Lane, Wayne, PA 19087-1533
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: **21-6-57**

DEBT- **\$702,824.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-03311 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, June 17, 2021 @ 11 AM

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ALL THAT CERTAIN tract of ground situate in Pennsbury Township, Chester County, Pennsylvania according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Surveyors, dated September 14, 1976, last revised March 2, 1978, as follows, to wit: BEGINNING at a point set at the point of intersection of the centerline of a 25 foot wide right of way, to be used in common by the grantee, grantor herein, their heirs and assigns, with the centerline of a 10 feet wide right of way to be used in common by the Grantee, Grantor herein, their heirs and assigns, said point of beginning marking the Northwesterly corner of this about to be described tract a corner of remaining land of Grantor herein and set in a line of "Chadds Ford Knoll" Development, said point of beginning being set the three following courses and distances to wit, from a point marking the intersection of said centerline of said 25 foot wide private right of way with the title line of Route 1, known as "Baltimore Pike" marking the Northeasterly corner of said land of "Chadds Ford Knoll" and the Northwesterly corner of land of Gaetano Cozza and Glenn R. Combs: (1) South 06° 46' 40" East 850.22' to an old spike; (2) by a line curving to the left having a radius of 677.29' and an arc length of 164.66' to an old spike; and (3) South 18° 46' 00" East 8.81' to the point of beginning; thence leaving said point of beginning and leaving the centerline of said 25 foot wide private right away and by the centerline of said 10 foot wide private right of way and by said remaining land of the Grantor herein, the following four courses and distances, to wit: (1) North 71° 15' 00" East 41.29' to a point; (2) North 43° 51' 30" East 21.06' to a point; (3) North 42° 19' 00" East 104.44' to a point; and (4) North 49° 23' 00" East 24.86' to a point set for the Northeasterly corner of this; thence leaving said centerline and still by said land of the grantor South 27° 50' 31" East 831.77' to a point set for the Southeasterly corner of this and sent in line of land of William send and set in the North right of way line of Pennsylvania railroad; thence by said land and measured along said line by a line curving to the left having a radius of 2,884.85' and an arc length of 256.04' to a point set for the Southwesterly corner of this and send in the centerline of said 25 foot wide private right of way; thence by said centerline the following three courses and distances to wit, measured along said land of "Chadds Ford Knoll"; (1) North 22° 37' 00" West 625.68' to and old spike; (2) North 23° 54' 00" West 96.04' to and old spike; and (3) North 18° 45' 00" West 53.03' to a point being the place of BEGINNING.

BEING the same Premises which U.S. Bank National Association, as Trustee for CMALT REMIC Series 2006-A7, by Deed, dated March 18, 2019 and recorded on September 24, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Book 10006, Page 2256, granted and conveyed unto Lucrative REI, LLC.

BEING the same Premises which Lucrative REI, LLC, by Deed dated July 18, 2019 and recorded on October 3, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Book 10013, Page 1167, granted and conveyed unto John S. Carpenter, IV as sole Owner.

Tax Parcel ID 64-4-15.1

PLAINTIFF: FTF Lending, LLC

VS

DEFENDANT: **Lucrative REI, LLC**

SALE ADDRESS: 305 Fairville Road, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **MICHAEL J. PALUMBO, ESQ. 216-503-9512**

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: **21-6-58**

DEBT- **\$171,239.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-11992 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 parcel of land with the buildings and improvements thereon erected situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan of Sandy Hill, made by Commonwealth Engineers, Inc., Dated 2/8/2001, last revised 6/18/2002 and recorded 9/16/03 as Plan # 16745 as follows wit:

BEGINNING at a point of curve on the Southwesterly Side of Sandy Way (50 feet wide), said point being a corner of Lot #13 (as shown on said Plan); thence from said point of beginning extending along said Road the 2 following courses and distances: (1) on a line curving to the Right having a radius of 975.00 Feet an arc distance of 58.83 feet to a point, Thence 2) South 43 degrees 57 minutes 25 seconds East 50.00 feet to a point, being a corner of Lot #11; Thence leaving said road extending along Lot # 11 South 46 degrees 02 minutes 35 seconds West 180.00 feet to a point in line of open space area North 47 degrees 52 minutes 40 seconds West 97.85 feet to a point, being a corner of Lot #13; Thence leaving open space extending along Lot #13 and crossing a utility easement North 42 degrees 35 minutes 09 seconds East 185.25 Feet to the first mentioned point and place of beginning.

Being Lot #12 on the above mentioned plan

Title is vested in Eric M. Querey and Cheryl M. Querey, by deed from All County Partnership, PA General Partnership, dated 08/17/2004 and recorded 09/14/2004, in the Recorder of Deeds for Chester County, in Book 6280 and Page 1130, as Instrument #: 10459473.

Tax ID: 28-5-106.13

PLAINTIFF: Citibank Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Eric M. Querey & Cheryl M. Querey**

SALE ADDRESS: 112 Sandy Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

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.