

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 19th @ 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, August 19th, 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, August 19th, 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, September 20th, 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: **21-8-82**

DEBT- **\$12,667.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03541 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, August 19, 2021 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, and described according to Section No. 1 of "Brookwood Homes," said Plan made by Yerkes Engineering Company, Registered Professional Engineers, dated February 2, 1962, and last revised February 14, 1962, as follows, to wit:

BEGINNING at a point in the Westerly side of Edwin Drive (50 feet wide), said point being measured by the three (3) following courses and distances from a point of curve on the Northwestern side of Brookwood Drive (50 feet wide): (1) leaving Brookwood Drive on the arc of a circle curving to the left, having a radius of 13.50 feet, the arc distance of 19.50 feet to a point of compound curve on the Southwesterly side of Edwin Drive (variable widths); thence (2) Northwestwardly along the said side of Edwin Drive on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 20.63 feet to a point of tangent on the Southwesterly side of Edwin Drive (50 feet wide); thence, (3) North 44° 08' West, along the said side of Edwin Drive (50 feet wide) 76.93 feet to the point of beginning.

CONTAINING in the front or breadth Northwestwardly along the said side of Edwin Drive, 100.00 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to Edwin Drive, 170 feet.

BEING Lot No. 7 as shown on the above mentioned plan.

Tax Parcel: 27-5B-27

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **John Benditt**

SALE ADDRESS: 1040 Edwin Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-83**

DEBT- **\$12,955.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06080 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 Schuylkill, County of Chester, Commonwealth of Pennsylvania, and described according to a plan of property of Brookhaven Homes, Inc., said plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated 4/2/1959 and last revised 3/7/1960, as follows, to wit:

BEGINNING at a point on the Northwestern side of Rossiter Avenue (variable widths) said point measured by the 13 courses and distances from a point of curve on the Northwestern side of Vincent Road (40 feet wide); (1) leaving Vincent Road on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 78.54 feet to a point of tangent on the Northeasterly side of Rossiter Avenue (40 feet wide); (2) North 45 degrees, 41 minutes, 50 seconds West, measured along the Northeasterly side of Rossiter Avenue, 78.38 feet to a point of curve in the same; (3) Northwestwardly and Northeastwardly measured partly along the Northeasterly and partly along the Southeasterly sides of Rossiter Avenue on the arc of a circle curving to the right having a radius of 122.81 feet the arc distance of 150.04 feet to a point of tangent on the Southeasterly side of Rossiter Avenue; (4) North 24 degrees, 8 minutes, 10 seconds East, measured along the Southeasterly side of Rossiter Avenue, 230.70 feet to a point of curve in the same; (5) Northeastwardly measured still along the Southeasterly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 263.56 feet the arc distance of 92 feet to a point of tangent in the same; (6) North 44 degrees, 18 minutes, 10 seconds East, measured still along the Southeasterly side of Rossiter Avenue, 345 feet to a point of curve in the same; (7) Northeastwardly and Eastwardly measured partly along the Southeasterly and partly along the Southerly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 48.15 feet to a point of reverse curve on the Southerly side of Rossiter Avenue; (8) Eastwardly, Northwardly and Westwardly measured partly along the Southerly, partly

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Mary A. Greto**

SALE ADDRESS: 42 Rossiter Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-83X**

DEBT- **\$12,955.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06080 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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along the Easterly and partly along the Northerly sides of Rossiter Avenue on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 171.57 feet to a point of reverse curve on the Northerly side of Rossiter Avenue; (9) Westwardly and Northwestwardly measured partly along the Northerly and partly along the Northeastwardly sides of Rossiter Avenue on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 23.18 feet to a point of tangent on the Northeasterly side of Rossiter Avenue; (10) North 46 degrees, 3 minutes, 10 seconds West, measured along the Northeasterly side of Rossiter Avenue, 192.96 feet to a point of curve in the same; (11) Northwestwardly measured still along the Northeasterly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 70 feet the arc distance of 33.31 feet to a point of reverse curve in the same; (12) Northwestwardly and Southwestwardly measured partly along the Northeasterly and partly along the Northwesterly sides of Rossiter Avenue on the arc of a circle curving to the left having a radius of 110 feet the arc distance of 277.48 feet to a point of reverse curve in the Northwesterly side of Rossiter Avenue; and (13) Southwestwardly measured along the Northwesterly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 70 feet the arc distance of 19.34 feet to the point of beginning; thence extending from said point of beginning measured along the Northwesterly side of Rossiter Avenue (variable widths) on the arc of a circle curving to the right having a radius of 70 feet the arc distance of 13.97 feet (the chord of said arc bearing South 38 degrees, 13 minutes, 50 seconds West, 13.95 feet) to a point of tangent on the Northwesterly side of Rossiter Avenue (40 feet wide); thence extending South 43 degrees, 56 minutes, 50 seconds West, measured along the said side of Rossiter Avenue (40 feet wide), 96.04 feet to a point; thence extending North 46 degrees, 3 minutes, 10 seconds West, 180 feet to a point on a line dividing the Township of Schuylkill and the Borough of Phoenixville; thence extending along said dividing line, North 43 degrees, 56 minutes, 50 seconds East, 133 feet to a point; thence extending South 38 degrees, 41 minutes, 10 seconds East, 180.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 as shown on the above mentioned plan.

Tax Parcel: 27-3N-23

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Mary A. Greto**

SALE ADDRESS: 42 Rossiter Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-84**

DEBT- **\$9,091.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06108 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, hereditaments and appurtenances.

SITUATE in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described according to a plan of property of Charlestown Oak, made by Pennoni Associates, Philadelphia, PA dated 2/3/1992 and recorded in Plan File No. 15204 as follow, to wit:

BEGINNING at a point on the Northwesterly Side of Forge Court said point being a corner of lot "B", thence extending from said beginning point along Forge Court, North 40 degrees, 20 minutes West crossing a storm sewer easement 34 feet to a point a corner of lot No. 77; thence extending along same, North 40 degrees, 39 minutes, 50 seconds East 133 feet to a point in line of lot 8; thence extending along same the (2) following courses and distances (1) South 49 degrees, 20 minutes, 10 seconds East 34 feet to a point and (2) South 40 degrees, 39 minutes, 50 seconds West 133 feet to the first mentioned point and place of beginning.

BEING Lot No. 76 as shown on said plan.

Tax Parcel: 35-3-209

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Ram D. Jadavia & Aesha Desai**

SALE ADDRESS: 100 Forge Court, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-85**

DEBT- **\$9,106.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10490 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 Schuylkill, County of Chester and Commonwealth of Pennsylvania, described according to a survey and plan made by "Evergreen Acres" by Earl R. Ewing, Registered Surveyor, on the 13th day of December, A.D. 1961, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of South Evergreen Drive (50 feet wide) at the arc distance of 139.20 feet measured on the arc of a curve curving to the Right having a radius of 88.50 feet, from a point of curve on the Northwesterly side of East Evergreen Drive (50 feet wide); thence from said point of beginning along the said side of South Evergreen Drive North 47 degrees 57 minutes West 61.78 feet to a point, a corner of Lot No. 66 as shown on said plan; thence along the same North 42 degrees 3 minutes East 220.13 feet to a point; thence South 48 degrees 4 minutes East 150 feet to a point in the Northwesterly side of Evergreen Drive; thence along the same South 41 degrees 56 minutes West 131.76 feet to a point of curve therein; thence on the arc of a curve curving to the Right having a radius of 88.50 feet the arc distance of 19.20 feet to the point and place of beginning.

BEING Lot No. 67 as said plan.

BEING the same premises which Joseph J. Santoro and Sheila R. Santoro, husband and wife by their Indenture bearing date the 22nd day of December, A.D. 1977 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, PA in Deed Book G-52 page 341 granted and conveyed unto Robert G. Feulner and Carole A. Feulner, husband and wife, in fee.

BEING County Tax Parcel No. 27-5A-5

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Oliver Dale Sims & Barbara J. Sims**

SALE ADDRESS: 1173 South Evergreen Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-86**

DEBT- **\$14,746.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04196 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 East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a "Revised Plan of Eva an Ida S. Zoller Property" drawn by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated 5/6/1959 and recorded in the Office for the Recording of Deeds, in and for the County of Chester in Plan Book 10 page 11, as follows, to wit:

BEGINNING at a point on the Southwest side of a proposed road (40 feet wide) now called Emery Lane, a corner of Lot No. 54 on said plan, said point being measured the 2 following courses and distances from a point of curve on the Southeast side of Zoller Drive (40 feet wide); (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 33.60 feet to a point of tangent on the Southwest side of Emery Lane; (2) South 62 degrees 15 minutes East 196.66 feet; thence extending from said point of beginning and continuing along said side of Emery Lane South 62 degrees 15 minutes East 100 feet to a point, a corner of Lot No. 55-A on said plan; thence extending along the same South 27 degrees 45 minutes West 200 feet to a point a corner of Camp Council; thence along the same North 62 degrees 15 minutes West 100 feet to a point, a corner of Lot No. 54 aforesaid; thence extending along the same North 27 degrees 45 minutes East 200 feet to the point and place of beginning.

BEING Lot No. 55 as said plan.

Tax Parcel: 26-3E-22.3

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Julius Marosfalvi, Jr.**

SALE ADDRESS: 5 Emery Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-87**

DEBT- **\$10,278.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06080 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 Charlestown Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded in 12/21/991, as Plan # 15204, as follows, to wit:

BEGINNING at a point on the Southerly side of Yorktown Road, said point being a corner of Lot #72; thence extending from said beginning point along Yorktown Road, North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot #70; thence extending along same, South 49 degrees 20 minutes 10 seconds East, 120 feet to a point in line of Lot A; thence extending along same, South 40 degrees 39 minutes 50 seconds West, 24 feet to a point, a corner of Lot #72; thence extending along same, North 49 degrees 20 minutes 10 seconds West, 120 feet to the first mentioned point and place of beginning.

BEING Lot #71 as shown on said Plan.

CONTAINING 2,880 square feet of land be the same more or less.

BEING THE SAME PREMISES which Gerald T. Kelly and Audrey C. Kelly, Husband & Wife, by deed dated 7/24/2020 and recorded 7/29/2020 in CHESTER County Recorder of Deeds Book 5340, page 2303, granted and conveyed to Audrey C. Kelly, in fee.

BEING TAX UPI #35-3-204

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Audrey C. Nass**

SALE ADDRESS: 103 Yorktown Court, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-88**

DEBT- **\$17,213.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-05229 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 East Pikeland, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision/Land Development Plan of the "Townhomes at Kimberton" – Phases I and II made for Orleans Corporation by Pennoni Associates, Inc. Philadelphia, PA dated 11/1/90, last revised 6/2/97 and recorded 9/1/97 as Plan #14043 as follows, to wit:

Commencing at a point in the Southwesterly corner of Lands now or formerly of John and Maria Fuga and at a point in the Southeasterly corner of lands now or formerly of Orleans Corporation, thence continuing in the six following courses and distances; thence (1) South 45 degrees 24 minutes 50 seconds West in the distance of 443.05 feet to a point; thence (2) North 44 degrees 56 minutes 14 seconds West partly crossing through a "Wetlands Delineation Line" the distance of 417.22 feet to a point; thence (3) North 19 degrees 22 minutes 28 seconds West the distance of 66.00 feet to a point; thence (4) South 70 degrees 37 minutes 32 seconds West the distance of 96.00 feet to a point; thence (5) North 19 degrees 22 minutes 28 seconds West the distance of 16.00 feet to a point, thence (6) South 70 degrees 37 minutes 32 seconds West the distance of 24.00 feet to a point in the Northeasterly corner of Lot 27.6 and to a Point of Beginning.

THENCE from said point of Beginning, the four following courses and distances; (1) South 19 degrees 22 minutes 28 seconds East the distance of 66.00 feet to a point; thence (2) South 70 degrees 37 minutes 32 seconds West the distance of 24.00 feet to a point; thence (3) North 19 degrees 22 minutes 28 seconds West the distance of 66.00 feet to a point; thence (4) North 70 degrees 37 minutes 32 seconds East the distance of 24.00 feet to the first mentioned point and place of beginning.

BEING Unit #27-6 on the above mentioned plan.

BEING PART OF THE SAME premises which Humers Wood Development Corporation by Deed dated 11/15/1996 and recorded 11/26/96 in Chester County in Record Book 4111 Page 2340 conveyed unto Orleans Corporation, in fee.

BEING Parcel: 26-2-297

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Caesar E. Muzzioli, II & Karen C. Peters**

SALE ADDRESS: 2721 Juniper Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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: **21-8-89**

DEBT- **\$167,417.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-03252 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 Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 27, 2019 and recorded in the Office of the Chester County Recorder of Deeds on August 29, 2019, in Deed Book Volume 9989 at Page 2087, Instrument NO. 11685061.

Tax Parcel No. 69-7-106

PLAINTIFF: Lumis Investments, LLC

VS

DEFENDANT: **Howard C. Fisher, Sandra S. Fisher and Their Heirs, Executors, Adminstrators and Assigns and James D. Price and Johnny Gillinger, Jr., Terre-Tenants**

SALE ADDRESS: 305 Media Road, Oxford, PA 19363

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: **21-8-90**

DEBT- **\$250,902.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05102 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, August 19, 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, September 20, 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 GROUND, SITUATE IN THE TOWNSHIP OF DOWNINGTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

UPI # 41-4-5.14

PLAINTIFF: Dwellings Properties IV, LLC

VS

DEFENDANT: **Sierra L. McMonagle aka Sierra Lessing McMonagle & James McMonagle**

SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335

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

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: **21-8-91**

DEBT- **\$465,735.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02673 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 BRANDYWINE

TAX PARCEL 30-06-0132

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3
VS

DEFENDANT: **Judy Ann Nelsen**

SALE ADDRESS: 5 Blakely 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: **21-8-92**

DEBT- **\$100,479.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02236 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 CITY OF COATESVILLE

TAX PARCEL 16-02-0188

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Estella Mack Chambers aka Estella M. Chambers**

SALE ADDRESS: 639 Merchant Street, Coatesville, PA 19320

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: **21-8-93**

DEBT- **\$238,676.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03877 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, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF WEST PIKELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or tract of land, with the hereditaments and appurtenances thereon; situate on the Southwesterly side of the Conestoga Pike (PA State Highway Route No. 401) in West Pikeland Township, Chester County, Pennsylvania bounded and described in accordance with a survey thereof made in June 1954 by Earl R. Ewing, Registered Surveyors, as follows, to wit:

Beginning at a point in the aforesaid Conestoga Pike, said point of beginning being a corner of remaining lands of the grantors, which point of beginning is South 57 degrees, 39 minutes East 240.00 feet from a corner of lands of the St. Matthews Reformed Church parsonage; thence from said point of beginning along said Conestoga Pike at or near the center line thereof South 57 degrees, 38 minutes East, near the center line thereof South 57 degrees, 30 minutes East 141.85 feet to a point; thence continuing in and along said Conestoga Pike and at or near the center line thereof South 58 degrees 00 minutes East 58.15 feet to a point, a corner of remaining lands of Elmer H. White and others thence leaving said Conestoga Pike and extending along remaining lands of Elmer H. White, and wife the 3 following courses and distances, crossing an iron pipe on line and 23.30 feet distant; (1) South 32 degrees 22 minutes West 200.37 feet to an iron pipe and (2) North 57 degrees, 38 minutes West 200.00 feet to an iron pipe, and (3) North 2 degrees, 22 minutes East 200.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JASON TORRES AND DAMIS GONZALEZ WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM CHRISTOPHER WURTS, DATED DECEMBER 8, 2006, RECORDED DECEMBER 15, 2006, AT DOCUMENT ID 10713198, AND RECORDED IN BOOK 7034, PAGE 1166, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 34-4-0033

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

VS

DEFENDANT: **Jason Torres; Damis Gonzalez, AKA Damis Ramirez**

SALE ADDRESS: 1620 Conestoga Road, Chester Springs, PA 19425

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

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: **21-8-94**

DEBT- **\$176,218.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05133 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 City of Coatesville

Tax Parcel # 16-7-37

PLAINTIFF: ATL Ventures LLC

VS

DEFENDANT: **Edwin Segarra & Jannette I. Vasquez**

SALE ADDRESS: 1127 Olive Street, 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: **21-8-95**

DEBT- **\$177,752.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-09349 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 designated Number 10 on Plan of Lots title Norview Farms recorded in the office of the Recorder of Deeds of Chester County in Plan Book Number 3 page 48, Situate in Westtown Township, Chester County, Pennsylvania, and described in accordance with Survey made by J. Vernon Keech, Registered Surveyor, as follows:-

BEGINNING at a point in the middle of Oakbourne Road at a distance of 297 feet West from its intersection with Matlack Street Road; thence leaving said Oakbourne Road North 17 degrees 7 minutes 40 seconds West a distance of 200 feet at a point at the intersection of Lots 10,11, 13 and 14; thence South 72 degrees 52 minutes 20 seconds West a distance of 100 feet to a point the intersection of Lots 9,10, 14 and 15; thence South 17 degrees 7 minutes 40 seconds East a distance of 200 feet to a point in the middle of said Oakbourne; thence North 72 degrees 52 minutes 20 seconds East a distance of 100 feet to the point and place of beginning.

Fee Simple Title Vested in John F. Gallagher, by deed from Eric Pizzi and Jennifer Pizzi, his wife, dated 6/20/2020, recorded 7/20/2020, in the Chester County Clerk's Office in Deed Book 4788, Page 1254.

PARCEL NO.: 67-04C-0010

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2004-OPT2, Mortgage Pass-Through Certificates, Series 2004-OPT2

VS

DEFENDANT: **John F. Gallagher a/k/a John Gallagher & Natalie Gallagher**

SALE ADDRESS: 405 Oakbourne Road, West Chester, PA 19382

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: **21-8-96**

DEBT- **\$336,088.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00232 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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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, CITY OF LINCOLN UNIVERSITY, STATE OF PENNSYLVANIA, AND DIS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OF LAND, SITUATE IN NEW LONDON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY ACCORDING TO SUBDIVISION PLAN FOR LOCUST RIDGE MADE BY REGISTER ASSOCIATES, INC., REGISTERED SURVEYORS, DATED 10/17/1998 AND LAST REVISED 3/31/1989 AND RECORDED AS PLAN NO. 9196-9199, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MOUNT HOPE ROAD (T-346), SAID POINT OF BEGINNING BEING THE NORTHEASTERLY CORNER OF LOT NO. 35 AS SHOWN ON SAID PLAN, AND THE SOUTHEASTERLY CORNER OF THE ABOUT TO BE DESCRIBED LOT; THENCE FROM SAID POINT OF BEGINNING AND EXTENDING ALONG SAID LOT NO. 35, NORTH 86 DEGREES 20 MINUTES 40 SECONDS WEST 433.10 FEET TO A POINT ON THE EASTERLY SIDE OF CLEARVIEW LANE; THENCE EXTENDING ALONG SAID CLEARVIEW LANE AND THE CUL-DE-SAC AT ITS TERMINUS THE THREE FOLLOWING COURSES AND DISTANCES (1) NORTH 3 DEGREES 35 MINUTES 20 SECONDS EAST 46.93 FEET TO A POINT OF CURVE; (2) THENCE ALONG THE CURVE OF A CIRCLE HAVING A RADIUS OF 25 FEET, THE ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVE; (3) THENCE ALONG THE CURVE OF A CIRCLE HAVING A RADIUS OF 50 FEET, THENCE DISTANCE OF 42.05 FEET TO A POINT A CORNER OF LOT NO 33; THENCE EXTENDING ALONG SAID LOT NO. 33 NORTH 72 DEGREES 32 MINUTES 21 SECONDS EAST 372.37 FEET TO A POINT ON THE SIDE OF THE AFOREMENTIONED MOUNT HOPE ROAD; THENCE EXTENDING ALONG THE SIDE OF SAID ROAD, THE TWO FOLLOWING COURSES AND DISTANCES: (1) ALONG THE CURVE OF A CIRCLE HAVING A RADIUS OF 500 FEET, THE ARC DISTANCE OF 46.11 FEET; (2) SOUTH 11 DEGREES 11 MINUTES 46 SECONDS EAST 199.59 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 1.556 ACRES, BE THE SAME MORE OR LESS.

BEING LOT NO. 34 ON SAID PLAN.

Fee Simple Title Vested in NATHANIEL SMITH AND MICHELE SMITH, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES by deed from LEWIS W. WRIGHT AND SUSAN G. WRIGHT, HUSBAND AND WIFE, dated 06/20/2005, recorded 07/27/2005, in the Chester County Clerk's Office in Deed Book 6563, Page 156.

BEING UPI # 71-1.24.36

PLAINTIFF: AmeriHome Mortgage Company, LLC

VS

DEFENDANT: **Nathaniel Smith a/k/a Nathaniel D. Smith & Michele Smith a/k/a Michele A. Nazzaro f/k/a Michele Ann Smith**

SALE ADDRESS: 213 Clearview Lane, Lincoln University, PA 19352

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: **21-8-97**

DEBT- **\$192,260.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06146 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.

SITUATE in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Property made for Richard L. Speer & Robert L. Hetherinton, by George F. Register Jr., & Sons., C.F. Kennett Square, Pennsylvania dated 1/8/1974, last revised 2/25/1974, recorded at West Chester in the Office of the Recorder of Deeds in Plan Books 58 page 16, as follows:

BEGINNING at a point in the title line in the Red Public Road L.R. No. 15162 known as "Media Road", said point being measured North 70 degrees 25 minutes 22 seconds East, 350.00 feet from a point at the intersection of said Media Road with Hilltop Road; thence extending from said beginning point and along said Media Road, North 70 degrees 25 minutes 22 seconds East, 160.00 feet to a point, a corner of Lot No. 16, thence leaving the road and extending along line of Lot No. 16 South 17 degrees 30 minutes 17 seconds East, 336.91 feet to a point in line of Lot No. 15; thence extending along same South 69 degrees 05 minutes 57 seconds West 140.00 feet to appoint in line of Lot No. 12; thence extending along same and Lots 11 and 10, North 20 degrees 54 minutes 03 seconds West, 340.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on said plan.

BEING the same premises in which Wendy L. Cook a/k/a Wendy L. Cook Battaglini, by deed dated 03/27/2006 and recorded 03/29/2006 in the office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 6801, Page 46 and at Instrument No. 10636140, granted and conveyed unto Charles Chambers and Tracey Chambers, Husband and wife.

UPI # 70-1-62

PLAINTIFF: Elkhorn Depositor LLC

VS

DEFENDANT: Tracey Chambers & Charles Chambers

SALE ADDRESS: 101 Media Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: LOGS LEGAL GROUP LLP 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: **21-8-98**

DEBT- **\$179,624.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12948 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, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, PA dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423-9425, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve, thence (2) on a line curving to the left having a radius of 305.00 feet to an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and through said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement through the rear of premises. Lot owners shall be restricted against placement of any structures with the easement areas.

BEING THE SAME PREMISES which Alfred Harden Ervin, Jr. (erroneously recorded as Alfred Harden Irvin, Jr.) and Adelgunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDELGUNDE N. ERVIN, as tenants by the entirety.

Parcel Number 38-2L-82

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST

VS

DEFENDANT: **Alfred Harden Ervin, Jr. a/k/a Alfred H. Ervin & Adelgunde N. Ervin a/k/a Adelgunde N. Ervin**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

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.