

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, July 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, July 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, July 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, August 16th, 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**

# INDEX

Location	Defendant	Page
Borough of Atglen . . . . .	James P. Stauffer & Julie E. Stauffer . . . . .	5
Borough of Oxford . . . . .	Henry J. Ruffenach . . . . .	17
Borough of Parkesburg . . . . .	Richard D. Mathues a/k/a Richard Mathues . . . . .	14
Borough of Phoenixville . . . . .	Christopher Conrad . . . . .	4
Borough of Spring City . . . . .	Daniel Drisoll a/k/a Daniel Driscoll a/k/a Daniel J. Driscoll, III, Executor . . . 6-7 of the Estate of Lynne S. Driscoll a/k/a/ Lynne Driscoll, Deceased	
City of Coatesville . . . . .	Coatesville Inn Associates, L.P. . . . .	8
East Fallowfield Township . . . . .	John F. Glah . . . . .	15
East Nottingham Township . . . . .	William D. Mitchell . . . . .	10
East Whiteland Township . . . . .	The Unknown Heirs of Stoughton L. Watts, Deceased . . . . .	13
Easttown Township . . . . .	H. Howard Wisch, Jr. & Lindsey Wisch . . . . .	3
New Garden Township . . . . .	Cynthia A. Santore . . . . .	2
Penn Township . . . . .	Karen L. Klemaszewki & Michael P. Klemaszewski . . . . .	16
West Pikeland Township . . . . .	Timothy J. McCloskey a/k/a Timothy McCloskey & Christine McCloskey . . . . .	11
West Whiteland Township . . . . .	Loretta A. Iezzi . . . . .	9
Willistown Township . . . . .	Christine E. Strieb . . . . .	12

# Sheriff's Sale of Real Estate

SALE NO: **21-7-67**

DEBT- **\$407,421.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06697 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, July 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, August 16, 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 New Garden Township Chester County Pennsylvania bounded and described according to a Final Plan of Bancroft Woods, made by Hillcrest Associates, Inc. Civil Engineers, dated 5/6/1992 and filed in Chester County as Plan #11677, bounded and described as follows, to wit: BEGINNING at a point on the Southerly side of Crestview Drive, a corner of Lot 138, thence extending along same, South 44 degrees 00 minutes 03 seconds East 132.00 feet to a point in line of Lot 124, thence extending along same, South 45 degrees 59 minutes 57 seconds West 133.14 feet to a point on the Easterly side of Brighton Circle, thence extending along same, north 42 degrees 20 minutes 22 seconds West, 31.78 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 314.99 feet, the arc distance of 60.13 feet to a point of tangent, thence extending still along same, North 31 degrees 24 minutes 04 seconds West 22.11 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 30.00 feet, the arc distance of 44.24 feet to a point of reverse curve, on the southerly side of Crestview Drive, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 542.65 feet, the arc distance of 67.13 feet to a point of tangent, thence extending still along same, north 45 degrees 59 minutes 57 seconds East 20.00 feet to the point of beginning.

BEING LOT #139 on said Plan.

Fee Simple Title Vested in Cynthia A. Santore, by deed from Kathy S. Lamborn, dated 08/15/2007, recorded 10/05/2007, in the Chester County Clerk's Office in Deed Book 7280, Page 175, as Instrument No. 10793876. Tax ID/Parcel No. 60-1-143

PLAINTIFF: Cascade Funding Mortgage Trust 2017-1

VS

DEFENDANT: **Cynthia A. Santore**

SALE ADDRESS: 101 Crestview Drive, Kennett Square, PA 19348

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: **21-7-68**

DEBT- **\$463,487.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-00031 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, July 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, August 16, 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 Easttown Township aforesaid, bounded and described as follows:

BEGINNING at a point in the center line of Lancaster Avenue at the distance of 92 feet measured Westwardly from a spike at the intersection of the middle lines of Center Avenue and Lancaster Avenue; thence South 00 degrees 34 minutes East, along lot of Joseph C. Dettore, 179.78 feet to a point in the North Side of Lot No. 4; thence along the same, South 88 degrees 29 minutes West 71 feet more or less to the southeasterly corner of Lot No. 1, now or lately owned by Luigi Deluca; thence by same, North 1 degrees 28 minutes West, 188.03 feet to a point in the center line of said Lancaster Avenue; thence along the same, South 89 degrees 30 minutes East 67 feet more or less to the northwesterly corner of Joseph C. Dettore's lot, the first mentioned point and place of beginning.

Being same premises which: Matthew J. Daw and Nicole Daw by deed dated 08/31/2001 and recorded 09/10/2001 in Chester County in Record Book 5059 Page 856 conveyed unto H. Howard Wisch, Jr. and Lindsey Wisch, in fee.

BEING UPI # 55-2H-201

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A  
VS  
DEFENDANT: **H. Howard Wisch, Jr. & Lindsey Wisch**  
SALE ADDRESS: 404 Old Lancaster Road, Berwyn, PA 19312  
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: **21-7-69**

DEBT- **\$229,961.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-00243 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, July 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, August 16, 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 Situate on the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania and described according to a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor No. 5015 on June 20, 1952 as follows, to wit:

BEGINNING at an iron pipe in the Easterly side of Starr Street (80 feet wide), a corner of other lands of the grantors about to be conveyed and 168 feet from an iron pipe in the Easterly side of Starr Street and in the projected line of the North curb line of Washington Avenue (60 feet wide); thence along the side of Starr Street, North 9 degrees 30 minutes West 205.25 feet to an iron pin in line of other lands of the grantors; thence along the same North 80 degrees 22 minutes East 149.49 feet to an iron pipe in line of lands of St. Nicholas Brotherhood; thence along the same South 9 degrees 20 minutes East 306.25 feet to an iron pipe a corner of other lands of Grantors about to be conveyed; thence along the same South 80 degrees 22 minutes West 148.88 feet to the place of beginning.

CONTAINING 30.769 square feet of land, be the same more or less.

Being same premises which: Michael Lucas, by his Agent, Barbara Swales, Appointed by Letter of Attorney dated 10/8/2004 and Recorded in the County of Chester on 3/18/2005 in Book 6438 Page 935 by deed dated 04/01/05 and recorded 05/13/2005 in Chester County in Record Book 6491 Page 2244 conveyed unto Christopher Conrad, in fee.

Being UPI # 15-10-100

PLAINTIFF: Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust V-C

VS

DEFENDANT: **Christopher Conrad**

SALE ADDRESS: 119 Starr Street, Phoenixville, PA 19460

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: **21-7-70**

DEBT- **\$146,620.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02165 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, July 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, August 16, 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF ATGLEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of James E. Brown, made by the Design Coalition Architects & Planners dated May 4, 1985 and recorded November 4, 1985 in Chester County as Plan File No. 5873 and being more fully described as follows, to wit: Beginning at a point in the bed of Valley Avenue, said point also being the Southeast corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning, leaving the bed of Valley Avenue and continuing along Lot No. 2, North 02 degrees 25 minutes 00 seconds West, 265.02 feet to a point along lands of the Penn Central Railroad; thence extending along same, North 81 degrees 09 minutes 00 seconds East 75.00 feet to a point; thence extending South 02 degrees 25 minutes 00 seconds East 264.40 feet to line in the bed of Valley Avenue South 80 degrees 30 minutes 00 seconds West 75.00 feet to the first mentioned point and place of beginning.

Being Lots No. 3 and 4 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. STAUFFER AND JULIE E. STAUFFER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ELIZABETH W. BROWN, WIDOW, DATED OCTOBER 29, 1999, RECORDED NOVEMBER 3, 1999, AT INSTRUMENT NUMBER 0088737, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 07-03-0019

PLAINTIFF: The Money Source, Inc

VS

DEFENDANT: **James P. Stauffer & Julie E. Stauffer**

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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: **21-7-71**

DEBT- **\$170,630.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-07394 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Premises "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE ON THE WESTERLY SIDE OF CEDAR STREET, IN THE FOURTH WARD OF THE BOROUGH OF SPRING CITY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 44 AND PART OF LOT NO. 45 SHOWN ON PLAN OR PLOT OF LOTS LAID OUT BY W.P. SNYDER AND BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE IN SEPTEMBER 1960 BY EARL R. EWING, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE MARKING THE INTERSECTION OF THE NORTHERLY MARGIN LINE OF QUEEN STREET WITH THE WESTERLY MARGIN LINE OF CEDAR STREET, THENCE FROM SAID POINT OF BEGINNING AND EXTENDING ALONG THE NORTHERLY MARGIN LINE OF QUEEN STREET, NORTH EIGHTY NINE DEGREES WEST THE DISTANCE OF FORTY FEET TO AN IRON PIPE, A CORNER OF REMAINING LANDS OF ESTELLA BORTMAN; THENCE EXTENDING ALONG SAID LATTER LANDS, NORTH ONE DEGREE EAST ONE HUNDRED FIFTY FEET TO AN IRON PIPE IN THE SOUTHERLY SIDE OF A TWENTY FEET WIDE ALLEY; THENCE ALONG THE SOUTHERLY SIDE OF SAID ALLEY SOUTH EIGHTY NINE DEGREES EAST FORTY FEET TO AN IRON PIPE IN THE WESTERLY MARGIN LINE OF CEDAR STREET AFORESAID; THENCE ALONG THE WESTERLY SIDE OF MARGIN LINE OF CEDAR STREET, SOUTH ONE DEGREE WEST ONE HUNDRED FIFTY FEET TO THE FIRST MENTIONED IRON PIPE AND PLACE OF BEGINNING.

Premises "B"

ALL THAT CERTAIN DWELLING HOUSE AND LOT OR TRACT OF LAND, THEREUNTO APPURTENANT SITUATE ON THE NORTHERLY SIDE OF QUEEN STREET IN THE FOURTH WARD OF THE BOROUGH OF SPRING CITY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE IN SEPTEMBER 1960 BY EARL R. EWING, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT:

PLAINTIFF: SunWest Mortgage Company, Inc  
VS

DEFENDANT: **Daniel Drisoll a/k/a Daniel Driscoll a/k/a Daniel J. Driscoll, III, Executor of the Estate of Lynne S. Driscoll a/k/a/ Lynne Driscoll, Deceased**

SALE ADDRESS: 407 Queen Street, Spring City, PA 19475

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: **21-7-71X**

DEBT- **\$170,630.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-07394 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

BEGINNING AT AN IRON PIN IN THE NORTHERLY SIDE OF QUEEN STREET (FIFTY SEVEN FEET WIDE) SAID POINT OF BEGINNING BEING FORTY FEET DISTANCE IN A WESTERLY DIRECTION FROM AN IRON PIN MARKING THE INTERSECTION OF THE NORTHERLY SIDE OF QUEEN STREET WITH THE WESTERLY SIDE OF CEDAR STREET SAID POINT OF BEGINNING ALSO A CORNER OF OTHER LANDS NOW OF SAID ALBERT M. BETZ, ET UX; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY SIDE OF QUEEN STREET NORTH EIGHTY NINE DEGREES WEST THIRTY FIVE FEET TO AN IRON PIN; THENCE NORTH ONE DEGREE EAST ONE HUNDRED FIFTY FEET TO AN IRON PIN IN THE SOUTHERLY SIDE OF A TWENTY FEET WIDE ALLEY, THENCE ALONG SAID SIDE OF SAID ALLEY SOUTH EIGHTY NINE DEGREES EAST THIRTY FIVE FEET TO AN IRON PIN A CORNER OF SAID OTHER LANDS NOW OR ALBERT M. BETZ, ET EX; THENCE ALONG THE SAME SOUTH ONE DEGREE WEST ONE HUNDRED FIFTY FEET TO THE FIRST MENTIONED POINT, IRON PIN, AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Dorothy Wigham and Lynne Driscoll, by Deed dated 2/1/2001 and recorded in the Office of the Recorder of Deeds of Chester County on 2/7/2002 in Deed Book Volume 5195, Page 198, granted and conveyed unto Daniel J. Driscoll, Jr. and Lynne Driscoll, Husband and Wife.

PARCEL # 14-2-3 & 14-2-3.1

PLAINTIFF: SunWest Mortgage Company, Inc  
VS

DEFENDANT: **Daniel Driscoll a/k/a Daniel Driscoll a/k/a Daniel J. Driscoll, III, Executor of the Estate of Lynne S. Driscoll a/k/a/ Lynne Driscoll, Deceased**

SALE ADDRESS: 407 Queen Street, Spring City, PA 19475

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: **21-7-72**

DEBT- **\$3,872,310.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-01537 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Those certain real air rights, together with all improvements and easements related thereto and any and all personal property thereon, owned by Coatesville Inn Associates, L.P. situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being a part of the tax parcel number 16-1-41.1 for air rights only.

Tax Parcel 16-1-41.1

PLAINTIFF: Coatesville Holdings LLC

VS

DEFENDANT: **Coatesville Inn Associates, L.P.**

SALE ADDRESS: 600 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **REED SMITH LLP 215-851-8100**

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: **21-7-73**

DEBT- **\$163,550.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-08022 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, July 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, August 16, 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, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in West Whiteland Township, in the County of Chester, State of Pennsylvania, conveyed to Loretta A. Iezzi, by deed dated 3/22/2010 and recorded 12/16/2011, from Robert A. Iezzi and Loretta A. Iezzi, of record in Book 8317, Page 1900, etc, with the Chester County Recorder of Deeds.

Tax Parcel ID: 41-06-0195

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION  
VS

DEFENDANT: **Loretta A. Iezzi**

SALE ADDRESS: 1432 Woodbank Way, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP**  
**267-295-3364**

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: **21-7-74**

DEBT- **\$280,187.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-09257 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in East Nottingham Township

Tax ID/UPI Parcel No. 69-06-0468-130/69-6-468.13

Sold as the property of: William D. Mitchell

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

VS

DEFENDANT: **William D. Mitchell**

SALE ADDRESS: 301 Yorklyn Road, Oxford, PA 19363

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: **21-7-75**

DEBT- **\$838,570.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11110 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in West Pikeland Township

Tax ID/UPI Parcel No. 34-05-0012.050/34-5-12.5

Sold as the property of: Christine McCloskey and Timothy J. McCloskey a/k/a Timothy McCloskey

PLAINTIFF: 1900 Capital Trust III, by US Bank Trust National Association, not in Its Individual Capacity but Solely as Certificate Trustee

VS

DEFENDANT: **Timothy J. McCloskey a/k/a Timothy McCloskey & Christine McCloskey**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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: **21-7-76**

DEBT- **\$174,081.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-08847 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, July 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, August 16, 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 with the buildings and improvements thereon erected, SITUATE in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Map of "Richmond Gardens" made by M. R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated May 5, 1951 and revised June 7, 1951 and last revised January 16, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Richmond Road (50 feet wide) at the distance of 70.99 feet measured, South 22 degrees 32 minutes 40 seconds East, along the said side of Richmond Road, at its intersection with the Southerly side of Paoli-West Chester Road (60 feet wide) (both lines produced); thence extending from said beginning point, North 67 degrees 27minutes 20 seconds East, 100 feet to a point; thence extending South 22 degrees 32 minutes 40 seconds East, 60 feet to a point; thence extending South 67 degrees 27 minutes 20 seconds West, 100 feet to a point on the Northeasterly side of Richmond Road, aforesaid; thence extending along the same, North 22 degrees 32 minutes 40 seconds West, 60 feet to the first mentioned point and place of beginning.

BEING Lot No. 2, House No. 102 Richmond Road.

Tax I.D. #: 54-1Q-240

PLAINTIFF: McCormick 112, LLC

VS

DEFENDANT: **Christine E. Strieb**

SALE ADDRESS: 102 Richmond Road, Paoli, PA 19301

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

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: **21-7-77**

DEBT- **\$238,108.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02525 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in East Whiteland Township

Tax ID/UPI Parcel No. 42-03R-0035/42-3R-35

Sold as the property of: The Unknown Heirs of STOUGHTON L. WATTS Deceased

PLAINTIFF: M&T Bank

VS

DEFENDANT: **The Unknown Heirs of Stoughton L. Watts, Deceased**

SALE ADDRESS: 16 Fairway Drive, 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: **21-7-78**

DEBT- **\$87,991.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12876 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, July 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, August 16, 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 TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF PARKESBURG, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, WITH THE DWELLING ERECTED THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A STAKE IN THE LIMESTONE ROAD IN A LINE OF LAND NOW OR LATE OF EZEKIEL YOUNG AND EXTENDING THENCE ALONG THE SAID ROAD NORTH TEN MINUTES EAST, SIXTY FEET TO A STAKE; THENCE BY REMAINING LAND OF A PRIOR GRANTOR SOUTH EIGHTY-NINE DEGREES AND FIFTY MINUTES EAST, ONE HUNDRED AND SIXTY ONE FEET TO A STAKE N A LINE OF LAND NOW OR LATE OF WILLIAM B. SMITH; THENCE BY SAID LAND NOW OR LATE OF WILLIAM B. SMITH SOUTH TEN MINUTES WEST, SIXTY FEET TO A STAKE, THENCE BY SAID REMAINING LAND OF A PRIOR GRANTOR NORTH EIGHTY-NINE DEGREES AND FIFTY MINUTES WEST, ONE HUNDRED AND SIXTY-ONE FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Daniel L. London, Jr., by Deed dated 6/16/2017 and recorded in the Office of the Recorder of Deeds of Chester County on 7/18/2017 in Instrument No. 11555145, Deed Book Volume 9580, Page 181, granted and conveyed unto Richard D. Mathues a/k/a Richard Mathues.

Tax Parcel # 08-03-0171.010-E

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Richard D. Mathues a/k/a Richard Mathues**

SALE ADDRESS: 207 N. Limestone Road a/k/a 207 North Limestone Road, Parkesburg, PA 19365

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: **21-7-79**

DEBT- **\$292,533.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06783 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the TOWNSHIP OF EAST FALLOWFIELD, CHESTER County, Pennsylvania, being

BLR# 47-6-162

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4

VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BROCK & SCOTT 844-856-6646**

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: **21-7-80**

DEBT- **\$599,798.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12740 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania, being

BLR# 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewki & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

PLAINTIFF ATTORNEY: **BROCK & SCOTT 844-856-6646**

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: **21-7-81**

DEBT- **\$474,464.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03579 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, July 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, August 16, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the BOROUGH OF OXFORD, CHESTER County, Pennsylvania, being

BLR# 6-8-51

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Indenture Trustee for the Registered Holders for ABFS Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2  
VS

DEFENDANT: **Henry J. Ruffenach**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

PLAINTIFF ATTORNEY: **BROCK & SCOTT 844-856-6646**

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.