

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, October 21st @ 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, October 21st, 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.

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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, October 21st, 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, November 22nd, 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: **21-10-107**

DEBT- **\$45,196.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07822 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, October 21, 2021 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, SITUATE in Franklin Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan for Thompson Estates, made by Brandywine Valley Engineers, Inc. dated 4/28/1995, last revised 1/17/1996 and recorded in the Recorder of Deeds Office Chester County as Plan No. 13534 as follows, to wit:

BEGINNING at an iron pin to be set (Typical) on the southerly side of Thompson Circle, a common corner of Lots 16 and 17 on said Plan, thence extending along Thompson Circle the four following courses and distances (1) North 52 degrees 06 minutes 19 seconds East 50.76 feet to a point of curve (2) in the arc of a circle curving to the right having a radius of 175.000 feet the arc distance of 97.02 feet to a point of tangent (3) North 83 degrees 52 minutes 13 seconds East 6.79 feet to a point of curve and (4) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Westerly side of Forrest Gump Road, thence extending along same, South 06 degrees 07 minutes 47 seconds, East 334.55 feet to a point, thence extending South 82 degrees 51 minutes 02 seconds West 89.50 feet to a point a corner of Lot 16 thence extending along said Lot, North 20 degrees 14 minutes 30 seconds West 317.81 feet to the first mentioned point and place of beginning.

CONTAINING 45,704 square feet of 1.049 acres more or less.

BEING Lot 17 on said Plan.

BEING part of the same premises which Thomas C. Thompson and Edith D. Thompson, his wife by Deed dated 8/22/1996 and recorded in Chester County, in Record Book 4075 page 1615 conveyed unto Thompson Estate Homes, Inc., a Pennsylvania Corporation, its successors and/or assigns.

Tax Parcel 72-2-61.17

PLAINTIFF: Wright Restoration Services, Inc.

VS

DEFENDANT: **Al Cruciano & Mary Jane Cruciano**

SALE ADDRESS: 139 Thompson Circle, Landenberg, PA 19350

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: **21-10-108**

DEBT- **\$467,293.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-02896 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 West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Manor. No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit.

Beginning at a point in the southwest side of Howard Avenue (40 feet wide) at the distance of 120, south 01 degree 22 minutes east, from a point of intersection of the southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet south 72 degrees 52 minutes 20 seconds west along southeast side of Howard Road from the southwest side of Greenhill Avenue; thence from the last mentioned point of beginning along the southwest side of Howard Avenue, south 01 22 minutes east 120 feet to a point a corner of Lot 11; thence leaving the said Howard Avenue along Lot 11 south 88 degrees 38 minutes west 100 feet to a point in land now or late of Walter J. Few; thence along the same north 01 degree 22 minutes west 120 feet to a point a corner of Lot 12; thence along Lot 12; the first mentioned point and place of beginning.

BEING KNOWN AS LOT 10 ON PLAN OF GREEN HILL MANOR 2

BEING the same premises which ROBERT ALAN LANE, JR. & MELODY LANE, by Deed dated June 18, 1999, and recorded July 19, 1999, in Book 4601, Page 1154, granted and conveyed unto SCOTT ALLEN & PATRICIA ALLEN, HIS WIFE, in fee.

AND BEING the same premises which SCOTT ALLEN & PATRICIA ALLEN, by Deed dated February 15, 2011, and recorded February 25, 2011, as Document ID: 11082461 in Book 8130, Page 1452, granted and conveyed unto ZACHARY A. PICKARD in fee.  
Subject to any restrictions, easements and/or adversed that pertain to this property.

BEING UPI # 52-3E-16

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Zachery A. Pickard**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOSHUA D. BRADLEY 410-727-6600**

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: **21-10-109**

DEBT- **\$5,472.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05053 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 the Township of Willistown County of Chester and State of Pennsylvania.

Tax Parcel No.: 54-2-51

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **William S. Davison**

SALE ADDRESS: 804 Forest Lane, Willistown Township, PA 19355

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

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

# Sheriff's Sale of Real Estate

SALE NO: **21-10-110**

DEBT- **\$1,770.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01639 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN Unit in the property known, named and identified as Renaissance Place East Condominium, located in Phoenixville Borough, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the recording in the County of Chester Department of Records of a Declaration dated October 16, 2006 and recorded October 16, 2006 in Record Book 6981 page 1750, being and designated as Unit No. 205 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel No. 15-9-966

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street, Coatesville, PA 19320

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: **21-10-111**

DEBT- **\$1,504.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09752 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 tract of land known as 246 Fleetwood Street, situate in the City of Coatesville County of Chester and State of Pennsylvania.

Tax Parcel No.: 16-5-51.4

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 246 Fleetwood Street, Coatesville, PA 19320

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: **21-10-112**

DEBT- **\$1,795.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01637 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 CITY OF COATESVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA.

TAX PARCEL NO.: 16-6-590

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Hugh Simmins**

SALE ADDRESS: 764 E. Lincoln Highway, Coatesville, PA 19320

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: **21-10-113**

DEBT- **\$3,695.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00334 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 tract of land SITUATE in the First Ward of the City of Coatesville, County of Chester, State of Pennsylvania.

EXPECTING AND RESERVED THEREOUT AND THEREFROM:

ALL THAT CERTAIN tract of land, together with the improvements thereon erected SITUATE in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO.: 16-9-322.2 & 16-9-322.3

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jerry F. Mullin & Mary K. Mullin**

SALE ADDRESS: 338 & 340 Lemon Street, Coatesville, PA 19320

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: **21-10-115**

DEBT- **\$30,156.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06098 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 tract or parcel of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in Tredyffrin Township, Chester County, Pennsylvania.

Tax Parcel No.: 43-9L-1

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Lita M. Alston, Administratrix of the Estate of Lottie Alston**

SALE ADDRESS: 38 Summit Avenue, Tredyffrin Township, PA 19301

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: **21-10-116**

DEBT- **\$3,378.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05987 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 East Whiteland, County of Chester and State of Pennsylvania.

Tax Parcel No.: 42-3M-82

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **Mary Pat Wright**

SALE ADDRESS: 80 Rickmar Lane, E. Whiteland Township, PA 19355

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

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

# Sheriff's Sale of Real Estate

SALE NO: **21-10-119**

DEBT- **\$366,816.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-00359 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 the Township of Upper Uwchlan, Chester County, Commonwealth of Pennsylvania, as shown on a plan of "the reserve at eagle", made by Eastern States Engineering, Inc., dated November 19, 1999, last revised September 21, 2001 and recorded in Plan # 15948, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Prescott Drive (50 feet wide) a corner lot 32 on said plan: thence extending along the northwesterly side of Prescott Drive south 24 degrees 40 minutes 00 seconds west 4.98 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 135.41 feet to a point of tangent; thence still along the same south 69 degrees 00 minutes west 7.77 feet to a point; thence extending along lot 30 on said plan north 21 degrees (00 minutes west 125.00 feet to a point thence extending along open space on said plan north 48 degrees 03 minutes 09 seconds east 49.55 feet to a point; thence extending along lot 32 aforementioned south 65 degrees 20 minutes 00 seconds east 125.00 feet to a point and place of beginning.

UPI NO.: 32-3-456

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **Timothy P. Schwarz & Theresa R. Schwarz & the United States of America**

SALE ADDRESS: 217 Prescott Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQ. 610-530-2700**

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: **21-10-120**

DEBT- **\$251,375.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-01729 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 tract of land, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made October 10, 1959, by C. Timothy Slack, P.E., as follows:

BEGINNING at a railroad spike in the centerline of Kings Highway said point being a corner of remaining land of the Grantors and a corner of land belonging to Cletus Miller; thence along the center line of said Kings Highway and along remaining land of the Grantors, South 64° 15' East, one hundred ten feet to a railroad spike and a corner of remaining land of the Grantors; thence continuing along said Kings Highway and said remaining land of the Grantors; South 61° 8' 30" East, one hundred twenty-five feet to a railroad spike and a corner of remaining land of the Grantors; thence leaving said Kings Highway and along remaining land of the Grantors the two following courses and distances, to-wit: (1) South 18° 51' 30" West, 200 feet to an iron pipe; thence (2) North 57° 45' 30" West, one hundred eighty-three and one-tenth feet to an iron pipe; and a corner of remaining land of the Grantors and in line of land belonging to Cletus Miller, thence along the Miller land, North 3° 8' 30" East, 200 feet to the place of beginning,

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Geoffrey E. Freeman and Corie Sue Freeman, be Deed dated August 22, 2007, and recorded on August 31, 2007, by the Chester County Recorder of Deeds in Book 7254, at Page 459, granted and conveyed unto Geoffrey E. Freeman, an Individual.

UPI NO. 28-5-140.1

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation  
Mortgage Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **Geoffrey E. Freeman**

SALE ADDRESS: 1046 West Kings Highway, Coatesville, PA 19320

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: **21-10-121**

DEBT- **\$67,059.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-06936 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 WEST BRADFORD

TAX ID NO.: 50-02P-0046

PLAINTIFF: The Bank of New York Mellon Trust Company, N.A., FKA the Bank of New York Trust Company, N.A., as Trustee for GMACM Home Equity Loan Trust 2006-HE5

VS

DEFENDANT: **Nicole M. Gray & Sean P. Gray**

SALE ADDRESS: 1322 Broadview West, 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: **21-10-122**

DEBT- **\$94,043.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00284 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, October 21, 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, November 22, 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 SPRING CITY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

Tax Parcel No.: 14-1-7

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **Kari Newman**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

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: **21-10-123**

DEBT- **\$735,092.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-08924 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, October 21, 2021 @ 11 AM

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ALL THAT CERTAIN tract of lot or piece of land, with the buildings and improvements thereon erected, situate in the Township of West Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with the Hoffman Estate Subdivision Plan be E.R. Felty, Inc., S.L.P., Wernersville, PA, dated December 29, 1993, and recorded as Plan No. 12471, as follows, to-wit;

BEGINNING at a point on the Northwesternly ultimate right-of-way line of Chester Springs Road (T-463) which point marks a common corner of this premises and Lot No. 2; thence extending from said beginning point along the said Northwesternly ultimate right-of-way line of Chester Springs Road (T-463) South 37 degrees 15 minutes 24 seconds West, crossing over a fifteen inch CMP easement and crossing over the bed of a proposed driveway, 279.00 feet to a point, a corner of this premises and land now or late of Anne Ashton Ewing; thence extending partly along the same the next two following courses and distances, viz: (1) North 30 degrees 40 minutes 13 seconds West 629.93 feet to a point, a corner and (2) North 20 degrees 45 minutes 43 seconds East 20.00 feet to a point, a corner of this premises and Lot No. 3; thence extending partly along the same North 67 degrees 12 minutes 21 seconds East 216.40 feet to a point, a corner of this premises and Lot No. 2 aforesaid; thence extending along the same the next four following courses and distances, viz: (1) South 30 degrees 40 minutes 13 seconds East, crossing and re-crossing over silt (filter) fence barriers, 199.42 feet to a point, an angle, (2) South 14 degrees 41 minutes 40 seconds East 101.87 feet to a point, an angle, (3) South 37 degrees 16 minutes 12 seconds East 100.00 feet to a point, an angle and (4) South 52 degrees 44 minutes 36 seconds East 120.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 3.144 acres of land, be the same, more or less.

BEING LOT NO.1 on the above mentioned Plan.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Daniel K. Stoudt Builders, Inc., by Deed dated April 30, 1999, and recorded on May 14, 1999, by the Chester County Recorder of Deeds in Book 4563, at Page 1264, granted and conveyed unto Ronald A. Brostrom and Ann M. Brostrom, as Tenants by the Entireties.

Tax Parcel No.: 25-10-3.1

PLAINTIFF: CSMC 2018-SP2 Trust

VS

DEFENDANT: **Ann M. Brostrom & Ronald A. Brostrom**

SALE ADDRESS: 2655 South Chester Springs Road, Chester Springs, PA 19425

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: **21-10-124**

DEBT- **\$115,509.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-02104 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, October 21, 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, November 22, 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 AND TRACT OR PIECE OF LAND SITUATE IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOR A CORNER OF LAND NOW OR LATE OF THOMAS G. HENDERSON AND LAND NOW OR LATE OF JACOB THOMPSON, THENCE BY THE FORMER NORTH FIVE AND ONE-HALF DEGREES WEST SIX AND SEVEN TENTHS PERCHES TO A STONE; THENCE BY LAND NOW OR LATE OF A WOS S. HENDERSON AND LAND NOW OR LATE OF JOHN LAWRENCE NORTH SIXTY FIVE AND ONE-QUARTER DEGREES EAST FORTY ONE PERCHES TO A STONE, AND SOUTH THIRTY DEGREES EAST FOURTEEN AND NINE TENTHS PERCHES TO A STONE ON THE NORTHWEST SIDE OF THE BEAVER DAN ROAD; THENCE BY THE SAME SOUTH 58 DEGREES WEST FORTY SIX PERCHES TO A STONE FOR A CORNER OF THE SAID JACOB THOMPSON'S LOT; THENCE BY THE SAME NORTH TWENTY DEGREES WEST FOURTEEN PERCHES TO THE PLACE OF BEGINNING.

Fee Simple Title Vested in J. ERIC BYERLY AND MARJORIE L. BYERLY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, by deed from JOSEPH L. BAXTER, EXECUTOR OF THE ESTATE OF BESSIE E. BAXTER, dated 01/05/1993, recorded 01/11/1993, in the Chester County Clerk's Office in Deed Book 3452, Page 268, as Instrument No. 002354.

PARCEL NO.: 28-4-18

PLAINTIFF: CSMC 2018-SP3 Trust

VS

DEFENDANT: **Eric J. Byerly & Marjorie Byerly**

SALE ADDRESS: 3055 Compass Road, Honey Brook, PA 19344

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: **21-10-125**

DEBT- **\$164,386.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-07387 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, October 21, 2021 @ 11 AM

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF EAST NOTTINGHAM, CHESTER COUNTY, PENNSYLVANIA.

Being Parcel Number: 690601700400

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11

VS

DEFENDANT: **James Lafferty Jr.**

SALE ADDRESS: 114 Graves Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**  
**855-225-6906**

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

# Sheriff's Sale of Real Estate

SALE NO: **21-10-126**

DEBT- **\$287,658.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-02056 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, October 21, 2021 @ 11 AM

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ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Auburn Hills, prepared by Hillcrest Associates, Inc., dated 4-25-2002, last revised 11-26-2002 and recorded in Chester County as Plan No. 16614, as follows, to wit:

Beginning at a point on the Southerly side of Cezanne Court Cul de sac, a corner of Lot No. 28 as shown on plan; thence from said point of beginning along the said side of Cezanne Court on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 47.79 feet to a corner of Lot No. 33; thence along Lot No. 33 and also Lot No. 32 the 2 following courses and distances: (1) South 09 degrees 26 minutes 31 seconds West, through the bed of Sage Way (50 feet wide private right of way), 221.43 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 47.82 feet to a corner of Lot No. 30; thence along Lot No. 30 the following 3 courses and distances: (1) North 53 degrees 35 minutes 09 seconds West, crossing a drainage easement, 151.56 feet; (2) North 85 degrees 09 minutes 51 seconds West, 126.83 feet; (3) North 32 degrees 07 minutes 53 seconds West, 41.02 feet to a point in line of Lot No. 28; thence along Lot No. 28 the 2 following courses and distances: (1) North 52 degrees 07 minutes 30 seconds East, 264.07 feet; (2) South 82 degrees 58 minutes 05 seconds East, 74.43 feet to the first mentioned point and place of beginning.

Being Lot No. 29 as shown on said plan.

Together with and subject to the use of Sage Way (a common 50 feet wide private right of way) as shown on said plan. The 50 feet wide private right of way to be used and maintained by Lots No. 29, 30, 31 and 32 and to be used for public pedestrian access. New Garden Township shall have to right to access for maintenance vehicles and equipment.

BEING THE SAME PROPERTY CONVEYED TO APRIL D. CUSTER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM KATHRYN D. PEOPLES, DATED MARCH 5, 2014, RECORDED MARCH 6, 2014, AT DOCUMENT ID 11334490, AND RECORDED IN BOOK 8894, PAGE 58, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 60-5-15.22

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **April Custer, AKA April D. Custer**

SALE ADDRESS: 101 Sage Way, Landenberg, PA 19350

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: **21-10-127**

DEBT- **\$598,277.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09720 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, October 21, 2021 @ 11 AM

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ALL THAT CERTAIN tract or piece of land with the two story stone dwelling barn, stone dwelling sheds and other improvements erected thereon, situate on the South side of St. Peters Road, LR 15130, and being Lot No. 3 of the Littlebrook Subdivision Phase II, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a Survey by Andrew F. Kent, Professional Land Surveyor, designated 77-07-81, as follows, to-wit;

BEGINNING at a point in St. Peters Road, LR 1513, a corner of Lot No. 4; thence leaving said road and along Lot No. 4 the two following courses and distances: (1) South 12 degrees 30 minutes 02 seconds West 720.98 feet to an iron pin; (2) South 53 degrees 35 minutes 02 seconds West 580.00 feet more or less to a point in the center line of Pigeon Creek; thence in said center line the two following courses and distances: (1) South 70 degrees 40 minutes 50 seconds East, 155.75 feet to a point; (2) South 39 degrees 50 minutes 24 seconds East 71.41 feet to a point in the center line of said creek in line of lands of Daniel F. DeCaro and Shirley J. DeCaro, his wife, (it is the intention of the conveyance to convey to the center line of Pigeon Creek); thence along lands of Daniel F. DeCaro the three following courses and distances: (1) South 53 degrees 35 minutes 02 seconds West, 450.67 feet more or less to an iron pin; (2) North 24 degrees 51 minutes West, 251.62 feet to an iron pin; (3) North 68 degrees 32 minutes West 239.25 feet to an iron pin, a corner of lands of Roger H. Davidheiser and Maryanne B. Davidheiser, his wife; thence along lands of the same, North 23 degrees 25 minutes East, crossing Pigeon Creek, 732.26 feet to an iron pin, a corner of Lot No. 1; thence along Lot No. 1, North 77 degrees 14 minutes 04 seconds East, 136.68 feet to an iron pin, a corner of Lot No. 2 the two following courses and distances: (1) South 82 degrees 35 minutes East 200.32 feet to an iron pin; (2) North 4 degrees East, 468.00 feet to a spike in St. Peters Road; thence in St. Peters Road the two following courses and distances: (1) South 82 degrees 35 minutes East 212.12 feet to a spike; (2) North 73 degrees 34 minutes 02 seconds East 145.00 feet to a spike, the place of beginning.

CONTAINING 14.9 acres.

BEING THE SAME PREMISES AS Stephen B. Wilchek and Diane G. Wilchek, by Deed dated March 26, 1993, and recorded on April 6, 1993, by the Chester County Recorder of Deeds in Book 3535, at Page 268, as Instrument No. 023891, granted and conveyed unto Allan S. Rink and Susan V. Rink, as Tenants by the Entireties.

Tax Parcel No.: 17-06-0057

PLAINTIFF: CIM REO 2021-NR1 LLC

VS

DEFENDANT: **Allan S. Rink & Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

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.