

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 18th @ 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, November 18th, 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, November 18th, 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, December 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: **21-11-127**

DEBT- **\$22,888.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02814 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, November 18th, 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, December 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.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Lincoln University, Lower Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with survey made September 9, 1959, by S. Pusey Morrison, Surveyor, as follows:

BEGINNING at an iron pin on the Northerly side of Third Avenue thence along the northerly side of Third Avenue, North 85 degrees West 100 feet to an iron pin in line of land of Williams, thence along land of Williams North 32 degrees 17 minutes West 100 feet to land about to be conveyed to William Dorsey and Daphne A. Dorsey, his wife; thence along land, about to be conveyed to William Dorsey and Daphne A. Dorsey, his wife, North 57 degrees 7 minutes East 80.6 feet to a point in the West side of Broadway, thence along the West side of Broadway South 32 degrees 53 minutes East 174.6 feet to the place of beginning.

CONTAINING 11,362 square feet, more or less.

BEING the same premises which Delores Ralph, Executor of the Estate of Mary Dorsey, a/k/a Mary L. Dorsey, a/k/a Mary Louise Swan Dorsey, by deed dated September 30, 2018 and recorded November 13, 2018 in Chester County Record Book 9842 Page 2206, granted and conveyed unto Delores Ann Ralph, Cassandra R. Peek, Brittany S. Peek and Brett S. Peek, in fee.

Tax Parcel: 56-10A-3

PLAINTIFF: Oxford Area Sewer Authority

VS

DEFENDANT: **Delores Ann Ralph**

SALE ADDRESS: 125 Third Avenue, Lincoln University, PA 19352

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: **21-11-132**

DEBT- **\$2,245.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00119 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 situated in Valley Township, Chester County, Pennsylvania,

TAX PARCEL NO. 38-2-78

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Rodney Senter & Mereda Senter**

SALE ADDRESS: 25 Country Club Road, Valley Township, 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: **21-11-133**

DEBT- **\$1,685.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05429 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 on which is located the North house of a block of two brick dwelling houses, designated as #76 South 6th Avenue, Hereditaments and Appurtenances, SITUATE in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-767

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 76 S. Sixth 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: **21-11-134**

DEBT- **\$2,781.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02562 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, Hereditaments and Appurtenances, SITUATE in the Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2M-35

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Gilfillan Real Estate Holding, LLC**

SALE ADDRESS: 318-322 Harry Road, Valley Township, 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: **21-11-137**

DEBT- **\$1,362.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01694 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 hereditaments and appurtenances thereon erected, Situate in the Township of West Whiteland, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 41-6L-45

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Tony R. Melvin & Shelley S. Melvin**

SALE ADDRESS: 1336 N. Tulip Drive, West Whiteland, PA 19330

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: **21-11-139**

DEBT- **\$1,572.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11962 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 Caln, Chester County, PA.

TAX PARCEL NO. 39-5E-131

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Stephen J. Newman, Jr. & Sara L. Newman**

SALE ADDRESS: 40 Nancy Lane, Caln Township, PA 19335

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: **21-11-140**

DEBT- **\$155,455.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12971 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN unit located in the property known, named and identified as Westtown Mews Condominium, located in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et. seq., by recording in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania recorded on 07/30/1979 in Misc. Deed Book 449, Page 385, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO. B-17, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

AND THAT SAID JOHN S. BLOOM is signing off on the deed to relinquish any and all marital rights to said property per the Final Decree of Divorce dated and filed December 19, 2014 to Case No. 2014-04327-DI. Transfer from wife and husband to wife. Transfer Tax Exempt.

BEING the same premises which Lisa D. Hansell, n/k/a Lisa D. Bloom and John S. Bloom, by Deed dated 08/20/2013 and recorded 08/29/2013 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8801, Page 409, granted and conveyed unto Lisa D. Bloom and John S. Bloom, husband and wife as tenants by the entirety.

AND THAT SAID Lisa D. Bloom Lisa D. Hansell and John S. Bloom have since divorced from the bonds of matrimony pursuant to Final Decree of Divorce dated and filed December 19, 2014, to Case No. 2014-04327-DI.

BEING Tax Parcel No. 67-2-264

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Chadwick Anderson & Lisa D. Hansell**

SALE ADDRESS: 1518 Manley Road, Unit B17, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **21-11-141**

DEBT- **\$870,831.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-03870 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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PREMISES 110 STARR ROAD, AVONDALE, PA 19311

All THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Register, Jr. & Sons, Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge-Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a Westerly direction to Avondale; thence leaving said point of beginning and by said title line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Corset for a corner of this and an a corner of Parcel "A" said plan owned by Mae Cornette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A" owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line fo lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distances, to wit: (1) South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron pin; (3) North 06 degrees 32 minutes 18 seconds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence by lands of said David E. Cornett, South 84 degrees 55 mintues 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cornette and said pin being set in line of lands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge-Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

Containing 17.995 acres of land be the same more or less.

BEING UPI # 60.5-2.3

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank
VS

DEFENDANT: **James Davidson, LLC**

SALE ADDRESS: 110 Starr Road, 112 Starr Road, 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

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: **21-11-141X**

DEBT- **\$870,831.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-03870 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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PREMISES 112 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned by Mae Cornette prepare by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows:

BEGINNING at an old spike set on the title line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast, corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 minutes 18 seconds West, crossing over and old iron pin found, 280.00 feet to an iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning.

BEING Parcel "A" as shown on said Plan.

BEING UPI 60-5-2

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester County, Pennsylvania, bounded according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946 and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of trace about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hundredths (6.48) acres more or less.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank
VS

DEFENDANT: **James Davidson, LLC**

SALE ADDRESS: 110 Starr Road, 112 Starr Road, 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

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: **21-11-141XX**

DEBT- **\$870,831.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-03870 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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BEING UPI # 60-5-3.1

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank
VS

DEFENDANT: **James Davidson, LLC**

SALE ADDRESS: 110 Starr Road, 112 Starr Road, 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

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: **21-11-142**

DEBT- **\$469,904.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-03869 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 OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the middle line of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo.T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L.P. Miller; thence leaving said road any by ground now or late of L.P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C.F. Quimby a corner common to ground herein described and ground now or late of L.P. Miller; thence by ground now or late of Dr. C.F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M.T. Clark; thence by ground now or late of M.T. Clark the 3 following courses and distance: (1) North 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C.P. Lindsey; thence by ground now or late of C.P. Lindsey the 2 following courses and distances: (1) North 04 degrees 57 minutes West; 570.50 feet to a flint stone and (2) North 20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

TRACT NO. 2

BEGINNING at a point in the Northwesterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeasterly line of aforesaid 415 feet wide strip or piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a one hundred fifteen feet wide strip of piece of ground of Philadelphia

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank
VS

DEFENDANT: **James E. Davidson & Sons, LLC**

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

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: **21-11-142X**

DEBT- **\$469,904.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-03869 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, November 18th, 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, December 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.

Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured Northwesterly from and at right angles to the established center line of Philadelphia Electric Power Company's power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and (2) South 61 degrees 18 minute West, 155.72 feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

BEGINNING at a point in the middle line of the aforesaid public road leading from Jennersville to Edenton and in the Northwesterly line of a 415 feet wide strip of piece of ground of Philadelphia Electric Company extending thence through ground of Philadelphia Electric Company parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Company's tower lines South 81 degrees 42 minutes West, 469.65 feet to a point in line of ground now or late of R. Leroy Scott; thence by said ground now or late of R. Leroy Scott North 10 degrees 18 minutes East, 497.40 feet to an iron pin in the middle line of said public road leading from Jennersville to Edenton and thence along the middle line of last mentioned road South 50 degrees 37 minutes East, 420.20 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and Wilhelmia E. Gray, his wife, convey to the Philadelphia Electric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book 263 page 159, 287 page 230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING UPI No. 58-1-12

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10867861, Book 7497, Page 11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank
VS

DEFENDANT: **James E. Davidson & Sons, LLC**

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

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: **21-11-143**

DEBT- **\$90,001.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-03271 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, November 18th, 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, December 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.

ALL THAT CERTAIN lot or tract of ground with the hereditaments and appurtenances, Situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West Section III, made January 15, 1970 by Henry S. Conrey, Inc., Surveyors, as follow to wit:

BEGINNING at a pint in the Northwesterly side of Biddle Drive (Fifty feet wide) a corner of Lot 121A on the said Plan; thence along the said Northwesterly side of the said Biddle Drive the two following courses and distances; (1) along the arc of a circle curving to the left, having a radius of Six hundred twenty-five feet the arc distance of Sixteen and forty-three one-hundredths feet to a point, and (2) South Sixty-two degrees, forty-one minutes, eight seconds West, Eighty-three and fifty-seven one-hundredths feet to a point a corner of Lot 189A on the said Plan; thence leaving the said Northwesterly side of said Biddle Drive along the said Lot 189A, North Twenty-seven degrees, eighteen minutes, fifty-two seconds West partly crossing a certain Twenty feet wide drainage easement on the said plan Two hundred feet to a point in line of Lot 1120 on the said Plan, thence along the said Lot 120 North Sixty-two degrees, forty-one minutes, eight seconds East partly crossing the said Twenty feet wide drainage easements, One hundred five and twenty-six one-hundredths feet to a point a corner of the said Lot 121A; thence along the said Lot 121A South Twenty-five degrees, forty-eight minutes, twenty-nine seconds East, crossing the said Twenty feet wide drainage easement Two hundred feet and twenty-eight one-hundredths of a foot to the first mentioned point and place of beginning.

Being Lot 121 on the said Plan.

Tax Parcel No. 33-5N-46

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Albert G. Metz & Catherine M. Metz**

SALE ADDRESS: 239 Biddle Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **ROBERT J. WILSON 610-566-7080**

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: **21-11-144**

DEBT- **\$143,178.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00425 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, November 18th, 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, December 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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF VALLEY, CHESTER COUNTY, PENNSYLVANIA:

BEING PARCEL NUMBER: 3805C00860500

IMPROVEMENTS: RESIDENTIAL PROPERTY

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1
VS

DEFENDANT: **Michael Galli & Vincent Pasquarella**

SALE ADDRESS: 1011 Charles St., Coatesville, PA 19320

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: **21-11-145**

DEBT- **\$220,123.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-01129 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, November 18th, 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, December 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.

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX ID/UPI PARCEL NO. 3905-00710000/39-5-71

IMPROVEMENTS: A RESIDENTIAL DWELLING

PLAINTIFF: US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust

VS

DEFENDANT: **Timothy F. Budd & Angela E. Montgomery-Budd**

SALE ADDRESS: 21 Paul Nelms Drive, 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: **21-11-146**

DEBT- **\$130,304.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02647 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, November 18th, 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, December 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.

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF MODENA, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain frame message and lot of land situate in the Borough of Modena, County of Chester, and State of Pennsylvania, bounded and described as follows:

Beginning at a stake in line of land formerly the estate of Michael Lamb, deceased, and a corner of land now or late of Annie G. Mode; thence by said Lamb's land and along the Southern side of public road due East seventy-seven feet to a stake; thence by land now or late of Samuel Gerson, North three degrees fifty minutes East, one-hundred eighty seven and forty five one-hundredths feet to a stake near the Southern bank of the Brandywine Creek; thence along said bank North eighty nine degrees forty nine minutes West, seventy seven feet to a stake; thence by land now or late of Annie G. Mode, South three degrees fifty five minutes West one hundred eighty seven and seven tenths feet to the place of beginning.

Containing fourteen thousand four hundred and thirty three square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. JOHNSTON, SR., AND BARBARA A.DIEHL WHO ACQUIRED TITLE WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM MILES H. ARNOLD, III, EXECUTOR OF THE ESTATE OF SARAH R. ARNOLD, DATED FEBRUARY 7, 2013, RECORDED FEBRUARY 12, 2013, AT DOCUMENT ID11249648, AND RECORDED IN BOOK 8642, PAGE 1237, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: BARBARA A.DIEHL DIED MAY 25, 2016, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTEREST PASSED TO WILLIAM J. JOHNSTON, SR.

BEING UPI NUMBER 10-04-0058

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Unknown Heirs and/or Administrators to the Estate of William J. Johnston, Sr.**

SALE ADDRESS: 17&19 South Brandywine Avenue, AKA 17&19 East Brandywine Avenue, Coatesville, PA 19320

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: **21-11-147**

DEBT- **\$272,337.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11901 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, November 18th, 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, December 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.

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

BEING PARCEL NUMBER: 51-07-0065.0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **Elizabeth Jordan A/K/A Elizabeth Ann Jordan & the United States of America**

SALE ADDRESS: 929 Springwood Drive, West Chester, PA 19382

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: **21-11-148**

DEBT- **\$1,003,815.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-09123 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, November 18th, 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, December 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.

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 19, 2007 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2007, in Deed Book Volume 7195 at Page 1922.

Tax Parcel No. 73-4-29.6

PLAINTIFF: CSMC 2018-SP3 Trust

VS

DEFENDANT: **Charles J. Slanina, Cynthia B. Slanina & the United States of America**

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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: **21-11-149**

DEBT- **\$142,373.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12666 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, November 18th, 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, December 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.

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

All those certain tracts of improved ground with buildings erected thereon situate easterly of Sylmar Road in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, Pa., and being remaining lands of Robert G. Patrick combined with Parcel B as shown on Plan Number 0457 dated April 26, 2005, last revised October 31, 2005, and described as follows:

Beginning at a point in the centerline of Sylmar Road marking the southwesterly corner of this and a northwesterly corner of Parcel C as shown on said plan, of which this was a part; thence leaving said point of beginning and by said centerline the following two courses and distances:

- (1) North 05 degrees, 37 minutes, 34 seconds West, 44.09 feet to a P.K. nail found; thence
- (2) North 05 degrees, 30 minutes, 40 seconds West, 17.31 feet to a point marking the northwesterly corner of this and a southwesterly corner of remaining lands of Gary D. and Freida Moore; thence by said remaining lands of Moore the following two courses and distances:
- (3) North 84 degrees, 22 minutes, 29 seconds East, 100.45 feet to an iron pin found marking a corner of this and a southeasterly corner of said remaining land of Moore; thence
- (4) North 05 degrees, 39 minutes, 43 seconds West, 59.00 feet to a point marking a corner of this and a southeasterly corner of Parcel A as shown on said plan; thence by said Parcel A
- (5) North 84 degrees, 36 minutes, 57 seconds East, 29.18 feet to a point marking the northeasterly corner of this, a southeasterly corner of said Parcel A, and in line of lands of Tammi Jo Lepold and John C. DeRosa; thence by said lands of Tammi Jo Lepold and John C. DeRosa
- (6) South 05 degrees, 52 minutes, 15 seconds East, 129.19 feet to an iron pin found marking the southeasterly corner of this, a southwesterly corner of said lands of Tammi Jo Lepold and John C. DeRosa, a northwesterly corner of lands of Terry A. and Susan L. Lepold, and a northeasterly corner of lands of Larry M. and Garry M. Brady; thence partly by said lands of Brady and partly by the aforementioned Parcel C
- (7) South 86 degrees, 58 minutes, 25 seconds West, 130.30 feet to the point and place of beginning.

Containing 10,094 Square Feet.

BEING UPI NUMBER 68-06-0135

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. PATRICK AND BETH ANN PATRICK, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ROBERT G. PATRICK, A MARRIED INDIVIDUAL, DATED MAY 10, 2007, RECORDED MAY 29, 2007, AT DOCUMENT ID 10757741, AND RECORDED IN BOOK 7171, PAGE 522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Robert G. Patrick & Beth Ann Patrick**

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

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: **21-11-150**

DEBT- **\$235,567.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-02368 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, November 18th, 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, December 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.

PROPERTY SITUATE IN WEST GOSHEN TOWNSHIP
TAX ID/UPI PARCEL NO. 52-05-0116.060/52-5-116.6

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: LAURA TAGGART AKA LAURA A. TAGGART and WILLIAM TAGGART AKA WILLIAM H. TAGGART

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3 c/o CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **Laura Taggart AKA Laura A. Taggart & William Taggart AKA William H. Taggart**

SALE ADDRESS: 761 Old Westtown Road, West Chester, PA 19382

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.