

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 20, 2022 @ 11 AM

ADDENDUM 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, January 20th, 2022 are as follows:

1. All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Chester County Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property, the bidder assumes all responsibility for "due diligence"
2. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000.00 deposit plus a \$35.00 processing fee to Bid4Assets **before** the start of the auction. The processing fee is required and retained by Bid4Assets. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date. If the prospective bidder is not a winning bidder, only the deposit will be reimbursed
3. When each sale is exposed to sale, the selling creditor will submit the upset price via Bid4Assets. The submitted upset price SHALL be the minimum starting bid for that property and no lesser bids will be accepted.
4. All bidding after the opening bid shall be in increments of at least Five Hundred Dollars and 00/100 (\$500.00).
5. The highest bidder, by a fair and open bid at or above the announced upset price, via Bid4Assets, shall be the purchaser. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff plus an additional 1.5% buyer's premium (on the total purchase price) to Bid4Assets at the time of sale via Bid4Assets. The balance of the purchase amount shall be paid via Bid4Assets within 21 days after the date of the sale without any additional demand made by the Sheriff. If the purchaser does not pay 10% of the purchase amount to the Sheriff via Bid4Assets at the time of sale, the second highest bidder will be contacted for purchase.
6. 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, forfeit the 10% sale deposit and the 1.5% buyer's premium will be retained by Bid4Assets. 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.
7. 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.
8. 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 & the 1.5% buyer's premium to Bid4Assets at the time of the sale.
9. The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets. Sheriff sales shall begin at 11:00 a.m. on the third Thursday of every month, except December.

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 St., West Chester, Pennsylvania, approximately thirty (30) days from the sale date. 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 of the on-line sale via Bid4Assets. The balance must be paid within twenty-one (21) days via Bid4Assets.

Fredda L. Maddox, SHERIFF

SALE NO. 16-11-799**Writ of Execution No. 2008-08440****DEBT \$3,778.43**

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSONRAY**

SALE ADDRESS: 337 Huntington

Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-832**Writ of Execution No. 2015-01921****DEBT \$3,183.69**

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situated on the south side of Mary Street in Valley Township, Chester County, Pennsylvania

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley
VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 19-9-441**Writ of Execution No. 2014-00601****DEBT \$255,328.60**

Property situate in the EAST CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-4-101.3

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: The Bank of New York Mellon Trust Company, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust Ebo I for The Benefit of The Holders of The Series 2017-2

VS

DEFENDANT: **Jeffrey Snyder & Denise Snyder**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 215-563-7000**

SALE NO. 19-11-546**Writ of Execution No. 2018-06543****DEBT \$2,573.93**

All that certain lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 29-4-184.3

PLANTIFF: West Brandywine Township
VS

DEFENDANT: **Maxie E. Evans & Faye S. Evans**

SALE ADDRESS: 192 Springton Road, West Brandywine, PA 19343

PLANTIFF ATTORNEY: **PORTNOFF**

LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 19-11-557

Writ of Execution No. 2017-03842

DEBT \$1,813.56

ALL THAT CERTAIN lot or tract of ground with the buildings thereon erected, being Situate in the 4th Ward of the City of Coatesville and partly in the Township of Caln.

TAX PARCEL NO. 16-7-284

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Robert Fallon, Jr.**

SALE ADDRESS: 123 S. Thirteenth Avenue, Coatesville, PA 19320

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

SALE NO. 19-11-560

Writ of Execution No. 2019-04592

DEBT \$78,849.75

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, Pa., dated 4/16/1973 and recorded as Chester County Plan 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southeasterly cor-

ner of this about to be described lot at the Northeasterly corner of lands now or late of Walter Reinhart, said point being measured South 14° 29' 14" East, 863.85 feet along said title line from a point of intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhart's land North 81° 39' 43" West, 463.60 feet to a point; thence extending still along the same South 54° 31' 43" West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 9° 29' 54" West, 333.61 feet to a point at the Southwesterly corner of Lot No. 16, as shown on said Plan; thence extending along the same North 81° 2' 19" East, 350 feet to a point in line of Lot No. 13, as shown on said Plan; thence extending along the same and Lot No. 14 the two following courses and distances: (1) South 9° 29' 54" East, 156.15 feet to a point; and (2) South 81° 39' 43" East, re-crossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South 14° 29' 14" East, 54.25 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated 5/10/1999 and recorded 5/11/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4561, Page 886, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell.

Mitzi Baron-Campbell departed this life on May 3, 2011.

TAX PARCEL NO. 69-7-98.12

IMPROVEMENTS thereon: Residential Property

PLANTIFF: CITIZENS BANK, N.A.
F/K/A RBS CITIZENS, N.A. S/B/M TO
CHARTER ONE BANK, N.A. A DIVI-
SION OF RBS CITIZENS, N.A.

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Ox-
ford, PA 19363

PLANTIFF ATTORNEY: **LAW OFFICE
OF GREGORY JAVARDIAN, LLC 215-
942-9690**

SALE NO. 20-1-10

Writ of Execution No. 2019-06502

DEBT \$237,737.04

ALL THAT CERTAIN tract of land situ-
ate in West Nottingham Township, Ches-
ter County, Pennsylvania, bounded and
described according to a final subdivi-
sion plan thereof prepared by Kenneth
G. Crossan, Professional Land Surveyor,
dated 05/26/1986, revised 07/28/1986 and
recorded as Plan no. 6929 on the Office of
the Recorder of Deeds of Chester County,
as follows:

BEGINNING at a point near the center
line of Red Pump Road, known as T-304, a
corner of land now or late of Norman Wol-
gin and Sylvan M. Cohen; thence along
said Red Pump Road, South 28 degrees 54
minutes 00 seconds East 186.58 feet to a
point; a corner of Lot No. 2 on said plan;
thence along the same South 53 degrees 25
minutes 41 seconds West 514.10 feet to a
point in line of other lands of Rose Chase
Eshleman; thence along the same North 42
degrees 54 minutes 15 seconds West 131.09
feet to a point in line of land of aforesaid
Wolgin and Cohen; thence along the same
North 32 degrees 44 minutes 22 seconds
East 130.00 feet, North 43 degrees 53 min-
utes 36 seconds East 99.37 feet and North
54 degrees 45 minutes 39 seconds East
333.94 feet to the point and place of begin-

ning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more
or less.

UNDER AND SUBJECT TO THE FOL-
LOWING DEED RESTRICTIONS

1. Any dwelling place on the premises shall
be of a design that would provide not less
than 1,500 square feet of living area exclu-
sive of basements, garages, root cellars and
the like.

2. No mobile home or mobile home type
dwelling whether brought in on wheels or
on a trailer in separate parts, shall be placed
on the premises for dwelling purposes.

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC

VS

DEFENDANT: **E. WILHELMINA CLAY
A/K/A ETHEL WILHELMINA CLAY,
INDIVIDUALLY AND AS ADMINIS-
TRATRIX OF THE ESTATE OF WAL-
LACE H. CLAY A/K/A WALLACE HEN-
RY CLAY**

SALE ADDRESS: 164 Red Pump Road,
Nottingham, a/k/a Nottingham Township,
PA 19362

PLANTIFF ATTORNEY: **RAS CITRON,
LLC 855-225-6906**

SALE NO. 20-2-69

Writ of Execution No. 2017-00025

DEBT \$306,414.53

Property situate in the BIRMINGHAM
TOWNSHIP, CHESTER County, Pennsyl-
vania

BLR # 65-4-333

IMPROVEMENTS thereon: Residential
Dwelling

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: George Getsos & Panagiotia Giannoudaki Getsos

SALE ADDRESS: 1341 Wooded Knoll,
West Chester, PA 19382-8250

**PLANTIFF ATTORNEY: PHELAN HAL-
LINAN DIAMOND & JONES, LLP 215-
563-7000**

SALE NO. 20-2-70

Writ of Execution No. 2016-00689

DEBT \$166,421.96

Property situate in the KENNETT
SQUARE BOROUGH, CHESTER County,
Pennsylvania

BLR # 3-3-2023

IMPROVEMENTS thereon: Residential
Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

**DEFENDANT: James N. Vann, in His
Capacity as Executor and Devisee of The
Estate of James N. Stafford & Keith N.
Stafford, in His Capacity as Devisee of
The Estate of James N. Stafford**

SALE ADDRESS: 136 North Walnut Street,
Kennett Square, PA 19348-2936

**PLANTIFF ATTORNEY: PHELAN HAL-
LINAN DIAMOND & JONES, LLP 215-
563-7000**

SALE NO. 20-3-115

Writ of Execution No. 2018-01211

DEBT \$325,877.50

All that certain piece or parcel of land situate in New London Township, Chester County, Pennsylvania, shown as Lot 29 on a Final Subdivision Plan of Havenstone prepared by Hillcrest Associates, Inc. dated

April 5, 2002, last revised February 5, 2004. Being more particularly bounded and described as follows:

Beginning at a point on the southeasterly right-of-way line of Bob's Lane (50' R/W), said point being the northerly corner of Lot 28.

Thence by said right-of-way line N45°15'01"E 144.44' to a point and corner of Lot 30. Thence by Lot 30, S35°52'21"E 277.82' to a point in line of land of Community Open Space. Thence by said land S45°15'01"W 101.56' to a point and corner of Lot 27.

Thence partly by Lot 27 and partly by Lot 28, N44°44'59"W 274.49' to the first mentioned point and place of beginning.

Containing 0.775 acres of land to be the some more or less.

Under and subject to a 20' wide Drainage Easement as shown on the above referenced plan.

Being more particularly bounded and described as follows:

Beginning at a point in line of Lot 30 said point being located N35°52'21"W 62.75' from the corner of Lots 29 and 30 in line of land of Community Open Space.

Thence crossing Lot 29, the following three courses and distances:

- 1) S68°19'11"W 52.29' to a point. 2) S81°28'09"W 44.86' to a point.
- 3) S63°43'43"W 28.41' to a point in line of Lot 28.

Thence by Lot 28, N44°44'59"W 21.09' to a point.

Thence crossing Lot 29, the following three courses and distances:

- 1) N63°43'43"E 38.22' to a point.
- 2) N81°28'09"E 45.68' to a point.
- 3) N68°19'11"E 44.93' to a point in line of Lot 30.

Thence by Lot 30, S35°52'21" E 20.63' to the first mentioned point and place of beginning.

Be the contents thereof whatever it may.

Title to said Premises vested in Michael Depoulter by Deed from Wilkinson Allegiance, LLC dated August 19, 2005 and recorded August 24, 2005 in the Chester County Recorder of Deeds in Book 6596, Page 2059 as Instrument Number 10567624.

PLANTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bob's Lane, Lincoln University, PA 19352

PLANTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

ALE NO. 20-4-154

Writ of Execution No. 2018-03458

DEBT \$195,158.28

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning

point and extending along the side of said road North 50 degrees 44 minutes 10 seconds East 96.16 feet to a point, a corner of Lot #36; thence extending along the same South 39 degrees 15 minutes 50 seconds East, 225.00 feet to a point, a corner of Lot #27; thence extending along same South 50 degrees 44 minutes 10 seconds West, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same North 39 degrees 15 minutes 50 seconds West 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

Fee Simple Title Vested in Marcus Laneby deed from, Damian G. Mataraza and Sandra F. Mataraza, Husband and Wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of deeds in Deed Book 8222, Page 1530.

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **Marcus N. Lane a/k/a Marcus Lane**

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365

PLANTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

SALE NO. 20-5-236

Writ of Execution No. 2019-11435

DEBT \$204,186.36

ALL THAT CERTAIN lot or parcel of land situated in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 9, 1998 and recorded in the Office of the Chester County Recorder of Deeds on December 18, 1998, in Deed Book Volume 4475 at Page 2087, Instrument No. 96416.

Tax Parcel No. 67-4C-134

PLAINTIFF: Forethought Life Insurance Company

VS

DEFENDANT: **Jacqueline A. Barker & James V. Barker**

SALE ADDRESS: 542 Coventry Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 20-5-237

Writ of Execution No. 2017-03736

DEBT \$217,604.91

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the title line in the bed of New Gap and Newport Pike, being a corner of lands now or late of Charles Null; thence extending through the bed of said road on the arc of a circle curving to the left having a radius of 5729.65 feet, the arc distance of

119.91 feet to a point a corner of lands of M. & Percy Bair; thence along the same and lands of Carroll Greenleaf, leaving the bed of said road and crossing over a spike, South 38 degrees 41 minutes 59 seconds West 309.66 feet to a point on the title line of the Old Newport Pike; thence along the same and through the bed thereof, North 51 degrees 18 minutes 1 seconds West 257.70 feet to a spike, a corner of lands now or late of John Wilson; thence along the same and leaving said road, North 41 degrees 20 minutes and 29 seconds East 202.78 feet to an iron pin a corner of lands of said Charles Null; thence along the same, the three fol-

lowing courses and distance; (1) South 30 degrees 37 minutes 1 seconds East 43.98 feet to an iron pin; (2) South 75 degrees 27 minutes 1 seconds East

54.08 feet to an iron pin; and (3) North 56 degrees 13 minutes 29 seconds East 147.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.566 Acres. Tax ID # 44-7D-34

PLAINTIFF: CIT Bank, N.A. VS

DEFENDANT: **Ronald E. Hays**

SALE ADDRESS: 241 Cochran Street, Cochranville, PA 19330

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

SALE NO. 20-5-242

Writ of Execution No. 2018-13001

DEBT \$190,962.66

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the South side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said South line of Main Street North 70 degrees 7 minutes East, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 South 19 degrees 53 minutes East, 150 feet to a stake in the North line of Mifflin Street; thence by the said North line of Mifflin Street South 70 degrees 7 minutes West, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 North 19 degrees 53 minutes West, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less.

Title to said Premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April 28, 1997 and recorded May 7, 1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.

Tax Parcel # 38-5C-6

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **Crystal G. Brown a/k/a Crystal Brown**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

SALE NO. 20-5-254

Writ of Execution No. 2015-03916

DEBT \$85,039.38

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the North curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the East and distant 54 feet and 1/8 inches Westwardly from the West line of Thompson Place; thence along the North curb line of Oak Street, South 77 degrees 13 minutes West, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition

between the house on the land herein conveyed and the house adjoining on the West; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, North 13 degrees 10 minutes West 152 feet more or less to the South line of Alley "B"; thence by the same North 80 degrees 49 minutes East 14 feet 1- 6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the East, South 13 degrees 10 minutes East 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING THE SAME PREMISES which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in a for Chester County in Deed Book 8896, Page 1897, granted and conveyed into JOSEPH JONES, JR.

BEING Tax Parcel # 16-11-12.

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Jones, Jr.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 20-5-260

Writ of Execution No. 2019-06469

DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of

West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning. BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 20-6-274

Writ of Execution No. 2017-02167

DEBT \$1,726.49

All that certain message and tract of land, together with the improvements thereon erected, composed of two lots of land designated as Lots Nos. 236 and 237 on plan of lots known as Drumpellier, situated in the Fourth ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Harold Omar Trego & Christina M. Trego**

SALE ADDRESS: 1233 Oak Street, Coatesville, PA 19320

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

SALE NO. 20-6-293

Writ of Execution No. 2020-00415

DEBT \$161,453.28

ALL THAT CERTAIN land situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a survey made by George E. Regester, Jr, & Sons, Inc., Registered Surveyors, dated 11/13/84, as follows, to wit:

BEGINNING at a point on the title line in

the bed of Public Road L.R. 131, known as Baltimore Pike, said point being the Northwesterly comer of other land now or late of Achille Ciarrocchi and the Northeasterly comer of the about to be described lot; thence from said point of beginning and extending along said other lands the two following courses and distances: (1) South 14° 25' 30" East, 16.50 feet to a point; (2) South 21° 29' 46" East, 155.79 feet to a point in line of lands now or late of James D. Bertrando; thence extending along said land of Bertrando, South 64° 49' 38" West, 95.80 feet to a point, a comer of lands now or late of Donald C. Sassaman; thence extending along said lands, North 14° 25' 38" West, 175 feet to a point in the aforementioned bed of L.R. 131; thence extending through the bed of said road, North 64° 49' 30" East, 70 feet to the first mentioned point and place of BEGINNING.

BE the contents what they may.

BEING known as 1534 Baltimore Pike, Toughkenamon, PA 19374

BEING THE SAME PREMISES which Achille Ciarrocchi, by Deed dated 11/19/1984 and recorded 11/21/1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 64, Page 444, granted and conveyed unto Richard A. Sydenstricker.

PARCEL NO.: 60-1Q-3

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Citizens Bank, N.A. S/B/M to Citizens of Bank of Pennsylvania

VS

DEFENDANT: **Richard A. Sydenstricker**

SALE ADDRESS: 1534 Baltimore Pike, Toughkenamon, PA 19374

PLANTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 20-6-303

Writ of Execution No. 2019-11591

DEBT \$161,689.99

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SADBURY TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF THE MEADOWLANDS, MADE BY JOHN D. STAPLETON, 111, REGISTERED LAND SURVEYOR, COATESVILLE, PENNSYLVANIA, DATED 1/17/1989 AND LAST REVISED 4/17/1989 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 9396, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG THE WEST SIDE OF THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 1 AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), THE TWO FOLLOWING COURSES AND DISTANCES, (1) SOUTH 44 DEGREES 55 MINUTES 55 SECONDS EAST, 174.25 FEET TO A POINT OF CURVE; AND (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 250 FEET, THE ARC DISTANCE OF 36.77 FEET TO A CORNER OF LOT NO. 3; THENCE EXTENDING ALONG SAME, SOUTH 64 DEGREES 18 MINUTES 10 SECONDS WEST, 368.75 FEET TO A POINT ALONG LOT NO. 5; THENCE EXTENDING ALONG SAME AND ALONG LOT NO. 6, NORTH 30 DEGREES 23 MINUTES 05 SECONDS WEST, 200.67 FEET TO CORNER OF LOT NO. 1; THENCE EXTENDING ALONG SAME, NORTH 64 DEGREES 18 MINUTES 10 SECONDS EAST, 318.22 FEET TO THE FIRST MEN-

TIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 AS SHOWN ON SAID PLAN.

CONTAINING 1.583 ACRES OF LAND, MORE OR LESS.

TAX MAP AND PARCEL NUMBER: 37-1-17.2

PLAINTIFF: TIAA, FSB

VS

DEFENDANT: **Brian J. Madonna and Deanne M. Madonna**

SALE ADDRESS: 421 Compass Road, Parkesburg, PA 19365

PLANTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 20-6-305

Writ of Execution No. 2019-02034

DEBT \$216,533.06

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE MESSAGE THEREON ERECTED (BEING THE NORTHERLY HALF OF A DOUBLE DWELLING HOUSE) SITUATE IN STRAFFORD, TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY WILLIAM R. YERKES ON JUNE 28TH 1914 AS FOLLOWS:

BEGINNING AT A POINT NEAR THE WESTERLY SIDE OF VALLEY ROAD, 250 FEET MORE OR LESS SOUTHWARDLY FROM THE MIDDLE LINE OF GULF ROAD;

THENCE EXTENDING ALONG THE SAID VALLEY ROAD, SOUTH 3" 38' EAST, 24.75 FEET;

THENCE LEAVING THE ROAD EX-

TENDING BY OTHER LAND ABOUT TO BE CONVEYED AND PASSING THRU THE MIDDLE OF PARTY WALL OF A TWIN DWELLING HOUSE, SOUTH 75° 40' WEST 143.34 FEET TO STAKE; AND

THENCE ALONG A FENCE NORTH 15° 1' WEST 24.2 FEET TO A TACK IN A POST;

THENCE BY LANDS NOW OR LATE DAVID FITZPATRICK AND OTHER NORTH 75° 40' EAST, 140.18 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ELIZABETH VIOLET LEWIS BY DEED FROM EDWARD SANDERS DATED JULY 1, 2014 AND RECORDED JULY 5, 2014 IN DEED BOOK T20, PAGE 248 INSTRUMENT NUMBER 5048732. THE SAID ELIZABETH VIOLET LEWIS DIED ON SEPTEMBER 9, 2018. ON SEPTEMBER 26, 2018, LETTERS OF TESTAMENTARY WERE GRANTED TO JOHN M. LEWIS EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS AND MICHAEL F. LEWIS EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS, NOMINATING AND APPOINTING HIM AS THE EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS.

PREMISES BEING KNOWN AS: 280 OLD EAGLE SCHOOL ROAD, WAYNE, PENNSYLVANIA 19087.

TAX I.D. #: 43-11B-0260

PLAINTIFF: American Adviors Group

VS

DEFENDANT: **John M. Lewis Executor of the Estate of Elizabeth Violet Lewis and Michael F. Lewis Executor of the Estate of Elizabeth Violet Lewis**

SALE ADDRESS: 280 Old Eagle School Road, Wayne, PA 19087

PLANTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 20-6-312

Writ of Execution No. 2016-02684

DEBT \$323,603.41

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak m prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit:

BEGINNING at a point on the Northernly side of Penn Oak Lane, a comer of Lot No. 30 as shown on said plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) South 80 degrees 48 minutes 7 seconds West 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a comer of Lot No. 33; thence along Lot No. 22, North 15 degrees 26 minutes 0 seconds West crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence North 77 degrees 18 minutes 52 seconds East 103.75 feet to a comer of Lot No. 30; thence along Lot No. 30 South 7 degrees 1 minute 8 seconds East recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

Title to said Premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November 4, 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **David Jackson & Pamela Jackson**

SALE ADDRESS: 14 Penn Oak Lane, Oxford, PA 19363

PLANTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-842-1400**

SALE NO. 20-8-330

Writ of Execution No. 2018-12403

DEBT \$386,920.13

All that certain lot or piece of ground with the building and improvements thereon erected, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania. described in accordance with a plan of property of James H. Perry and Ethelyn A. Perry (deceased), made by Howard L. Robertson, civil engineer and surveyor, Wilmington, Delaware dated November 30, 1985 as follows:

BEGINNING at a point in the Northeast-erly side of the Kennett Pike, said point of Beginning being the Northeasterly end of a 20 foot radius intersection curve joining the said Northeasterly side of the Kennett Pike with the northwesterly side of Byron Road (50 feet wide); Thence from said point of beginning by the said Northeasterly side of Kennett Pike Keeping Parallel to and 30 feet Northeasterly of the center line thereof the following two courses and distances (1) North 38 degrees 58 minutes, 50 seconds west 144.99 feet to a point of curve of a curve to the right having a radius of 1033.22; (2) in a northwesterly direction by said curve to the right an arc distance of 97.28 feet to a point, thence by line of lands now or formerly of Sarah P. Ogden a/k/a Sara R. Ogden, unmarried the following two courses and distances; (1) North 87 degrees 23 minutes 30 seconds East 292.33 feet to a point; (2) North 23 degrees, 14 minutes, 30 seconds west, 80.00

feet to a point; thence by lot No. 2 the following two courses and distances; (1) North 66 degrees 45 minutes 30 seconds East, 37.07 feet to a point; (2) South 50 degrees 56 minutes, 2 seconds East 271.22 feet to a point in the aforementioned northwesterly side of Byron road; Thence thereby the following two courses and distances (1) in a Southwesterly direction by an arc of a curve to the left having a radius of 380 feet; an arc distance of 60 feet to a point of tangency; (2) South 53 degrees, 1 Minute, 10 seconds west, 328.42 feet to a point of curve of a 20 foot radius intersection curve to the right; Thence in a southwesterly and northwesterly direction by said curve to the right an arc distance of 31.42 feet to the place of beginning. Being No. 1 Lot on said plan.

Tax ID: 62-2-48.3

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26

VS

DEFENDANT: **Victoria Perry Robinson and Michael Robinson**

SALE ADDRESS: 1 Byron Court, Chadds Ford, PA 19317

PLANTIFF ATTORNEY: **Parker McCay PA 856-596-8900**

SALE NO. 20-11-347

Writ of Execution No. 2017-09612

DEBT \$140,835.99

PROPERTY SITUATE IN THE BOROUGH OF MALVERN

TAX PARCEL #02-02-0081

SOLD AS THE PROPERTY OF: ELIGIO BONELLI

IMPROVEMENTS thereon: Residential

Dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA19355

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

SALE NO. 21-3-16

Writ of Execution No. 2018-07313

DEBT \$287,522.35

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan made for F. H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/3/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)' (1) leaving Conestoga Road on the arc of a circle curving to the right with the radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped courses)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook Circle, 92.64 feet to a point of curve in the same; (3) northeasterly measured still along the said side

of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook Circle, on the arc of a circle curving to the right having a radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, 23.9 feet to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

Being Lot #23 as shown on the above-mentioned Plan.

Being the same premises which Carol R. Judge nka Carol Burke by deed dated 1/23/93 and recorded 2/8/93 in Chester County in Record book 3502 Page 291 conveyed unto Barbara R. Guenther and Richard W. Guenther, W/H, in fee.

And being the same premises which Richard Guenther by Deed dated 6/27/11 and recorded in Chester County in record book 8210 page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

Being UPI # 42-3-32.7

PLAINTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **Diane D. Weaver and James E. Weaver, Jr.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

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

SALE NO. 21-3-19

Writ of Execution No. 2018-05925

DEBT \$315,539.00

All that certain tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, Bounded and described according to a plan of Fern M. Pike estate, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA dated 4/5/1988.

BEING UPI # 39-3L-110

All that certain lot or tract of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania said land being known as lot no. 32 as shown on a plan known as Carver Court, Caln Township, Chester County, Pennsylvania, dated 11/23/1948, revised 1/4/1954, and recorded on 3/12/1954 in plan book 3 page 53, in the land records of Chester County, Pennsylvania.

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank

VS

DEFENDANT: **Coatesville Solar Initiative LLC**

SALE ADDRESS: 1103 Foundry Street and 110 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQUIRE 610-374-7320**

SALE NO. 21-3-22
Writ of Execution No. 2013-03428
DEBT \$30,249.33

ALL THAT CERTAIN tract or piece of ground, Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 43-5-85

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan**

SALE ADDRESS: 966 N. Valley Forge Road, Tredyffrin Township, PA 19333

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

gerald's other land, North 72 degrees 27 minutes East, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie, thence along said Okie's land, North 25 degrees 35 minutes West, 30.4 feet, thence still along Okie's land North 32 minutes East, 34.5 feet to a corner of said Okie's land, then along the Southerly side of said Joseph Williams land South 66 degrees 33 minutes West, 136 feet, thence along the center line of Warren Avenue South 17 degrees 33 minutes East, 50 feet to the place of beginning.

BEING the same premises which Frances P. Fitzgerald and Anne M. Brophy, her attorney in Fact, specially constituted by Letter of Attorney by Deed dated May 28, 1999 and recorded May 28, 1999 on the County of Chester in Record Books 4571 Page 1434 conveyed until Timothy I. Melvin, in fee.

BEING Tax Parcel No. 55-2H-119

PLAINTIFF: Citadel Federal Credit Union
 VS

DEFENDANT: **Timothy I. Melvin & Treva Melvin**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

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

SALE NO. 21-4-41

Writ of Execution No. 2017-11489
DEBT \$164,654.14

ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected. SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running Northwardly from Philadelphia and Lancaster Turnpike, where the Pennsylvania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and Southwardly from the Southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald, thence by a line at right angles with Warren Avenue, and along the Northernly line of said John Fitz-

SALE NO. 21-4-47

Writ of Execution No. 2015-11436
DEBT \$197,214.98

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959 by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly

side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7, on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point n line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the North-erly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and the Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No.8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22mintues 09 seconds East, 4.0 feet, be it the same, more or

less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a strip approximately 4 feet wide along the Southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, be Deed dated December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto JASON J. NICHOLS and ALICIA NICHOLS, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife be deed each with an undivided ½ interest as tenants by the entirety, as Joint Tenants with right of survivorship and not as tenants in common.

Tax Parcel No. 3-1-7

IMPROVEMENTS thereon: Residential Property

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

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 21-5-48

Writ of Execution No. 2015-07171

DEBT \$8,517.09

ALL THAT CERTAIN Unit in the property known, names and identified in the Declaration Plan referred to below, as Westtown Mews Condominium, located at West

Chester Pike, (PA Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel No. 67-2-249

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Mabinty D. Kargbo & Noah Abass**

SALE ADDRESS: 1518 Manley Road Apt. B-2, Westtown Township, PA 19382

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

SALE NO. 21-5-50

Writ of Execution No. 2020-03617

DEBT \$304,692.97

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF "PICKERING KNOLL", MADE BY HILTNER AND HITCHCOCK, REGISTERED SURVEYORS, DATED MAY 1926, AND RECORDED IN PLAN BOOK 1, PAGE 247.

TAX PARCEL # 15-18-9

IMPROVEMENTS thereon: Residential Dwelling & Lot

PLAINTIFF: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **Marc F. Novia & Donna D. Novia**

SALE ADDRESS: 24 Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 21-5-55

Writ of Execution No. 2020-00182

DEBT \$75,977.57

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROPERTY CONVEYED TO FURMAN GYGER, DATED JUNE OF 1970, AND RECORDED IN THE RECORDER OF DEEDS OFFICE AT WEST CHESTER, PA IN PLAN BOOK 35 PAGE 49, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD (T-435) NOW OPENED 33 FEET WIDE, PROPOSED 50 FEET WIDE, CORNER OF LOT #2 ON SAID PLAN; THENCE LEAVING THE SAID ROAD AND BEING LOT NO. 2 NORTH 20 DEGREES 06 MINUTES 30 SECONDS WEST 4007.69 FEET TO A POINT IN THE LINE OF LANDS NOW OWNED OR LATE OF GRAY BROS., THENCE ALONG SAME NORTH 77 DEGREES 19 MINUTES EAST 124.03 FEET TO A POINT, A CORNER OF LOT #4, ON SAID PLAN; THENCE ALONG SAID LOT SOUTH 21 DEGREES 19 MINUTES EAST 407.62 FEET TO A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD; THENCE ALONG THE SAME SOUTH 76 DEGREES 46 MINUTES WEST 132.56 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 1.190 ACRES OF LAND (BE THE SAME MORE OR LESS) BEING LOT 3 ON SAID PLAN.

BEING THE SAME PREMISES WHICH HARRY E. KEEN AND MILDRED L. KEEN, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 28, 1999, AND RECORDED IN CHESTER COUNTY, IN DEED BOOK 3236, PAGE 458,

CONVEYED UNTO MATTHEW M. ESTES AND KIMBERLY D. ESTES, HIS WIFE.

BEING UPI # 28-2-58.9

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **Matthew M. Estes & Kimberly D. Estes**

SALE ADDRESS: 1091 Telegraph Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO 610-374-7320**

SALE NO. 21-6-59

Writ of Execution No. 2020-09296

DEBT \$720,401.89

ALL THAT CERTAIN lot or piece of ground Situate in Willistown Township Chester County PA bounded and described according to a Plan of Property for Frank Stout made by Henry S. Conrey Inc., dated 7/14/1975 last revised 8/21/1975 and recorded in Chester County as Plan No. 134 as follows to wit:

BEGINNING at a point on the Southwesterly side of a 40 feet wide right of way on the said plan, a corner of Lot No. 4 on said plan; thence along the said Southwesterly side of the said 40 feet wide right of way the following 3 courses and distances; (1) along the arc of a circle curving to the left, having a radius of 50 feet the arc distance of 102.16 feet to a point of reverse curve; (2) along the arc of a circle curving to the right, having a radius of 50 feet; the arc distance of 47.14 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left, having a radius of 120 feet, partly crossing a 20 feet wide drainage easement on the said side, the arc distance of 35.85 feet to a point, a corner of Lot No. 2 on the said plan; thence along the said Lot No. 2, South 30 degrees 509 minutes 44 seconds West 183.56 feet

to a point in line of land of various owners, thence along the said land of various owners, North 24 degrees 53 minutes 30 seconds West, partly crossing the said 20 fees wide drainage easement 340 feet to a point; a corner of the said lot No. 4; thence along the said Lot No. 4, South 68 degrees 59 minutes 29 seconds East 123.49 feet to the first mentioned point and place of beginning.

Being Lot No. 3 on the said Plan.

BEING the same premises with A. William Newbould and Lynn A. Newbould, by Deed dated 10/1/2003 and recorded 10/9/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5928 Page 2187, granted and conveyed unto David Waldmann and Carol Waldmann, husband and wife.

UPI NO. 54-2C-122

PLAINTIFF: Pentex Holdings, LLC

VS

DEFENDANT: **Carol Waldmann & David Waldmann**

SALE ADDRESS: 6 Robin Road, Malven, PA 19355

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 21-6-63

Writ of Execution No. 2018-09490

DEBT \$166,940.95

Owner(s) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania being: 214 Drummers Lane, Wayne PA 19087-1533

BLR No. 43-6A-414

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: US Bank Trust, National Association, as Trustee of the Lodge Series IV Trust

VS

DEFENDANT: **Peter E. Tavani**SALE ADDRESS: 214 Drummers Lane,
Wayne, PA 19087-1533PLAINTIFF ATTORNEY: **LYNCH LAW
GROUP 724-776-8000****SALE NO. 21-8-99****Writ of Execution No. 2020-02213****DEBT \$124,554.69**

ALL THAT CERTAIN lot or piece of ground with improvements thereon, situate in the township of Upper Oxford, Chester County, Pennsylvania, bounded and described according to the plan of property made by Regester Associates, Inc., dated September 12, 1988, and revised September 23, 1988, and on file as Plan No. 8612, to wit:

BEGINNING at a point in Public Road T-353, known as Street Road, a corner of land now or late of Nathan P. and Sondra E. Morgan, thence along the same North 19 degrees 59 minutes 05 seconds East 415.52 feet to a point in Parcel "B" on aforesaid plan; thence along the same South 74 degrees 12 minutes 25 seconds East 243.38 feet to a point in line of land now or late of J. Stevenson; thence along the same South 19 degrees 39 minutes 05 seconds 359.27 feet to a point in the center of aforesaid road; thence along the same South 87 degrees 55 minutes 55 seconds West 255 feet to the point and place of beginning.

CONTAINING 2.146 acres more or less.

BEING Chester County Tax Parcel 57-3-31.1

BEING known as 174 Collamer

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Charles D. Bennethum****Jr.**SALE ADDRESS: 174 Collamer Road,
Oxford, PA 19363PLAINTIFF ATTORNEY: **WILSON
LAW FIRM 610-566-7080****SALE NO. 21-9-100****Writ of Execution No. 2019-08904****DEBT \$15,434.51**

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: Renaissance Place East Condominium Association

VS

DEFENDANT: **Jeffrey R. Abbott, Jr.**

SALE ADDRESS: 134 Bridge Street, Unit 205, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **HOFFMAN
LAW, LLC 484-229-8850****SALE NO. 21-9-104****Writ of Execution No. 2016-11614****DEBT \$256,779.69**

PREMISES A:

ALL THAT CERTAIN LOT or piece of ground with the buildings and improve-

ments thereon erected, Situate in the Township of London Britain, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Final Plan of Properties Owned by Dominick J. Baffone, III, and Jean M. Baffone, H & W, Marc A. Baffone and Kathleen W. Baffone, H & W, and Eugene F. Oates and Frances H. Oates, H & W, made by Crossan-Raimato, Inc., West Grove, Pennsylvania, dated 03/17/1999 and last revised 09/24/1999 and recorded as Plan File No. 15152, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mercer Mill Road (T-317) at a common corner of Lots B and C as shown on said Plan; thence from said beginning point and extending through the bed of said road North 41 degrees, 18 minutes, 42 seconds East, 88.04 feet to a point, a corner of lands now or late of Mark E. Schroeder, et ux; thence extending along lands of the same South 89 degrees, 08 minutes, 24 seconds East, 931.35 feet to a point, a corner of Lot B, aforesaid; thence extending along the same the two following courses and distances: (1) South 64 degrees, 28 minutes, 00 seconds West, 698.08 feet to a point; (2) North 55 degrees, 19 minutes, 00 seconds West, crossing over a certain proposed 25 feet wide driveway easement 437.14 feet to a point, being the first mentioned point and place of beginning. Subject to the joint use and maintenance of 25 feet wide driveway easement by the owners of Lots 1, 2, and C.

BEING part of the same premises which MARGARET L. OWENS N/K/A MARGARET L. DORNEMAN AND WILLIAM DORNEMAN, HER HUSBAND AND MAXINE J. OWENS N/K/A MAXINE J. CZARNECKI AND WALTER CZARNECKI, III, HER HUSBAND, by Indenture bearing date MAY 15, 1998 and recorded MAY 22, 1998 in the Office of the Recorder of Deeds, in and for the County of CHESTER, in

Record Book 4354 page 339 etc., granted and conveyed unto EUGENE F. OATES and FRANCES H. OATES, HUSBAND AND WIFE, in fee.

BEING LOT NO. C on said Plan.

BEING UPI NO. 73-3-11

PLAINTIFF: Malvern Federal Saving Bank

DEFENDANT: **Lisa Debarardinis & David Owens**

SALE ADDRESS: 250 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **ROGER P. CAMERON, ESQ. 610-426-4400**

SALE NO. 21-9-105

Writ of Execution No. 2020-09377

DEBT \$76,614.87

ALL THAT CERTAIN Unit in the property known, named and identified as Goshen Valley Condominium II, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963, P.L. 196, by the recording of the County of Chester of a Declaration dated October 3, 1977 and recorded in Misc. Deed Book 390 page 479, a First Amendment to the Declaration dated August 14, 1978 and recorded September 12, 1978 in Misc. Deed Book 418, page 114, a Second Amendment to the Declaration dated July 31, 1979 and recorded August 2, 1979 in Misc. Deed Book 450, page 65, a Third Amendment to the Declaration dated March 18, 1980 and recorded March 18, 1980 in Misc. Deed Book 472, page 546, a Fourth Amendment thereto dated October 29, 1980 and recorded October 31, 1980 in Misc. Deed Book 495 page 133 and Amended in Misc. Deed Book 504 page

186, a Fifth Amendment to the Declaration of Condominium recorded in Misc. Deed Book 512 page 46, a Declaration Plan dated October 31, 1977 and recorded as Plan No. 1351 and a Code of Regulations dated October 31, 1977 and recorded in Misc. Deed Book 390 page 508, Amended in Misc. Deed Book 554 page 316, a Second Amendment in Misc. Deed Book 594 page 424, being designated on said Declaration Plan as Unit No. 1806 and more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in Common Elements as the same is set forth in said Amendments. THE GRANTEE for and on behalf of the grantee and the grantee heirs, personal representatives, successors and assigns, by the acceptance of the deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of, and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this deed shall be subject to a charge for all amounts so assessed and that expect insofar as Section 705 and 706 of said Unit Property Act may relieve subsequent unit owner of liability for proper unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING THE SAME PREMISES which Thomas J. Timlin, by Deed dated February 21, 2001 and recorded March 5, 2001 in the Office of the Recorder of Deeds, of Chester County, PA, in Record Book 4905, page 1041, granted and conveyed unto Rian Poltrone, in fee.

BEING UPI # 53-6-520

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Rian Poltrone**

SALE ADDRESS: 1806 Valley Road,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROGER P. CAMERON, ESQ. 610-426-4400**

SALE NO. 21-10-119

Writ of Execution No. 2021-00359

DEBT \$366,816.46

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

IMPROVEMENTS thereon: consist of a single family residence

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**

SALE NO. 21-10-122

Writ of Execution No. 2018-00284

DEBT \$94,043.43

ALL THAT CERTAIN LOT OR PIECE
OF GROUND, SITUATE IN THE TOWN-
SHIP 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**

SALE NO. 21-10-123

Writ of Execution No. 2020-08924

DEBT \$735,092.56

ALL THAT CERTAIN tract of lot or piece
of land, with the buildings and improve-
ments thereon erected, situate in the Town-
ship 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 Northwest-
erly 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 begin-
ning point along the said Northwesterly ul-
timate 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 sec-
onds 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 ex-
tending partly along the same North 67 de-
grees 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 de-
grees 40 minutes 13 seconds East, crossing
and re-crossing over silt (filter) fence bar-
riers, 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 sec-
onds 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 men-
tioned Plan.

HAVING ERECTED THEREON a Resi-
dential Dwelling.

BEING THE SAME PREMISES AS Dan-
iel 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, grant-

ed 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**

SALE NO. 21-10-126

Writ of Execution No. 2021-02056

DEBT \$287,658.04

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**

SALE NO. 21-10-127

Writ of Execution No. 2019-09720

DEBT \$598,277.16

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. Da-

vidheiser 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**

SALE NO. 21-11-134

Writ of Execution No. 2019-02562

DEBT \$2,781.29

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**

SALE NO. 21-11-141

Writ of Execution No. 2021-03870

DEBT \$870,831.82

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. Regester, 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 West-erly 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 Cor-set for a corner of this and an a corner of Parcel "A" said plan owned by Mae Cor-nette; 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 Jo-seph 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 Cor-nette 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 de-grees 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 David-son & 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 Doc-

ument No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

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. 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

SALE NO. 21-11-142

Writ of Execution No. 2021-03869

DEBT \$469,904.14

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 tin 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 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 North-westerly 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 Wilheimina 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**

SALE NO. 21-11-145

Writ of Execution No. 2021-01129

DEBT \$220,123.39

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**

SALE NO. 21-11-146

Writ of Execution No. 2020-02647

DEBT \$130,304.00

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**

SALE NO. 21-11-147

Writ of Execution No. 2017-11901

DEBT \$272,337.95

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

IMPROVEMENTS thereon: a 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

SALE NO. 21-11-148

Writ of Execution No. 2020-09123

DEBT \$1,003,815.41

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

SALE NO. 21-11-149

Writ of Execution No. 2018-12666

DEBT \$142,373.82

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, Common-

wealth 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**

SALE NO. 21-11-150

Writ of Execution No. 2021-02368

DEBT \$235,567.34

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

IMPROVEMENTS thereon: a residential dwelling

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**

INDEX

Location	Defendant	Page
Birmingham Township	George Getsos & Panagiota Giannoudaki Getsos.	4
Borough of Kennett Square	James N. Vann, in His Capacity as Executor and Devisee of The Estate of James N. Stafford & Keith N. Stafford, in His Capacity as Devisee of The Estate of James N. Stafford	4
Borough of Kennett Square	Jason J. Nichols & Alicia Nichols.	15
Borough of Malvern	Eligio Bonelli	12
Borough of Modena	Unknown Heirs and/or Administrators to the Estate of William J. Johnston, Sr.	28
Borough of Oxford	David Jackson & Pamela Jackson.	11
Borough of Phoenixville.	Marc F. Novia & Donna D. Novia	16
Borough of Phoenixville.	Jeffrey R. Abbott, Jr	18
Caln Township	Coatesville Solar Initiative LLC	13
Caln Township	Timothy F. Budd & Angela E. Montgomery-Budd.	28
City of Coatesville & Caln Twp	Robert Fallon, Jr.	3
City of Coatesville	Joseph Jones, Jr.	7
City of Coatesville	Harold Omar Trego & Christina M. Trego	8
East Bradford Township	Elizabeth Jordan A/K/A Elizabeth Ann Jordan & the United States of America	29
East Caln Township	Jeffrey Snyder & Denise Snyder.	2
East Goshen Township	Rian Poltrone	19
East Nottingham Township.	Daniel Thomas Campbell	3
Easttown Township.	Timothy I. Melvin & Treva Melvin	14
East Whiteland Township.	Diane D. Weaver and James E. Weaver, Jr.	12
Kennett Township	Victoria Perry Robinson and Michael Robinson	11
London Britain Township.	Lisa Debarardinis & David Owens.	19
London Britain Township.	Charles J. Slanina & the United States of America	29
New Garden Township	Richard A. Sydenstricker	9
New Garden Township	April Custer, AKA April D. Custer.	22
New Garden Township	James Davidson, LLC.	24
New London Township.	Michael Depoulter a/k/a Michael E. Depoulter	5
North Coventry Township.	Allan S. Rink & Susan V. Rink.	23
Penn Township &		
Upper Oxford Township	James E. Davidson & Sons, LLC	26
Sadsbury Township.	Marcus N. Lane a/k/a Marcus Lane	6
Sadsbury Township.	Brian J. Madonna and Deanne M. Madonna	9
Spring City Township.	Kari Newman	21
Tredryffrin Township	John M. Lewis Executor of the Estate of Elizabeth Violet Lewis and Michael F. Lewis Executor of the Estate of Elizabeth Violet Lewis	10
Tredyffrin Township	Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan	14
Tredyffrin Township	Peter E. Tavani	18
Upper Oxford Township	Charles D. Bennethum Jr.	18
Upper Uwchlan Township	Timothy P. Schwarz & Theresa R. Schwarz & the United States of America	20
Valley Township	Bruce Thomas	2

INDEX

Location	Defendant	Page
Valley Township	Crystal G. Brown a/k/a Crystal Brown	6
Valley Township	Gilfillian Real Estate Holding, LLC	24
West Brandywine Township	Maxie E. Evans & Faye S. Evans	2
West Caln Township	Matthew M. Estes & Kimberly D. Estes.	16
West Fallowfield Township.	Ronald E. Hays	6
West Goshen Township.	Thanh H. Nguyen	8
West Goshen Township.	Laura Taggart AKA Laura A. Taggart &.	30
	William Taggart AKA William H. Taggart	
West Nottingham Township	E. Wilhelmina Clay A/K/A Ethel Wilhelmina Clay,	3
	Individually and as Administratrix of the Estate of Wallace H. Clay A/K/A Wallace Henry Clay	
West Nottingham Township	Robert G. Patrick & Beth Ann Patrick	29
West Vincent Township.	Ann M. Brostrom & Ronald A. Brostrom.	21
West Whiteland Township	Lawrence Robinson-Ray and April RobinsonRay	2
Westtown Township	Jacqueline A. Barker & James V. Barker	6
Westtown Township	Mabinty D. Kargbo & Noah Abass.	16
Willistown Township	Carol Waldmann & David Waldmann	17