

Sheriff's Sale of Real Estate

SALE NO: **22-3-61**

DEBT- **\$4,489.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-01428 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chesterkopasheriffsales

Thursday, March 17, 2022 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 18, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Dunn Investments LP**

SALE ADDRESS: 734 Springdale Drive, West Whiteland, PA 19380

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-62**

DEBT- **\$8,231.78**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-09989 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, situate in East Whiteland Township, Chester County, Pennsylvania.

TAX PARCEL NO. 42-4-38

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **Diane M. Washington, Mala L. Washington & Lance Gooden Washington**

SALE ADDRESS: 154 Conestoga Road, East Whiteland Township, PA 19355

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-63**

DEBT- **\$1,422.37**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06413 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN unit located in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 38-1-184

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Harry London**

SALE ADDRESS: 377 Larose Drive, Valley Township, PA 19320

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-64**

DEBT- **\$5,549.04**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2005-01288 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 41-5C-36

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Franklin A. Bennett, III**

SALE ADDRESS: 516 Brookview Road, West Whiteland, PA 19341

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-65**

DEBT- **\$3,972.27**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05994 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN message and lot of land, situate on the North side of West Miner Street in the Borough of West Chester, County of Chester and commonwealth of Pennsylvania.

TAX PARCEL NO. 1-8-487

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **BAMC 413 W Miner, L.L.C.**

SALE ADDRESS: 413 W. Miner Stree, West Chester, PA 19382

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-66**

DEBT- **\$230,241.23**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05355 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground situated in West Vincent & Upper Uwchlan Townships, County of Chester, Commonwealth of Pennsylvania bounded and described according to a lot line change plan for lot 22 Cotswold, Estate made by D.L. Howell & Associates, Inc. dated 11/7/2000 revised 3/26/2000 recorded in Chester County as Plan # 15710 as follows to wit:

BEGINNING at a point in the northeasterly side of Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive on the arc of a circle curving to the left a radius of 174.99 feet the arc distance of 251.98 feet to a point a corner of lands now or late of Neal & Gabelle Rubinstein; thence along same north 24 degrees 37 minutes 47 degrees east 685.21 feet to a point on the southwest side of Red Bone Road; thence along same south 51 degrees 30 minutes 00 seconds east 51.50 feet to a point a corner of land now or late of John F. & Mary Ann O'Brien; thence along same the 2 following courses and distance; (1) south 5 degrees 00 minutes 00 seconds east 250.00 to a point; (2) south 23 degrees 25 minutes 22 seconds east 185.00 feet to a point a corner of Lot 2; thence along Lot 2 the 3 following courses and distances: (1) south 74 degrees 51 minutes 54 seconds west 118.77 feet to a point; (2) south 25 degrees 27 minutes 55 seconds west 216.86 feet to a point; (3) south 47 degrees 43 minutes 41 seconds west 97.21 feet to the first mentioned point and place of beginning.

BEING UPI # 25-7-280

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Jeffrey C. Duffy & Carol Gaspar**

SALE ADDRESS: Lot 1 Wyndemere Lake Drive, Chester Springs, PA 19425

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-67**

DEBT- **\$182,642.68**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-02040 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,
SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described according to a
Survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the
Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along
the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East
between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth.
BEING part of Lot # 117, all of Lot # 118 on Plan of Lots called "Valmont", made by J.W. Harry, Civil Engineer,
Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-68**

DEBT- **\$171,754.22**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05616 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEIL, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT INLINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET ON THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN, CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR AND KRISTINE A PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658

PARCEL #: 52-03Q-0291-0000

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

VS

DEFENDANT: **Kristine A. Pelosi-Vaughn & Robert J. Vaughn, Jr.**

SALE ADDRESS: 206 Oxford Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC 215-572-8111**

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-69**

DEBT- **\$174,431.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10716 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the Northwestern side of Coventry Pointe Lane, a corner of Lot No. 2-1 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 2-1, North 27 degrees 00 minutes 00 seconds West, 179.26 feet to a point in line of lands now orate of Albert A. and Genevieve E. Stewart and said plan; thence extending along same, North 28 degrees 35 minutes 25 seconds East, 19.06 feet to a point, a corner of Lot No. 3-1 on said plan; thence extending along Lot No. 3-1, South 74 degrees 56 minutes 28 seconds East, 5.76 feet to a point, a corner of Lot No.2-3 on said plan; thence extending along Lot 2-3, South 27 degrees 00 minutes 00 seconds East 188.55 feet to a point on the Northwestern side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less.

BEING THE SAME PREMISES which Jean Marie Risney by Deed dated March 28, 2002 and recorded April 12, 2002, at Instrument 10072651 in Book 5254, Page 1557 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania granted and conveyed unto William C. Darlington and Mary M. Darlington, husband and wife, in fee.

PARCEL ID # 17-03G-0100

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Mary M. Darlington and William C. Darlington**

SALE ADDRESS: 202 Coventry Pointe Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-70**

DEBT- **\$221,085.10**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03378 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR # 16-04-0256

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Fateema Burns**

SALE ADDRESS: 133 Country Run Drive, Coatesville, PA 19320

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

Sheriff's Sale of Real Estate

SALE NO: **22-3-75**

DEBT- **\$313,323.40**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-11735 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA:

BEING PARCEL NUMBER: 01-02-0089

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee of RMF Buyout Acquisition Trust 2018-1

VS

DEFENDANT: **Patricia G. Semple**

SALE ADDRESS: 531 Marshall Drive, West Chester, PA 19380

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

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.