

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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### Thursday, February 17, 2022 @ 11 AM

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#### 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, February 17th, 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. 20-1-10**

**Writ of Execution No. 2019-06502**

**DEBT \$237,737.04**

ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final subdivision 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 Wolgin 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 minutes 36 seconds East 99.37 feet and North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO THE FOLLOWING 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 exclusive 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 ADMINISTRATRIX OF THE ESTATE OF WALLACE H. CLAY A/K/A WALLACE HENRY 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. 20-7-321**

**Writ of Execution No. 2020-00132**

**DEBT \$199,512.10**

Property situate in the OXFORD BOROUGH, CHESTER County, Pennsylvania  
BLR# 6-9-77.3P

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Charles Rutledge, IV, Rachel Rutledge**

SALE ADDRESS: 259 South 4th Street, a/k/a 259 South Fourth Street, Oxford, PA 19363-1841

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

**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) 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 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. 21-5-50**

**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. 21-6-60**

**Writ of Execution No. 2019-05281**

**DEBT \$232,359.10**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of a Portion of "Inglewood Development" made by Berger and Hay's Inc. Consulting Engineers and Surveyors, Coatesville, PA., dated August 4, 1968 and revised February 18, 1969, as follows, to wit:

BEGINNING at a point on the Easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southerly side of a fifty feet wide Unnamed road, (1) extending from said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south 0 degrees, thirty minutes,

twenty seconds West, sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South

Eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence extending south 0 degrees, thirty minutes, twenty seconds West, Eighty five feet to a point; thence extending north eighty nine degrees, twenty nine minutes, forty seconds West, one hundred sixty five feet to a point on the Easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, Eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less. Being Lot # 208 as shown on the above mentioned Plan

Being same premises which Alan M. Milberg and Rita K. Milberg, his wife by deed dated 7/8/83 and recorded 7/20/83 in Chester County in Record book T61 Page 86 conveyed unto Barry Jerome Stewart and Brenda V. Stewart, his wife, in fee.

Being UPI # 39-4C-125

PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, Not in its Individual Capacity but Solely as Legal Title Trustee

VS

DEFENDANT: **Barry J. Stewart & Brenda V. Stewart**

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

**SALE NO. 21-7-77**

**Writ of Execution No. 2020-02525**

**DEBT \$238,108.98**

Property situate in East Whiteland Township

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

Sold as the property of: The Unknown

Heirs of STOUGHTON L. WATTS Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

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

SALE ADDRESS: 16 Fairway Drive, Malvern, PA 19355

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

**SALE NO. 21-7-79**

**Writ of Execution No. 2016-06783**

**DEBT \$292,533.70**

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

BLR# 47-6-162

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **John F. Glah**

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

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

**SALE NO. 21-10-111****Writ of Execution No. 2018-09752****DEBT \$1,504.90**

ALL THAT CERTAIN tract of land known as 246 Fleetwood Street, situate in the City of Coatesville County of Chester and State of Pennsylvania.

Tax Parcel No.: 16-5-51.4

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 246 Fleetwood Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 21-10-115****Writ of Execution No. 2012-06098****DEBT \$30,156.75**

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in Tredyffrin Township, Chester County, Pennsylvania.

Tax Parcel No.: 43-9L-1

PLAINTIFF: Tredyffrin/Easttown School District

VS

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

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

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 21-10-116****Writ of Execution No. 2019-05987****DEBT \$3,378.54**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in the Township of East Whiteland, County of Chester and Sate of Pennsylvania.

Tax Parcel No.: 42-3M-82

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **Mary Pat Wright**

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

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****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. 21-11-145**

**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. 21-11-147**

**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: RESI-

DENTIAL 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. 22-1-6**

**Writ of Execution No. 2021-01765**

**DEBT \$1,410,141.84**

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania, and being a portion of the premises conveyed to Grantors by deed from Eugene A. Pollock filed April 14, 1962 and recorded in Chester County Deed Book A-34 at page 384, said portion being more fully described according to a survey made by W. Richard Craig R. S., dated July 21, 1967, as follows:

BEGINNING at a point in the middle of Horseshow Pike (Rt. 322) said point being a corner of land now or late of David S. Beiler; thence from said point of beginning along land of Beiler, North 26 degrees 07 minutes East, 250.62 feet to a point, thence 165.89 feet to a point, thence South 26 degrees 07 minutes West, 300.94 feet to a point in said Horseshow Pike. Thence along the middle of same, North 63 degrees 53 minutes West, 157 feet more or less to the point and place of beginning.

Being the same property conveyed by Deborah D. Becker to ALA Holding, LLC by way of a Deed dated June 8, 2018 and recorded in the Chester County Pennsylva-

nia Recorder of Deeds Office on June 13, 2018 in Book 9758, page 337.

Tax Parcel No. 39-2-27.1

PLAINTIFF: Firsttrust Bank

VS

DEFENDANT: **ALA Holdings, LLC, ALA Corporation & Angela Anderson**

SALE ADDRESS: 5033 Horseshoe Pk, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STARFIELD & SMITH, P.C. 215-542-7070**

**SALE NO. 22-1-11**

**Writ of Execution No. 2013-05089**

**DEBT \$823,524.28**

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 34-4-260

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3, Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **Tracy E. Beaver-McKeon & Michael McKeon**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

**SALE NO. 22-1-15**

**Writ of Execution No. 2019-04049**

**DEBT \$10,606.31**

PROPERTY SITUATE IN WEST BRANDYWINE TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING



TAX PARCEL # 29-7-151.1J

PLAINTIFF: M&T Bank S/B/M To Elmwood Federal Savings Bank

VS

DEFENDANT: **Susie L. Cason & David F. Curtiss**

SALE ADDRESS: 180 Main Lin Road aka 31 Main Lin Drive, Coatesville, PA 19320

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

**SALE NO. 22-1-16**

**Writ of Execution No. 2019-08856**

**DEBT \$311,536.34**

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

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit:

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 130 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.5 feet to a point of curve on the North side of Tudor Court;

thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROHIT AND POOJA VIKRAM PUROHIT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO.: 35-03-0271

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

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