

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 17, 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, March 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. 18-4-180
Writ of Execution No. 2016-09035
DEBT \$1,545.42

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-5E-198

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **PATRICIA FRAUMENI**

SALE ADDRESS: 73 Brighton Court,-
 Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD., 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

PLAINTIFF: 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

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

SALE NO. 20-1-6
Writ of Execution No. 2016-08555
DEBT \$2,539.95

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka & United States of America**

SALE ADDRESS: 977 W. Lincoln Highway,
 Valley Township, PA 19320

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

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

SALE NO. 20-5-260
Writ of Execution No. 2019-06469
DEBT \$198,611.39

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**

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. 20-6-303

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 MENTIONED 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. 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. 21-4-41

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 begin-

ning 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 Fitzgerald'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. 21-6-63

Writ of Execution No. 2018-09490

DEBT \$166,940.95

Owner(s) of property situate in the Township of Tredyffrin, Chester County, Penn-

sylvania being: 214 Drummers Lane,
Wayne PA 19087-1533

BLR No. 43-6A-414

Improvements thereon: RESIDENTIAL
DWELLING

PLAINTIFF: US Bank Trust, National As-
sociation, as Trustee of the Lodge Series
IV Trust

VS

DEFENDANT: **Peter E. Tavani**

SALE ADDRESS: 214 Drummers Lane,
Wayne, PA 19087-1533

PLAINTIFF ATTORNEY: **LYNCH LAW
GROUP 724-776-8000**

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 19363

PLAINTIFF ATTORNEY: **WILSON
LAW FIRM 610-566-7080**

SALE NO. 21-8-99

Writ of Execution No. 2020-02213

DEBT \$124,554.69

SALE NO. 21-10-127

Writ of Execution No. 2019-09720

DEBT \$598,277.16

ALL THAT CERTAIN lot or piece of
ground with improvements thereon, situate
in the township of Upper Oxford, Chester
County, Pennsylvania, bounded and de-
scribed according to the plan of property
made by Regester Associates, Inc., dated
September 12, 1988, and revised Sep-
tember 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 Son-
dra 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 sec-
onds West 255 feet to the point and place
of beginning.

ALL THAT CERTAIN tract or piece of
land with the two story stone dwelling
barn, stone dwelling sheds and other im-
provements 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 Town-
ship of North Coventry, County of Chester
and Commonwealth of Pennsylvania, be-
ing more fully bounded and described in
accordance with a Survey by Andrew F.
Kent, Professional Land Surveyor, desig-
nated 77-07-81, as follows, to-wit:

BEGINNING at a point in St. Peters Road,
LR 1513, a corner of Lot No. 4; thence
leaving said road and along Lot No. 4 the
two following courses and distances: (1)
South 12 degrees 30 minutes 02 seconds
West 720.98 feet to an iron pin; (2) South
53 degrees 35 minutes 02 seconds West
580.00 feet more or less to a point in the
center line of Pigeon Creek; thence in said
center line the two following courses and
distances: (1) South 70 degrees 40 minutes
50 seconds East, 155.75 feet to a point; (2)
South 39 degrees 50 minutes 24 seconds

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

CONTAINING 14.9 acres.

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

Tax Parcel No.: 17-06-0057

PLAINTIFF: CIM REO 2021-NR1 LLC VS

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

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

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

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 minutes 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cornette and said pin being set in line of lands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge-Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

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

BEING UPI # 60.5-2.3

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

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. Regester, 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 de-

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

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and 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, Cochransville, 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. 21-11-148

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 Re-

cordor 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. 22-1-13

Writ of Execution No. 2021-01130

DEBT \$155,897.11

PROPERTY SITUATE IN BOROUGH OF OXFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 06-08-0103

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **Tyler M. Harris**

SALE ADDRESS: 231 South 4th Street, Oxford, PA 19363

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 Elm-

wood 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. 22-1-20

Writ of Execution No. 2019-03245

DEBT \$525,232.44

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO THE FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS", MADE BY GEORGE E. REGISTER, JR. AND SONS, INC.; REGISTERED, LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO. 13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCE: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAV-

ING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO.11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT; (2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 12 ON SAID PLAN.

UPI # 61-6-37.1B

PLAINTIFF: Harleysville Bank

VS

DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

SALE ADDRESS: 1845 Huntsman Lane,
West Chester, PA 19382

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

SALE NO. 22-1-25**Writ of Execution No. 2021-01141****DEBT \$201,117.99**

Property situate in the TOWNSHIP OF LOWER OXFORD, CHESTER County, Pennsylvania being

BLR # 56-10-12.4B

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, As Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates
VS

DEFENDANT: **Patrick Mahan a/k/a Patrick G. Mahan & Kari Mahan a/k/a Kari C. Mahan a/k/a Kari Krolikowski a/k/a Kari Colflesh**

SALE ADDRESS: 216 Elkview Road, Lincoln University, PA 19352

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

SALE NO. 22-1-27**Writ of Execution No. 2017-05629****DEBT \$475,140.55**

Property situate in the TOWNSHIP OF FRANKLIN, CHESTER County, Pennsylvania being

BLR # 72-002-0002.0200

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3

VS

DEFENDANT: **Art W. Paviglianiti a/k/a Art Paviglianiti & Karen L. Paviglianiti**

SALE ADDRESS: 613 S. Guernsey Road, West Grove, PA 19390

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

SALE NO. 22-2-33**Writ of Execution No. 2020-07614****DEBT \$254,938.10**

Owner(s) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania

UPI # 15-12-137

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: US BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST

VS

DEFENDANT: **DAVID L. GRANACHER & LINDA C. GRANACHER**

SALE ADDRESS: 56 Ridge Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **THE LYNCH LAW GROUP 724-776-8000**

SALE NO. 22-2-34**Writ of Execution No. 2018-07595****DEBT \$241,141.41**

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

TAX PARCEL NUMBER: 52-03R-0042.0000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

<p>VS</p> <p>DEFENDANT: ROBERTA C. PYLE</p> <p>SALE ADDRESS: 1203 Thistlewood Lane, West Chester, PA 19380</p> <p>PLAINTIFF ATTORNEY: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906</p>	<p>MORTGAGE ACQUISITION TRUST</p> <p>VS</p> <p>DEFENDANT: MATTHEW B. FORGIE & MEGAN B. FORGIE</p> <p>SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301</p> <p>PLAINTIFF ATTORNEY: KML LAW GROUP, P.C. 215-627-1322</p>
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SALE NO. 22-2-40
Writ of Execution No. 2019-04198
DEBT \$98,070.30

SALE NO. 22-2-42
Writ of Execution No. 2018-12217
DEBT \$353,360.52

Property situate in the TOWNSHIP EAST NOTTINGHAM

TAX PARCEL # 69-2-90.3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

Property situate in the TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-9L-176

IMPROVEMENTS thereon: a residential dwelling

VS

DEFENDANT: **JOSEPH A. KELLY & TONYA K. KELLY**

SALE ADDRESS: 142 Wedgewood Road, Oxford, PA 19363

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

PLAINTIFF: NATIONSTAR HECM ACQUISITIONTRUSTEE 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE

SALE NO. 22-2-41
Writ of Execution No. 2018-13132
DEBT \$512,698.01

VS

DEFENDANT: **JAMES BOOKER**

SALE ADDRESS: 68 West Central Avenue, Paoli, PA 19301

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

Property situate in the TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-09D-0016

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM

SALE NO. 22-2-44
Writ of Execution No. 2019-01785
DEBT \$72,925.41

Property situate in the TOWNSHIP OF VALLEY

TAX PARCEL # 38-05C-0086.070

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Susan F. Boyd-Noel
A/K/A Susan Bradley**

SALE ADDRESS: 915 Charles Street,
Coatesville, PA 19320

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

SALE NO. 22-2-48

Writ of Execution No. 2015-01455

DEBT \$149,507.56

Property situate in the KENNETT TOWNSHIP

TAX PARCEL # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9,
Kennett Square, PA 19348

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

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