

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 16, 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, June 16th, 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. 16-11-832
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. 20-4-217

Writ of Execution No. 2019-05846
DEBT \$124,715.95

Property situate in the LONDONDERRY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 46-3-16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Indenture Trustee of Cim Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven & Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330-9478

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

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. 20-5-260

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

SALE NO. 21-4-47
Writ of Execution No. 2015-11436
DEBT \$197,214.98

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**

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 Northerly 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 min-

utes 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 22 minutes 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 $\frac{1}{2}$ 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. 21-5-50

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. 21-6-63

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 19087-1533

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

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 sec-onds 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 in the Southeasterly line of aforesaid 415 feet wide strip or piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a one hundred fifteen feet wide strip of piece of ground of Philadelphia 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, Cochranville, PA 19330

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

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. 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. 22-1-20

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. 22-2-31**Writ of Execution No. 2018-09754****DEBT \$1,339.90**

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, known as 744 East Chestnut Street, and more particularly bounded and described according to a survey by Edgar Laub, R.S., dated 11/5/1969, as follows:

BEGINNING at a point on the South line of East Chestnut Street, said point being South 81 degrees 22 minutes 30 seconds West 221.32 feet from the intersection of the South line of East Chestnut Street and the West curb line of North Eighth Avenue; thence from said point of beginning and House #746 South 8 degrees 37 minutes 30 seconds East 94 feet to the North line of an 8 feet alley; thence by said alley's North line South 81 degrees 22 minutes 30 seconds West 17 feet to a point in line of House #742; thence by said House #742 North 8 degrees 37 minutes 30 seconds West 94 feet to a point in the South line of East Chestnut Street; thence by said East Chestnut Street's South line North 81 degrees 22 minutes 30 seconds East 17 feet to the point of beginning.

TAX PARCEL NO. 16-6-232.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 744 E. Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****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. 22-2-39****Writ of Execution No. 2018-05465****DEBT \$844,934.42**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 22, 1984 and recorded in the Office of the Chester County Recorder of Deeds on July 5, 1984, in Deed Book Volume 63 at Page 78.

Tax Parcel No. 55-5B-56

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Francis G. Mitchell & Nina Mitchell**

SALE ADDRESS: 715 Clovelly Lane,

Devon, PA 19333

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

SALE NO. 22-3-69

Writ of Execution No. 2019-10716

DEBT \$174,431.89

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 Northwest-erly 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 North-westerly 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 LE-
GAL GROUP LLP 610-278-6800**

SALE NO. 22-4-79

Writ of Execution No. 2017-02220

DEBT \$1,908.17

ALL THAT CERTAIN lot of land, Hereditaments and Appurtenances, on which is located the South half of a double brick dwelling house, known as No. 93 South Sixth Avenue in the City of Coatesville, County of Chester, State of Pennsylvania.

Tax Parcel No. 16-6-776

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jennifer Rodriguez**

SALE ADDRESS: 93 S. Sixth Avenue,
Coatesville, PA 19320

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

SALE NO. 22-4-93**Writ of Execution No. 2018-03625****DEBT \$1,345.56**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments, and appurtenances, situate in the Township of West Whiteland, County of Chester.

Tax Parcel No. 41-5-1270

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Mary E. Hufnagel**

SALE ADDRESS: 1430 Redwood Court, West Whiteland, PA 19380

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 22-4-94****Writ of Execution No. 2019-12761****DEBT \$3,885.21**

ALL THAT CERTAIN lot or piece of ground, Situate in the Northeasterly side of South Walnut Street, at a distance of 320 feet South of Lacey Street, in the Borough of West Chester, Chester County, Pennsylvania.

Tax Parcel No. 1-9-1190

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Chris G. Schultz, Trustee of the Erna Schultz Trust Under Agreement of Trust Dated 12/21/1991**

SALE ADDRESS: 531 S. Walnut Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 22-4-97****Writ of Execution No. 2017-00322****DEBT \$1,725.89**

ALL THAT CERTAIN lot of land, with the hereditaments and appurtenances, thereon, Situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel No. 16-6-96

PLAINTIFF: City of Coatesville VS

DEFENDANT: **Donald L. Ben & Delores M. Ben**

SALE ADDRESS: 107 N. Fifth Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 22-4-98****Writ of Execution No. 2016-00929****DEBT \$3,443.82**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-4-72

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Janet S. MacKay**

SALE ADDRESS: 300 Doe Run Road, East Fallowfield, PA 19320

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

SALE NO. 22-4-100
Writ of Execution No. 2016-00684
DEBT \$5,890.30

ALL THAT CERTAIN brick message (Lot No. 231) and lot of land situate in the Northerly side of West Washington Street, between New and Darlington Streets, in the Borough of West Chester.

Tax Parcel No. 1-8-84

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **James A. Hunt, Mary L. Hunt & United States of America**

SALE ADDRESS: 231 W. Washington Street, West Chester, PA 19380

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

SALE NO. 22-4-104
Writ of Execution No. 2017-01948
DEBT \$2,294.94

ALL THAT CERTAIN lot of land situated in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-240.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Steve Wah**

SALE ADDRESS: 872 Coates Street, Coatesville, PA 19320

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

SALE NO. 22-4-109
Writ of Execution No. 2019-11359
DEBT \$1,264.75

ALL THAT CERTAIN portion of lots of land designated at Lots #88 and #89 on

a Plan of Building Lots called "Lincoln Heights" on the Lincoln Highway, Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-2Q-183

PLAINTIFF: Township of Valley

VS

DEFENDANT: **William Hyden & Ethel Hyden**

SALE ADDRESS: 120 Nichols Avenue, Valley Township, PA 19320

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

SALE NO. 22-4-117
Writ of Execution No. 2020-02720
DEBT \$416,643.33

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 26, 2005 and recorded in the Office of the Chester County Recorder of Deeds on September 19, 2005, in Deed Book Volume 6623 at Page 1101.

Tax Parcel No. 2808 01000900

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee of the New Residential Mortgage Loan Trust 2020-NPL2

VS

DEFENDANT: **Charles H. Coles Jr. a/k/a Charles H. Coles & Marilyn Coles**

SALE ADDRESS: 103 Tucker Lane, Coatesville, PA 19320

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

SALE NO. 22-4-118
Writ of Execution No. 2017-09494
DEBT \$192,649.32

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, ACCORDING TO A PLAN PREPARED BY GEORGE E. REGESTER, JR. & SONS, INC., DATED 9/18/1986 AND LAST REVISED 12/5/1986, AS TAKEN FROM DRAWING NO. M-475, BEING LOT NO. 1, AS FOLLOWS:

BEGINNING AT A POINT SET IN THE TITLE LINE OF PUBLIC ROAD T-378, KNOWN AS "BARONS HILL ROAD", SAID ROAD LEADING IN A NORTHWESTERLY DIRECTION TO HONEYBROOK TOWNSHIP AND IN A SOUTHEASTERLY DIRECTION TO HIBERNIA ROAD, SAID POINT OF BEGINNING MARKING A SOUTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT M. HOPPER; THENCE LEAVING SAID POINT OF BEGINNING AND LEAVING SAID BARONS HILL ROAD AND ALONG LANDS OF ROBERT M. HOPPER, THE FOLLOWING TWO (2) COURSES AND DISTANCES, TO WIT: (1) NORTH 13 DEGREES 44 MINUTES 58 SECONDS WEST 46.50 FEET TO AN IRON PIN, AND (2) NORTH 8 DEGREES 9 MINUTES 58 SECONDS WEST 660 FEET TO AN IRON PIN MARKING A CORNER OF THIS LAND BEING SET IN LINE OF LANDS OF SUN OIL COMPANY AND SAID POINT MARKING A CORNER OF LANDS OF ROBERT M. HOOPER; THENCE ALONG LANDS OF SUN OIL COMPANY, THE FOLLOWING TWO (2) COURSES AND DISTANCES, TO WIT: (1) SOUTH 65 DEGREES 39 MINUTES 59 SECONDS EAST 283.24 FEET TO AN OLD IRON PIN AND (2)

SOUTH 66 DEGREES 33 MINUTES 36 SECONDS EAST 27.74 FEET TO A POINT MARKING A NORTHEASTERLY CORNER OF THIS AND BEING SET IN LINE OF LANDS OF SUN OIL COMPANY AND MARKING A CORNER OF LOT NO. 2 ON SAID PLAN; THENCE ALONG SAME, SOUTH 0 DEGREES 28 MINUTES 49 SECONDS EAST 637.23 FEET TO A POINT SET IN THE TITLE LINE OF BARONS HILL ROAD, AFOREMENTIONED, SAID POINT MARKING A SOUTHEASTERLY CORNER OF THIS AND A CORNER OF LOT NO. 2 ON PLAN; THENCE ALONG THE TITLE LINE IN SAID BARONS HILL ROAD, NORTH 70 DEGREES 8 MINUTES 33 SECONDS WEST 195.70 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Raymond E. Hooper & the United States of America c/o the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 159 Barons Hill Road
 A/K/A 159 Baron Hill Road, Honeybrook,
 PA 19344-1269

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

SALE NO. 22-4-119
Writ of Execution No. 2019-03881
DEBT \$163,158.52

ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AD MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION

OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BRIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OR DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").

TAX PARCEL NO. 53-2P-254

PLAINTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

SALE ADDRESS: 166 Chandler Drive, West Chester, PA 19380

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

SALE NO. 22-4-121

Writ of Execution No. 2013-05784

DEBT \$353,416.48

ALL THAT CERTAIN lot or parcel of land situated in the Township of Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 28, 2012 and recorded in the Office of the Chester County Recorder of Deeds on March 2, 2012, in Deed Book Volume 8369 at Page 1995, as Instrument No. 11162603.

Tax Parcel No. 30-06-0023.040

PLAINTIFF: U.S. Bank National Associa-

tion, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Shari L. Hardin & Darryl F. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335

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

SALE NO. 22-4-122

Writ of Execution No. 2019-03763

DEBT \$195,269.93

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

Parcel Number: 280400663700

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **Geraldine J. Webb & Carl L. Webb**

SALE ADDRESS: 123 Nevins Way, Coatesville, PA 19320

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

SALE NO. 22-4-123

Writ of Execution No. 2019-12289

DEBT \$337,255.96

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH

OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF DEVON PARK DEVELOPMENT, AS PREPARED BY FRANKLIN AND LINDSEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND AVENUE (50 FEET WIDE) SAID POINT BEING AT THE DISTANCE OF 425 FEET MEASURED SOUTH 75 DEGREES 57 MINUTES EAST, FROM A SPIKE AT THE INTERSECTION OF THE CENTER LINE WITH THE CENTER LINE OF CENTER AVENUE (50 FEET WIDE); THENCE NORTH 14 DEGREES 03 MINUTES EAST, ALONG LOT #27 OF SAID PLAN OF LOTS FOR A DISTANCE OF 231.72 FEET TO A CORNER POINT IN THE SOUTHERLY LINE OF LOT #8 OF SAID PLAN OF LOTS; THENCE SOUTH 79 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG PART OF LOT #8 AND PART OF LOT #9 OF SAID PLAN OF LOTS FOR A DISTANCE OF 60.13 FEET TO A CORNER POINT OF LOT #29 OF SAID PLAN OF DISTANCE OF 235 FEET; THENCE NORTH 75 DEGREES 57 MINUTES WEST ALONG SAID CENTER LINE OF HIGHLAND AVENUE FOR A DISTANCE OF 60 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #28 ON SAID PLAN.

BEING THE SAME PREMISES WHICH MICHAEL Z. NICKLAS AND BROOKE M. NICKLAS, HUSBAND AND WIFE, BY DEED DATED JUNE 5, 1999 AND RECORDED JULY 21, 1999 IN THE COUNTY OF CHESTER, IN DEED BOOK 4603 PAGE 870 &C., GRANTED AND CONVEYED UNTO RICHARD E. DISIMONE AND ELIZABETH ZACHAI. THEIR HEIRS AND ASSIGNS, JOINT TENANTS WITH RIGHT OF

SURVIVORSHIP, IN FEE.

TITLE TO SAI D PREMISES IS VESTED IN RICHARD DISIMONE A/K/A RICHARD E. DISIMONE AND ELIZABETH ZACHAI A/K/A ELIZABETH E. ZACHAI, HUSBAND AND WIFE, BY DEED FROM RICHARD E. DISIMONE AND ELIZABETH E. ZACHAI DATED MAY 25, 2005 AND RECORDED JUNE 2, 2005 IN DEED BOOK 6508, PAGE 557 INSTRUMENT NUMBER 10538935.

BEING PARCEL NO. 55-2H-232.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust

VS

DEFENDANT: **Richard Disimone A/K/A Richard E. Disimone & Elizabeth Zachai A/K/A Elizabeth E. Zachai**

SALE ADDRESS: 327 Highland Avenue, Devon, PA 19333

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

SALE NO. 22-4-125

Writ of Execution No. 2021-07585

DEBT \$255,235.60

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

SOLD AS THE PROPERTY OF: ABBY SUE CANNON Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased, and SABRINA CANNON-HENKEN Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased

TAX PARCEL NO: 15-13-580

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity

ty but solely as owner Trustee for Cascade Funding Mortgage Trust HB4

VS

DEFENDANT: Abby Sue Cannon Solely in her Capacity as Heir of Robert T. Cannon, Deceased & Sabrina Cannon-Henken Solely in her Capacity as Heir of Robert T. Cannon, Deceased

SALE ADDRESS: 330 4th Avenue, Phoenixville, PA 19460

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

SALE NO. 22-4-129

Writ of Execution No. 2018-12076

DEBT \$240,062.42

ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 Lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows, to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set in a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc

distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No. 10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Parcel ID No. 58-4-93.2B

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: Constance L. Lapham & Warren Lapham

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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

SALE NO. 22-4-130

Writ of Execution No. 2020-02782

DEBT \$125,847.18

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

All those two certain lots or pieces of ground on which is located a frame dwelling house, hereditaments and appurtenances, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Plan of Poplar Terrace, recorded in Plan Book 1, page 87, as follow, to wit:

Beginning at the intersection of the center

line of Valley Road with the center line of Linden Avenue; thence along the center line of Valley Road, North 70 degrees 42 minutes East, 70 feet to a corner of Lot #32; thence by said Lot #32, South 19 degrees 18 minutes East 187 feet to the center line of a 15 feet wide alley; thence along the same, South 70 degrees 42 minutes West, 70 feet to the center line of Linden Avenue; thence by the same, North 19 degrees 18 minutes West, 187 feet to the place of beginning. Containing 13,090 square feet of land be the same more or less.

Being Lots #30 & #31 as shown on said Plan.

Containing 13,090 square feet of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO PAYGE A. SLOYER AND RONALD F. SLOYER, WIFE AND HUSBAND WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM PAYGE SLOYER, DATED MARCH 25, 2004, RECORDED MARCH 31, 2004, AT DOCUMENT ID 10395348, AND RECORDED IN BOOK 6106, PAGE 2247, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 68-5F-42

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **Ronald F. Sloyer, AKA Ronald Sloyer & Payge A. Sloyer, AKA Payge Sloyer**

SALE ADDRESS: 1596 Valley Road, Coatesville, PA 19320

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

SALE NO. 22-4-134

Writ of Execution No. 2020-03164

DEBT \$145,079.15

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

BLR# 56-7K-9

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1

VS

DEFENDANT: **John Higgins**

SALE ADDRESS: 4651 Forge Road, Nottingham, PA 19362

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

SALE NO. 22-4-137

Writ of Execution No. 2019-02143

DEBT \$165,846.97

ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of the Lot No. 38 on plan of lots of the Yost & Finkbinder farm in the Borough of Spring City aforesaid, bounded and described as follows:

BEGINNING at a pint in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two

feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

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

SALE NO. 22-4-139

Writ of Execution No. 2019-12740

DEBT \$599,798.84

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

BLR# 58-3-33.67

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset- Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewski & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

SALE NO. 22-5-156

Writ of Execution No. 2018-09801

DEBT \$384,311.07

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A PLAN MADE FOR JOSEPH PALMER BY CHESTER VALLEY ENGINEERS, PAOLI, PENNSYLVANIA, DATED JUNE 2ND, 1958 AND REVISED AS TO THIS LOT DECEMBER 15TH AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHWEST SIDE OF OLD STATE ROAD, AS NOW WIDENED, SAID SIDE BEING 25 FEET NORTHWESTERLY AND AT RIGHT ANGLES TO THE ORIGINAL CENTER LINE THEREOF, AT THE DISTANCE OF 227.40 FEET MEASURED ALONG SAID NORTHWEST SIDE THEREOF FROM A POINT OF TANGENT OF A CURVE ON THE NORTHEAST SIDE OF CEDAR HOLLOW ROAD (50 FEET WIDE), THE TWO FOLLOWING COURSES AND DISTANCES: (1) ON A LINE CURVING

TO THE LEFT, HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 33.39 FEET; (2) NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST, 194.01 FEET; THENCE FROM SAID POINT OF BEGINNING, EXTENDING ALONG THE SAID NORTHWEST SIDE OF OLD STATE ROAD, NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST, 84.22 FEET TO A CORNER OF LOT #1; THENCE ALONG LOT #1, NORTH 09 DEGREES, 44 MINUTES, 20 SECONDS WEST, 172.67 FEET TO A POINT IN LINE OF LOT #43, THENCE ALONG THE SAME AND LOT #44, SOUTH 66 DEGREES, 54 MINUTES, 30 SECONDS WEST, 85.44 FEET TO A CORNER OF LOT #3, THENCE ALONG LOT #3, SOUTH 09 DEGREES, 19 MINUTES, 50 SECONDS EAST, 152.35 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #2 ON SAID PLAN.

BEING THE SAME PREMISES which Mary C. Furman, by Deed dated 1/2/1977 and recorded in the Office of the Recorder of Deeds of Chester County on 2/1/1977 in Deed Book Volume 50, Page 201, granted and conveyed unto Robert C. Hutchison and Jill P. Hutchison. Jill P. Hutchison departed this life on 12/9/2004.

Tax Parcel # 54-01Q-0284

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Robert C. Hutchison**

SALE ADDRESS: 61 Devon Road, Paoli, PA 19031

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

SALE NO. 22-5-157

Writ of Execution No. 2019-05846

DEBT \$124,677.05

ALL THAT CERTAIN property situated in the Township of Londonderry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #46-3-16 being more fully described in a Deed Dated 04/09/1998 and recorded 04/17/1998, Among the land records of the county and state set forth above, in Deed Volume 4334 and Page 1356, Tax Map or Parcel id No: 46-03-0016.

Tax Parcel # 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven and Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxton Road, Cochranville, PA 19330

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

SALE NO. 22-5-159

Writ of Execution No. 2019-07363

DEBT \$461,121.61

Property situate in the WEST BRADFORD TOWNSHIP

Tax Parcel No. 50-5-112.10

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY S/B/M WILLOW FINANCIAL BANK

VS
DEFENDANT: **Nancy E. Beery & Eric W. Reitelbach aka Eric Reitelbach**
SALE ADDRESS: 1301 Crestmont Drive, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

AKA 815 W 8th Avenue, Parkesburg, PA 19365
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-5-160
Writ of Execution No. 2015-05187
DEBT \$479,781.13

Property situate in NEW GARDEN TOWNSHIP

Tax Parcel No. 60-06-0091

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Kathleen Morgan**
SALE ADDRESS: 9 West Shore Court, Landenberg, PA 19350
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-5-169
Writ of Execution No. 2020-01918
DEBT \$267,887.52

Property situate in the BOROUGH OF PARKESBURG

Tax Parcel No. 08-07-0019.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Katlyn M. Broomell & Taylor W. Megill**
SALE ADDRESS: 815 West 8th Avenue

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