

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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### Thursday, July 21, 2022 @ 11 AM

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#### ADDENDUM CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, July 21st, 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. 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 TOWN-  
SHIP OF EAST MARLBOROUGH,  
COUNTY OF CHESTER AND STATE  
OF PENNSYLVANIA, BOUNDED AND  
DESCRIBED ACCORDING TO THE FI-  
NAL SUBDIVISION PLAN OF "FOLLY  
HILL FARMS", MADE BY GEORGE E.  
REGESTER, JR. AND SONS, INC.; REG-  
ISTERED, 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 EX-  
TENDING FROM SAID POINT OF BE-  
GINNING AND EXTENDING ALONG  
HUNTSMAN LANE, THE THREE (3)  
FOLLOWING COURSES AND DIS-

TANCE: (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 CIR-  
CLE 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 CROSS-  
ING OVER A 40 FEET WIDE EASE-  
MENT FOR USE AS ACCESS TO PAS-  
TURE LAND, 310.73 FEET TO A POINT  
IN LINE OF LANDS OF M.P.S BUILD-  
ERS; 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 EX-  
TENDING ALONG THE SAME AND  
ALONG LOT NO. 13 THE TWO FOL-  
LOWING 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 HUNTS-  
MAN 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. 22-1-27**

**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 Ameriquet 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. 22-2-34**

**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.

VS

DEFENDANT: **ROBERTA C. PYLE**

SALE ADDRESS: 1203 Thistlewood Lane, West Chester, PA 19380

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

**SALE NO. 22-3-54**

**Writ of Execution No. 2016-07240**

**DEBT \$1,878.08**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Rebecca L. Miller**

SALE ADDRESS: 1313 Walker Drive, West Bradford, PA 19320

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

**SALE NO. 22-3-63**

**Writ of Execution No. 2019-06413**

**DEBT \$1,422.37**

ALL THAT CERTAIN unit located in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 38-1-184

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Harry London**

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

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

**SALE NO. 22-3-68**  
**Writ of Execution No. 2021-05616**  
**DEBT \$171,754.22**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEIL, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN-LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75

FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET ON THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

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

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

PARCEL #: 52-03Q-0291-0000

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

VS

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

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

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

**SALE NO. 22-4-76**  
**Writ of Execution No. 2012-11368**  
**DEBT \$4,058.30**

ALL THAT CERTAIN tract of land, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

**DEFENDANT: Albert L. Whitmore, III**  
**SALE ADDRESS: 2305 Kings Highway,**  
**Caln Township, PA 19320**

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

**SALE NO. 22-4-114**

**Writ of Execution No. 2019-04671**

**DEBT \$140,166.56**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF NEW GARDEN, CHESTER COUNTY, PENNSYLVANIA.

Parcel Number: 60-05-0096.040

**PLAINTIFF: Nationstar Mortgage LLC**  
**D/M/B Mr. Cooper**

VS

**DEFENDANT: Jeffrey E. Hoopes, Tina**  
**M. Hoopes A/K/A Tina Hoopes & Unit-**  
**ed States of America**

**SALE ADDRESS: 150 Walnut Run Road,**  
**Landenberg, PA 19350**

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

**SALE NO. 22-4-116**

**Writ of Execution No. 2019-07976**

**DEBT \$190,713.19**

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11

20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl G. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees 50 minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin in the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82° 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01' 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the corner of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 in Book 431 and Page 541.

Tax ID: 36-05-0135.060

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

**SALE NO. 22-4-136**

**Writ of Execution No. 2019-04973**

**DEBT \$494,307.17**

ALL THAT CERTAIN UNIT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED DECEMBER 11, 1978 AND RECORDED ON MARCH 27, 1980 IN A PLAN FILE #2933.

TAX PARCEL NO. 54-1-263

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

VS

DEFENDANT: **Linda Napoli, in her capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased; Mark Eastlake Derry, in his capacity as known heir, devisee, and/or distribute of the Estate of Charles T.**

**Derry, Deceased & Unknown Heir(s) of the Estate of Charles T. Derry, Deceased**

SALE ADDRESS: 1205 Weatherstone Drive, Paoli, PA 19301

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

**SALE NO. 22-5-142**

**Writ of Execution No. 2017-01190**

**DEBT \$1,576.42**

ALL THOSE two adjoining tracts of land, situate in the Southwest side of Strasburg Street, being Lots 2 and 3 of Famous Hills Development in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 50-5-179

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Dawn P. Handy**

SALE ADDRESS: 1856 West Strasburg Road, West Bradford, PA 19320

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

**SALE NO. 22-5-145**

**Writ of Execution No. 2017-05997**

**DEBT \$8,015.80**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Westtown, County of Chester and State of Pennsylvania.

Tax Parcel No. 67-3-429

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Ann Therese Dougherty**

SALE ADDRESS: 1703 Newmarket Court, Westtown Township, PA 19382

PLAINTIFF ATTORNEY: **PORTNOFF**



**LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 22-5-150**

**Writ of Execution No. 2017-02001**

**DEBT \$1,710.16**

ALL THAT CERTAIN tract of land upon which is built a dwelling house know as #736 Merchant Street, Coatesville, Chester County, PA.

Tax Parcel No. 16-2-281

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

**SALE NO. 22-5-155**

**Writ of Execution No. 2020-02652**

**DEBT \$178,488.25**

ALL THAT CERTAIN lot or piece of ground Situate in Upper Uwchlan Township Chester County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Edgefield, drawn by Engineering Design Consultants, Inc., dated 8/2/1995 and recorded 2/8/1996 said Plan recorded in Chester County as Plan No. 13281 as follows to wit:

BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South 72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3)

on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299.83 feet to a point in line of lands of Robert P. Barth; thence along said lands of Robert P. Barth North 22 degrees 26 minutes 00 seconds East, 77.29 feet to the first mentioned point and place of beginning.

BEING Lot No, 22 as shown on said plan.

BEING THE SAME PREMISES which Kulwinder Singh, by Deed dated 09/02/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 09/07/2016 in Deed Book Volume 9385, Page 47, In Instrument No. 11495191 granted and conveyed unto James T. Gibbons and Jennifer Gibbons a/k/a Jennifer A. Gibbons.

**\*PROPERTY IS BEING SOLD SUBJECT TO FIRST MORTGAGE\***

Tax Parcel # 32-3-54.080

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TFC NATIONAL BANK

VS

DEFENDANT: **James T. Gibbons & Jennifer Gibbons a/k/a Jennifer A. Gibbons**

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

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

**SALE NO. 22-5-157**

**Writ of Execution No. 2019-05846**

**DEBT \$124,677.05**

Downingtown, PA 19335

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

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. 22-5-158**

**Writ of Execution No. 2019-07685**

**DEBT \$601,660.09**

Property situate in the TOWNSHIP OF CALN

Tax Parcel No. 39-04-0510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Raza Gilani & Shazia Hashmi**

SALE ADDRESS: 2820 Westerham Road,

**SALE NO. 22-5-164**

**Writ of Execution No. 2019-04318**

**DEBT \$125,638.78**

ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc., dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

BEGINNING at a point on the easterly side of Lloyd Avenue, said point being the Southwesterly corner of Lot 55, as shown on said plan and being on the center line of a 20 feet wide right of way extending between Lot 52 and Lot 55 and being on the northwesterly corner of the about to be described tract, thence extending on said center line which is the boundary between Lots 52 and Lot 55, South 88 degrees 00 minutes 00 seconds East 137.58 feet to a point, a corner common to Lots 52, 53, and 55; thence along Lot 53, South 02 degrees 00 minutes 80 seconds West, 80.00 feet to a point in line of Lot 51 as shown on said plan; said point being on the center line of a 20 feet wide easement extending between Lot 52 and Lot 51; thence extending along center line which is the boundary between Lot 51 and Lot 52, North 88 degrees 00 minutes, 00 seconds West 137.50 feet to a point on the aforementioned easterly side of Lloyd Avenue; thence along said side of Lloyd Avenue passing through the aforementioned 20 feet wide easement and 20 feet wide right of way, North 02 degrees 00 minutes 00 seconds East 80.00 feet to the first mentioned point and place of beginning.

BEING Lot #52 on said plan.



UNDER AND SUBJECT to various conditions, agreements, obligations and easements for installation, maintenance and repair including but not limited to the following: common driveway, water sewer, gas, electric, telephone, cable TV and Storm water control systems.

SUBJECT to the use by owners of Lots 53, 54 and 55 to that part of the subject premises including the 20 feet wide driveway as shown on Recorded Plan #2337.

TOGETHER with the use of that part of the above mentioned 20 feet wide driveway not included in subject premises.

SUBJECT to a proportionate share of the cost of maintenance of said 20 feet wide common driveway.

SUBJECT to a life Estate Herein Granted by Grantors/Grantees to Alice S. Henley.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Robert E. Childs and Patricia Henley Childs as Tenants by the Entirety by deed from Robert E. Childs, Patricia Henley Childs and Alice S. Henley, dated 9/11/2007, recorded 3/4/2008, in the Chester County Clerk's Office in Deed Book 7376, Page 2179 as Instrument No. 10826085.

Tax Parcel #11-10-56.5A

PLAINTIFF: Cross Country Mortgage, Inc.

VS

DEFENDANT: **Robert E. Childs and Pa-**

**tricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

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

**SALE NO. 22-5-168**

**Writ of Execution No. 2020-01079**

**DEBT \$369,738.80**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Easttown Township, County of Chester and State of Pennsylvania, described according to a Survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follow, to wit:

BEGINNING at a point on the Southerly side of Conestoga Road, as shown on said plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue; (1) extending from said point of intersection in a Westerly direction along the said center line of Conestoga Road, Seven hundred forty and ninety-five one-hundredths feet to a point; and (2) South four degrees, twenty minutes East, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning; thence extending from said beginning point South four degrees, twenty minutes East, Two hundred seven and seventy-two one-hundredths feet to a point; thence extending South eighty-five degrees, forty-four minutes West, one hundred feet to a point thence extending North four degrees, twenty minutes West, two hundred twenty and eighty-four one-hundredths feet to a point on the Southerly side of Conestoga Road, aforesaid; thence extending along the same, the two following courses and distances: (1) South eighty degrees East, sixty-six and eighty-nine one-hundredths feet to a point;

and (2) North eighty degrees, nineteen minutes East, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and covenants as now appear of record.

BEING the same premises which Charles M.W. Russell and Frances M. Russell, husband and wife by Deed dated June 20, 1994 and recorded in the Office of the Recorder of Deeds of Chester County on June 27, 1994 at Book 3775, Page 691 granted and conveyed unto Karen J. Grozinski.

Tax Parcel #55-02H-0134

PLAINTIFF: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

VS

DEFENDANT: **Karen J. Grozinski**

SALE ADDRESS: 328 West Conestoga Road, Devon, PA 19333

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

**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

AKA 815 W 8th Avenue, Parkesburg, PA 19365

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

**SALE NO. 22-6-174**

**Writ of Execution No. 2020-05928**

**DEBT \$7,779.27**

ALL THAT CERTAIN lot or piece of ground, East Fallowfield Township, County of Chester, and State of Pennsylvania.

Tax Parcel # 47-4P-33

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Harry E. McMinimee & Joan H. McMinimee**

SALE ADDRESS: 11 Prince Edward Drive, East Fallowfield, PA 19320

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

**SALE NO. 22-6-179**

**Writ of Execution No. 2020-05662**

**DEBT \$6,265.38**

ALL THAT CERTAIN lot of ground SITUATE in Sadsbury Township, Chester County, Pennsylvania.

Tax Parcel # 37-4-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **David H. Mulvaney**

SALE ADDRESS: 939 Old Wilmington Road, Sadsbury Township, PA 19320

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

**SALE NO. 22-6-186****Writ of Execution No. 2018-00010****DEBT \$1,720.50**

ALL THAT CERTAIN lot of land, hereditaments and appurtenances upon which is erected the North half of a block of two brick dwelling houses designated as No. 72 South Sixth Avenue, SITUATE in the Second Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-765

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jeffrey C. Stanley, Executor of the Estate of Charles W. Stanley**

SALE ADDRESS: 72 S. Sixth Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 22-6-189****Writ of Execution No. 2020-02407****DEBT \$360,456.82**

PROPERTY SITUATE IN TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-01-0017.01E

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Manufacturers and Traders Trust Company, also known as M&amp;T Bank Successor by Merger to Hudson City Savings Bank, FSB c/o Bank of America, N.A.

VS

DEFENDANT: **Jyll A. Spano & Richard A. Spano Jr.**

SALE ADDRESS: 10 Misty Meadow Drive, West Chester, PA 19382-7096

PLAINTIFF ATTORNEY: **KML LAW****GROUP, P.C. 215-627-1322****SALE NO. 22-6-190****Writ of Execution No. 2012-09196****DEBT \$638,783.91**

PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP

TAX PARCEL # 69-3-161

IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. F/K/A Countrywide Home Loans Servicing L.P.

VS

DEFENDANT: **Matthew J. Gibson**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322****SALE NO. 22-6-194****Writ of Execution No. 2018-01898****DEBT \$276,897.37**

PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL # 5005A03640000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Rocket Mortgage, LLC. F/K/A Quicken Loans, LLC FKA Quicken Loans, Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

**SALE NO. 22-6-198**  
**Writ of Execution No. 2019-08739**  
**DEBT \$469,320.03**

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY 21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS INSTRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA

VS

DEFENDANT: **Todd Boyer & United States of America**

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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

**SALE NO. 22-6-212**  
**Writ of Execution No. 2015-10105**  
**DEBT \$855,333.32**

All that certain tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Com-

monwealth of Pennsylvania, bounded and described according to a Survey of Property made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S. Kimberton, PA, dated February 6, 1968 and revised February 13, 1968, as follow, to wit:

Beginning at a point on the Southeast-erly side of PA Route #113 (LR 270-5) (sixty feet wide) which point is measured the two following courses and distances from a point of curve on the Northeast-erly side of Conestoga Pike (LR. 15139) (Various widths) (as shown on said Plan); 1) extending from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen one-hundredths feet to an iron pin marking a pint of compound curve; and 2) on a line curving to the right having a radius of one thousand four hundred two and sixty-nine one hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning. thence extending from said beginning point, along the South-easterly side of PA Route #113, on a line curving to the right having a radius of One thousand four hundred two and sixty-nine one hundredths feet the arc distance of Four hundred twenty-two and fifty-three one-hundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall; thence extending along the same and long lands now of late of Everett C. McNear and Paul Charles Draper, North Eighty-Two degrees, five minutes, thirty seconds East, five hundred forty-eight and seven-teen one-hundredths feet to P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh; thence extending along the same South seven degrees, thirty-eight minutes, fifty seconds East, Four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham; thence extend-ing along the same and partly along land now or late of George W. Griseman, South Eighty degrees, twenty-three minutes, fifty

seconds West, Three hundred fourteen and one one- hundredths feet to an iron pin; thence extending still along land now or late of George W. Griseman, the following courses and distances: 1) South ten degrees, twenty-seven minutes, fifty seconds West, Seventy-five and eighty-four one- hundredths feet to an iron pin; and 2) South Seventy-nine degrees, fifty minutes, forty-five seconds West, Three hundred three and eighty-six one-hundredths feet to an iron pin; thence extending North Forty-five degrees, thirty-three minutes, fifty-three seconds West, Two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which George C. Morelli, Executor under the will of Loretta M. Cimeo, aka Loretta Morelli Cimeo, deceased, by Deed dated 9/26/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5937, Page 815, granted and conveyed unto Christopher C.J. Wurts, in fee.

BEING UPI Number 34-4-67.2

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **Christopher C.J. Wurts and United States of America**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

**SALE NO. 22-6-214**

**Writ of Execution No. 2016-10253**

**DEBT \$401,899.74**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Com-

monwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan # 17957, as follows, to wit:

BEING Lot #227, as shown on said Plan.

BEING THE SAME PREMISES which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

BEING TAX PARCEL # 18-1-442

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP

VS

DEFENDANT: **Anthony Dustin Locklear**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

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

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