

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 18, 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, August 18th, 2022 are as follows:

1. All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Chester County Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property, the bidder assumes all responsibility for "due diligence"
2. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000.00 deposit plus a \$35.00 processing fee to Bid4Assets **before** the start of the auction. The processing fee is required and retained by Bid4Assets. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date. If the prospective bidder is not a winning bidder, only the deposit will be reimbursed
3. When each sale is exposed to sale, the selling creditor will submit the upset price via Bid4Assets. The submitted upset price SHALL be the minimum starting bid for that property and no lesser bids will be accepted.
4. All bidding after the opening bid shall be in increments of at least Five Hundred Dollars and 00/100 (\$500.00).
5. The highest bidder, by a fair and open bid at or above the announced upset price, via Bid4Assets, shall be the purchaser. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff plus an additional 1.5% buyer's premium (on the total purchase price) to Bid4Assets at the time of sale via Bid4Assets. The balance of the purchase amount shall be paid via Bid4Assets within 21 days after the date of the sale without any additional demand made by the Sheriff. If the purchaser does not pay 10% of the purchase amount to the Sheriff via Bid4Assets at the time of sale, the second highest bidder will be contacted for purchase.
6. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale, forfeit the 10% sale deposit and the 1.5% buyer's premium will be retained by Bid4Assets. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
7. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
8. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff & the 1.5% buyer's premium to Bid4Assets at the time of the sale.
9. The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets. Sheriff sales shall begin at 11:00 a.m. on the third Thursday of every month, except December.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market St., West Chester, Pennsylvania, approximately thirty (30) days from the sale date. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter

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

Fredda L. Maddox, SHERIFF

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

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

TAX PARCEL NO. 38-2Q-39

PLANTIFF: Township of Valley

VS

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

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

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

SALE NO. 21-3-19
Writ of Execution No. 2018-05925
DEBT \$315,539.00

All that certain tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, Bounded and described according to a plan of Fern M. Pike estate, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA dated 4/5/1988.

BEING UPI # 39-3L-110

All that certain lot or tract of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania said land being known as lot no. 32 as shown on a plan known as Carver Court, Caln Township, Chester County, Pennsylvania, dated 11/23/1948, revised 1/4/1954, and recorded on 3/12/1954 in plan book 3 page 53, in the land records of Chester County,

Pennsylvania.

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank

VS

DEFENDANT: **Coatesville Solar Initiative LLC**

SALE ADDRESS: 1103 Foundry Street and 110 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQUIRE 610-374-7320**

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

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 Northernly 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 minutes 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 22minutes 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 ten-

ants 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. 21-6-60

Writ of Execution No. 2019-05281

DEBT \$232,359.10

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

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

twenty seconds West, sixty-three and

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

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

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

Being UPI # 39-4C-125

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

VS

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

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

SALE NO. 22-1-8

Writ of Execution No. 2018-09591

DEBT \$115,446.40

ALL THAT CERTAIN lot or parcel of land situated in the Fourth Ward of the City of Coatesville, County of Chester, Common-

wealth of Pennsylvania, being more fully described in Deed dated July 12, 2006 and recorded in the Office of the Chester County Recorder of Deeds on May 1, 2007, in Deed Book Volume 7146 at Page 1136, Instruments No. 10749735.

Tax Parcel No. 16-07-0123

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

VS

DEFENDANT: **Nicole M. Lytle a/k/a Nicole Ayers and David Lytle**

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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 HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO.11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34

FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES; (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT; (2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 12 ON SAID PLAN.

UPI # 61-6-37.1B

PLAINTIFF: Harleysville Bank

VS

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

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

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

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

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

BLR # 72-002-0002.0200

Improvements thereon: RESIDENTIAL DWELLING

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

VS

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

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

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

SALE NO. 22-2-32

Writ of Execution No. 2012-13361

DEBT \$514,272.33

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 the Final Subdivision Plan of "Applegate" by G.D. Houtman & Sons, Inc. Civil Engineers and land Surveyors date November 7, 1994 and last revised March 28, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Applegate Drive said point being a corner of Lot No. 44 on said Plan; thence along Lot No. 44 of said Plan South 17 degrees 59 minutes 87 seconds West 61.66 feet to a point; thence along a portion of Lot No. 47 of said Plan South 68 degrees 32 minutes 40 seconds West 114.48 feet to a point; thence along Lot No. 46 of said Plan North 21 degrees 27 minutes 20 seconds West 196.93 feet to a point on the Southerly side of Applegate Drive; thence along side of Applegate Drive the two following courses and distances viz: (1) by a curve deflecting to the right having a radius of 25.00 feet and an arc distance of 16.12 feet to a point of tangency and (2) South 65 degrees 56 minutes 00 seconds East 199.18 feet to a point; the place of beginning.

BEING Lot No. 45 on said Plan.

Tax Parcel No. 52-05-0372

PLAINTIFF: David Gottlieb, Disbursing

Agent for the Bankruptcy Estate of SAIF, Inc

VS

DEFENDANT: **Certified Assets Management, Inc., Robert L. Higgins & Steven Higgins**

SALE ADDRESS: 100 Applegate Drive, West Goshen Township, PA 19382

PLAINTIFF ATTORNEY: **EGBERT & BARNES, PC 215-886-6600**

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. 22-2-47

Writ of Execution No. 2010-05173

DEBT \$338,340.89

Property situate in the VALLEY TOWNSHIP

TAX PARCEL # 38-2-129.50

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1

VS

DEFENDANT: **STACY CLEVELAND & LEON D. CLEVELAND**

SALE ADDRESS: 801 Franklin Street, Coatesville, PA 19320

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

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 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 Northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less.

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

PARCEL ID # 17-03G-0100

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

VS

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

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

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

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. 22-4-94

**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, Pennsyl-
vania.

Tax Parcel No. 1-9-1190

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Chris G. Schultz, Trustee
of the Erna Schultz Trust Under Agree-
ment 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 improve-
ments 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 DRAW-

ING 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. 22-4-121

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 Association, 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. 22-4-129

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. 22-4-134
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 & Finkbiner farm in the Borough of Spring City aforesaid, bounded and described as follow:

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, bye 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. 22-6-185

Writ of Execution No. 2020-05619

DEBT \$11,226.61

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 28-6-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 139 Creamery Road, West Caln Township, PA 19320

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

SALE NO. 22-6-188

Writ of Execution No. 2017-07771

DEBT \$4,879.48

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

Tax Parcel # 39-3M-82

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Shane L. McNear**

SALE ADDRESS: 1818 Olive Street, Caln Township, PA 19320

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

SALE NO. 22-6-195

Writ of Execution No. 2019-03939

DEBT \$365,955.12

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF PARKESBURG, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 8-3-34.2

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1

VS

DEFENDANT: **Lawrence Hand & Dawn Hand**

SALE ADDRESS: 230 Washington Avenue, Parkesburg, PA 19365

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

SALE NO. 22-6-199
Writ of Execution No. 2021-07836
DEBT \$288,894.97

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 AND STATE OF PENNSYLVANIA AND DESCRIBED ACCORDING TO A PLAN THEREOF KNOWN AS "SUNSET GROVE" SECTION #3 SAID PLAN MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED 11/7/1958 AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF SUNSET LAND (40 FEET WIDE) AT THE DISTANCE OF 347.21 FEET MEASURED ON A BEARING OF NORTH 55 DEGREES 10 MINUTE EAST, ALONG THE SAID SIDE OF SUNSET LANE AND ITS EXTENSION FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF A PUBLIC ROAD; THENCE EXTENDING FROM SAID POINT OF BEGINNING NORTH 55 DEGREES 10 MINUTES EAST MEASURED ALONG THE SAID SIDE OF SUNSET LANE 105 FEET TO A POINT; THENCE EXTENDING SOUTH 34 DEGREES 50 MINUTES EAST 248.11 FEET TO A POINT IN THE BED OF A CERTAIN 20 FEET WIDE EASEMENT; THENCE EXTENDING SOUTH 32 DEGREES 05 MINUTES WEST THROUGH THE BED OF THE EASEMENT 114.14 FEET TO A POINT; THENCE EXTENDING NORTH 34 DEGREES 50 MINUTES WEST, 292.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN DELMAR W. JONES BY DEED FROM DELMAR W. JONES AND BAR-

BARA P. JONES, HUSBAND AND WIFE, DATED NOVEMBER 28, 1989 AND RECORDED DECEMBER 29, 1989 IN DEED BOOK 1832, PAGE 184. THE SAID DELMAR W. JONES DIED ON DECEMBER 6, 2019. ON DECEMBER 26, 2019, LETTERS OF TESTAMENTARY WERE GRANTED TO KATHY ANN LANDIS, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF DELMAR W. JONES.

TAX I.D. # 41-08-0122.170

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **Kathy Ann Landis, Executrix of the Estate of Delmar W. Jones**

SALE ADDRESS: 520 Sunset Lane, West Chester, PA 19380

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

SALE NO. 22-6-201
Writ of Execution No. 2020-00425
DEBT \$143,178.96

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 3805C00860500

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **Michael Galli & Vincent Pasquarella**

SALE ADDRESS: 1011 Charles Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT-**

**SON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC 855-225-6906**

**SALE NO. 22-6-204
Writ of Execution No. 2020-02805
DEBT \$483,861.24**

**SALE NO. 22-6-202
Writ of Execution No. 2020-07387
DEBT \$164,386.83**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN NORTH COVENTRY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 1706 00721200

IMPROVEMENTS thereon: a residential property PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (Successor by Merger to Lasalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR Pursuant to the Pooling and Servicing Agreement Dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown, PA 19456

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

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN EAST NOTTINGHAM TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 690601700400

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11

VS

DEFENDANT: **James Lafferty, Jr.**

SALE ADDRESS: 114 Graves Road, Oxford, PA 19363

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

**SALE NO. 22-6-203
Writ of Execution No. 2021-09836
DEBT \$222,841.65**

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

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **Carl D. Snyder**

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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

**SALE NO. 22-6-206
Writ of Execution No. 2021-02028
DEBT \$297,473.18**

ALL THAT CERTAIN tract of land, with a single family dwelling and swimming pool thereon, situated on the southerly side of Leike Road (T-391) in West Sadsbury Township, County of Chester, and Commonwealth of PA, as the same appears as Lot No. 2 on a final Plan numbered 9033 prepared by N.M. Lake & Associated, Inc., Civil Engineers & Land Surveyors, Oxford, PA, and recorded in the Office of the Recorder of deeds in and for Chester County, PA, as Plan No. 11250, bounded and described as follows:

BEGINNING at a railroad spike found 1.58 feet South of the centerline of Leike Road (T-391), at the Northwest corner of lands of Harriss A., III, & Barbara Butler; thence (1) along lands of Butler, South 03 degrees 07 minutes 25 seconds West, 300.00 feet to a $\frac{3}{4}$ " iron pipe set, having passed over a $\frac{3}{4}$ " iron pipe set 23.42 feet South of the railroad spike; thence (2) along the line of land of Edward A. & Edna S. Stolzhus, North 86 degrees 52 minutes 35 seconds West, 150.00 feet to a $\frac{3}{4}$ " iron pipe set marking the Southeast corner of Lot No. 1; thence (3) along Lot 1, North 03 degrees 07 minutes 25 seconds East, 300.00 feet to a P.K. nail set in Leike Road at the Northeast corner of Lot 2, having passed over a $\frac{3}{4}$ " iron pipe set 23.06 feet South of the P.K. nail in Leike Road; thence (4) along and South of the centerline of Leike Road, South 86 degrees 52 minutes 35 seconds East, the point of Beginning.

ACCESS to Lot No. 2 is provided by an access easement across Lot No. 1 for Lot No. 3 to continue to use the existing driveway. Maintenance and repair of the existing driveway will be shared equally by the owners of Lots 1 and 2. The driveway easement is shown on the above mentioned plan and described by the following courses and distances: Beginning at a $\frac{3}{4}$ " iron pipe set on the Southerly ultimate right-of-way line of Leike Road (T-391), 23.06 feet South of the P.K. nail set at a corner of Lots 1 and 2 in Leike Road (T-391); thence (1) South 03 degrees 07 minutes 25 seconds West, 145.00 feet to a point; thence (2) North 10 degrees 26 minutes 46 seconds West, 149.17 feet to a point; thence (3) South 87 degrees 18 minutes 05 seconds East, 7.85 feet to a point; thence (4) South 86 degrees 44 minutes 12 seconds East, 27.15 feet to a $\frac{3}{4}$ " iron pipe set, the point of Beginning.

CONTAINING 1.033 Acres Gros, 0.9533 Acres Net

BEING the same premises which Judith L. Fisher, by Deed dated 05/18/05 and record-

ed 06/07/05 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6511 Page 2235, granted and conveyed unto Charles F. Smith and Jennifer L. Smith, in fee.

UPI NO. 36-5-17.4

PLAINTIFF: Legacy Mortgage Asset Trust 2019-GS3

VS

DEFENDANT: **Charles F. Smith & Jennifer L. Smith**

SALE ADDRESS: 4730 Leike Road, Parkesburg, PA 19365

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

SALE NO. 22-6-207

Writ of Execution No. 2017-03469

DEBT \$272,222.02

ALL THAT CERTAIN lot or piece of land situate in the West Whiteland Township, Chester County, State of Pennsylvania, as shown on Proposed Sub-Division of "Highland Glen Section No. 3", dated February 10th, 1966, and last revised July 23rd, 1969, made by Hottinger, Smith, Chatman, Royce Associates as follows, to wit:

BEGINNING at a point in the Southeast side of Scott Drive (fifty feet wide) a corner of Lot No. 104, thence along the same and leaving said Scott Drive South Eighteen degrees thirty-seven minutes East two hundred and no one hundredths feet to a point in line of Lots No. 133, thence along the same and Lot No. 112, South seventy one degrees twenty-three minutes West One hundred and no one hundredths feet to a point a corner of Lot No. 106; thence along the same North eighteen degrees thirty-seven minutes West Two hundred and no one hundredths feet to a point on the Southeast side of said Scott Drive; thence along the same North seventy-one

degrees twenty-three minutes no seconds East one hundred and no one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

BEING THE SAME PREMISES AS Kenneth F. McCormick and Christina T. McCormick, Husband and Wife, dated March 27, 1995, and recorded on March 27, 1995, by the Chester County Recorder of Deeds in Deed Book 3875, at Page 2178, as Instrument No. 15937, granted and conveyed unto Kevin P. Anderson and Alisa L. Anderson, as Tenants by the Entireties.

TAX PARCEL # 41-8B-57

PLAINTIFF: Waterfall Victoria Mortgage Trust II, Series G

VS

DEFENDANT: **Alisa L. Anderson & Kevin P. Anderson**

SALE ADDRESS: 482 Scott Drive, West Chester, PA 19380

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

SALE NO. 22-6-208

Writ of Execution No. 2015-03668

DEBT \$977,821.82

ALL THAT CERTAIN lot or piece of ground, situate in West Brandywine Township, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point

in line of Open Space; thence extending along same the two following courses and distances:

(1) South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point in the Northerly right-of-way of Sunoco Pipeline L.P. easement; and

(2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along the same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1

VS

DEFENDANT: **Jerard Brown & the United States of America**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335

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

SALE NO. 22-6-211

Writ of Execution No. 2020-02535

DEBT \$239,033.94

ALL THAT CERTAIN message and four tracts of land situate in the Township of Lower Oxford, County of Chester and

State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: BEGINNING at a point in the middle of the public road leading from Lincoln University to Elkview, Chester County, Pennsylvania; thence along the middle of said Road, North 60 degrees East 82 feet and 6 inches to a point in said road; thence by lands now or late of D.R. Johnson, North 28 degrees West, 200 feet to a point by lands now or late of C.W. Shortlidge & Company, South 60 degrees West 87 feet and 6 inches to a point; thence by lands of the Lower Oxford Public School Board, South 30 degrees East 201.79 feet to the place of Beginning. Containing 17,478 square feet of land, be the same more or less.

TRACT #2: BEGINNING near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 100 feet; thence by land now or late of Henry Cope, South 31 degrees East 51 feet; thence by land now or late of D.R. Johnson, North 59 degrees East 100 feet, thence by land now or late of O.W. Shortlidge & Co. land, north 31 degrees West, 51 feet to the place of Beginning. Containing 5,100 square feet of land more or less.

TRACT #3: BEGINNING at a point in the middle of the public road leading from Harmony Grove School House toward Elkview Station, a corner of other lands now or late of Henry Cope, and running thence by other lands of the same which this was formerly a part, north 32 degrees West, 150 feet to a corner, thence by same South 57 degrees West 50 feet (erroneously omitted from previous deeds) to a corner; thence by the same South 32 degrees East, 150 feet to the middle of the public road aforesaid; thence along the middle of the said road, north 57 degrees 50 feet to the place of Beginning. Containing 7,500 square feet of land be the same more or less.

TRACT #4: BEGINNING at a post or stone, a corner of land now or late of John Otley, and running thence South 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East, 50 feet to a stone; Thence by land late of Josiah Cope & Co., Now of the Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by lands now or late of Josiah Lukens, South 56.75 degrees West, 50 feet to the place of Beginning. Containing 7,500 square feet of land, be the same more or less.

Excepting and reserving thereout and therefrom all that certain message and lot of land which Louis W. Millis and Clara R. Millis, his wife, granted and conveyed unto Francis O'Connor and Mary O'Connor, his wife, by Deed dated September 15, 1946 and recorded in the Recorder of Deeds Office in and for the County and State aforesaid in Deed Book S-22, Volume 540, page 272, and bounded and described as follows: Beginning at a post or stone, a corner of lands now or late of John Otley and running thence south 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East 45 feet to a stone, thence by land now or late of Josiah Cope & Co., now or late of Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by land now or late of Josiah Lukens, South 56.75 West 45 feet to the place of Beginning. Containing 6,750 square feet of land. Also Beginning at a post or stone near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 45 feet; thence by land now or late of Louis W. Millis, South 31 degrees East 51 feet; thence by land now or late of Louis W. Millis, North 59 degrees East 45 feet; thence by land now or late of O.W. Shortlidge & Co., North 31 degrees West, 51 feet to the place of Beginning. Containing 2,295 square feet of land (surveyed 7/29/1911

magnetic bearing). And Also, excepting and reserving the following described tract of land: Beginning at the northwest corner of land of Francis O'Connor, and wife; thence by land now or late of O.W. Shortlidge & Co., South 57 degrees West 5 feet to a corner of land above conveyed; thence by the same South 32 degrees East 201 feet to a point in the middle of the public road; thence by the middle of said road, North 57 degrees East 5 feet to a corner of land of O'Connor aforesaid; thence by said land, North 32 degrees West 201 feet to the point of beginning. Containing 1,005 square feet of land.

BEING THE SAME PREMISES which Charles M. Shoop and H. Jean Shoop by Deed dated March 7, 1978 and recorded March 8, 1978 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book N 52, Page 441, granted and conveyed unto Aaron M. Shoop and Clarabelle J. Shoop, husband and wife, as tenants by the entireties, in fee.

AND THE SAID Clarabelle J. Shoop departed this life on or about 06-22-2016 thereby vesting title unto Aaron M. Shoop by operation of law.

AND THE SAID Aaron M. Shoop departed this life on or about 09-10-2019 thereby vesting title unto Judy Shoop, Known Heir of Aaron M. Shoop, deceased and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased.

Tax ID # 56-10A-29

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased**

SALE ADDRESS: 103 Elkview Road, Lincoln University, PA 19352

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

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 Commonwealth 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 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 seventeen 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 extending 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. 22-7-215

Writ of Execution No. 2017-01576

DEBT \$258,719.65

PROPERTY SITUATE IN NEW LONDON TOWNSHIP

TAX PARCEL # 71-03-0024.03G

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **BARRY BOLT**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352

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

SALE NO. 22-7-221

Writ of Execution No. 2020-02310

DEBT \$85,145.40

PROPERTY SITUATE IN BOROUGH OF DOWNINGTOWN

TAX PARCEL # 11-5-72.26

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: STATE FARM BANK, F.S.B.

VS

DEFENDANT: **SIDNEY E. REASON, JR. & HELENE T. REASON**

SALE ADDRESS: 507 Mark Lane, Downingtown, PA 19335

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

**FUND SOCIETY, FSB
VS**

DEFENDANT: BRUCE R. MATTIS

**SALE NO. 22-7-222
Writ of Execution No. 2020-04440
DEBT \$355,282.85**

**SALE ADDRESS: 153 Hillcrest Avenue,
East Pikeland Township, Kimberton, PA
19442**

**PLAINTIFF ATTORNEY: MILLER,
TURETSKY, RULE & McLENNAN
610-489-3300**

ALL THAT CERTAIN lots situated in East Pikeland Township, Chester County and State of Pennsylvania, being lot nos. 85A and 85B laid out on the survey and plan of lots of Valley Dell, Kimberton, made by C., Raymond Weir, R.S. of Ambler, PA, on 11-30-1940 and revised on 04-22-1941 said plan being recorded in plan book 2 page 48 in the Office of the Recording of Deeds in and for Chester County, PA as follows:

BEGINNING at a point in the Northwest-erly side of Forrest Avenue (33 feet wide) which is the point intersection with the center line of Hillcrest Avenue (40 feet wide) a corner of lot nos. 85B and 101A; thence along the northwesterly side of Forrest Avenue north 55 degrees 46 minutes East, 124.35 feet to a point, a corner of lot nos. 85A and 84B; thence extending along the westerly side of lot no. 84B south 49 degrees 29 minutes 30 seconds East, 167 feet to a point on the Northerly side of lot no 86; thence along the Northerly side of lot no. 86 south 55 degrees 46 minutes west, 124.35 feet to a point in the center line of Hillcrest Avenue, aforesaid; thence along the center line of Hillcrest Avenue North 49 degrees 29 minutes 30 seconds West, 167 feet to the first mentioned point and place of beginning.

BEING the same which Leonard J. Levi, Jr and Louise Anne Levi by Indenture dated June 24, 1993 and recorded on June 29, 1993 in and for the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 3579, Page 1888 granted and conveyed unto Bruce R. Mattis.

BEING Tax Parcel: 26-2P-31

PLAINTIFF: WILMINGTON SAVINGS

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