

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 15, 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, September 18th, 2022 are as follows:

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"

1. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$10,000.00 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
2. 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.
3. All bidding after the opening bid shall be in increments of at least One Thousand Dollars and 00/100 (\$1,000.00).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. The Sheriff of Chester County reserves the right to ban participation by any person from future Chester County Sheriff Sales for failure to comply with the Chester County Conditions of Sale, or other policy violation, including but not limited to, situations where a winning bidder fails to comply with the requirements after placing the winning bid for a property. The Chester County Sheriff takes bidder performance very seriously and expects every winning bidder to complete their transaction. The Chester County Sheriff will vigorously enforce any violation of policy and/or the Conditions of Sale. In addition to any ban imposed by the Chester County Sheriff, Bid4Assets may also impose bans on future participation in Sheriff Sales for failure to comply with its policies; see the Bid4Assets website for more information on situations that may necessitate a ban from participation by Bid4Assets.



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. 22-9-VA1
Writ of Execution No. 2022-00582
DEBT \$173,803.44

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No 17-7-20.3A

PLAINTIFF: Malvern Bank, N.A. VS

DEFENDANT: **Gary S. Leader & Sandra A. Leader**

SALE ADDRESS: 1600 Chestnut Hill Road, Pottstown, PA 19464

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

SALE NO. 20-5-260

Writ of Execution No. 2019-06469
DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a

point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning. BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 21-6-63

Writ of Execution No. 2018-09490
DEBT \$166,940.95

Owner(s) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania being: 214 Drummers Lane, Wayne PA 19087-1533

BLR No. 43-6A-414

Improvements thereon: RESIDENTIAL

DWELLING

PLAINTIFF: US Bank Trust, National Association, as Trustee of the Lodge Series IV Trust

VS

DEFENDANT: Peter E. Tavani

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

PLAINTIFF ATTORNEY: LYNCH LAW GROUP 724-776-8000

SALE NO. 21-11-141

Writ of Execution No. 2021-03870

DEBT \$870,831.82

PREMISES 110 STARR ROAD, AVONDALE, PA 19311

All THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr. & Sons, Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge- Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a West-erly direction to Avondale; thence leaving said point of beginning and by said title line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Cor-set for a corner of this and an a corner of Parcel "A" said plan owned by Mae Cor-nette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A"

owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line fo lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distances, to wit: (1) South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron pin; (3) North 06 degrees 32 minutes 18 seconds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence by lands of said David E. Cornett, South 84 degrees 55 mintues 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cor-nette and said pin being set in line of lands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge- Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

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

BEING UPI # 60.5-2.3

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

Davidson, LLC, in fee.

PREMISES 112 STARR ROAD, AVON-DALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned by Mae Cornette prepare by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows: BEGINNING at an old spike set on the title line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast, corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 minutes 18 seconds West, crossing over and old iron pin found, 280.00 feet to an iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning. BEING Parcel "A" as shown on said Plan.

BEING UPI 60-5-2

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD, AVON-DALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester County, Pennsylvania, bounded according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946 and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of trace about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hundredths (6.48) acres more or less. BEING UPI # 60-5-3.1

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James Davidson, LLC**

SALE ADDRESS: 110 Starr Road, 112 Starr Road, 124 Starr Road, Avondale, PA 19311

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

SALE NO. 21-11-142**Writ of Execution No. 2021-03869****DEBT \$469,904.14**

ALL OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the middle line of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo.T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L.P. Miller; thence leaving said road any by ground now or late of L.P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C.F. Quimby a corner common to ground herein described and ground now or late of L.P. Miller; thence by ground now or late of Dr. C.F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M.T. Clark; thence by ground now or late of M.T. Clark the 3 following courses and distance: (1) North 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C.P. Lindsey; thence by ground now or late of C.P. Lindsey the 2 following courses and distances:

(1) North 04 degrees 57 minutes West; 570.50 feet to a flint stone and (2) North

20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

TRACT NO. 2

BEGINNING at a point in the Northwesterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeasterly line of aforesaid 415 feet wide strip or piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a one hundred fifteen feet wide strip of piece of ground of Philadelphia Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured Northwesterly from and at right angles to the established center line of Philadelphia Electric Power Company's power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and (2) South 61 degrees 18 minute West, 155.72

feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

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

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and Wilheimina E. Gray, his wife, convey to the Philadelphia Electric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book 263 page 159, 287 page 230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING UPI No. 58-1-12

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10867861, Book 7497, Page

11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James E. Davidson & Sons, LLC**

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

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

SALE NO. 21-11-148

Writ of Execution No. 2020-09123

DEBT \$1,003,815.41

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 19, 2007 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2007, in Deed Book Volume 7195 at Page 1922.

Tax Parcel No. 73-4-29.6

PLAINTIFF: CSMC 2018-SP3 Trust VS

DEFENDANT: **Charles J. Slanina, Cynthia B. Slanina & the United States of America**

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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

SALE NO. 22-1-13

Writ of Execution No. 2021-01130

DEBT \$155,897.11

PROPERTY SITUATE IN BOROUGH OF OXFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 06-08-0103

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **Tyler M. Harris**

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

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

ALE 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. 22-2-39

Writ of Execution No. 2018-05465

DEBT \$844,934.42

ALL THAT CERTAIN lot or parcel of land situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 22, 1984 and recorded

in the Office of the Chester County Recorder of Deeds on July 5, 1984, in Deed Book Volume 63 at Page 78.

Tax Parcel No. 55-5B-56

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

VS

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

SALE ADDRESS: 715 Clovelly Lane, Devon, PA 19333

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

SALE NO. 22-2-47

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. 22-4-121

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. 22-5-142

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. 22-5-150

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 Northwest-erly side of Highview Road; thence along Northwest-erly 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 land s 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. 22-5-156
Writ of Execution No. 2018-09801
DEBT \$384,311.07

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

BEGINNING AT A POINT IN THE NORTHWEST SIDE OF OLD STATE ROAD, AS NOW WIDENED, SAID SIDE BEING 25 FEET NORTHWEST-ERLY AND AT RIGHT ANGLES TO THE ORIGINAL CENTER LINE THEREOF, AT THE DISTANCE OF 227.40 FEET MEASURED ALONG SAID NORTHWEST SIDE THEREOF FROM A POINT OF TANGENT OF A CURVE ON THE NORTHEAST SIDE OF CEDAR HOLLOW ROAD (50 FEET WIDE), THE TWO FOLLOWING COURSES AND DISTANCES: (1) ON A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 33.39 FEET; (2) NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST, 194.01 FEET; THENCE FROM SAID POINT OF BEGINNING, EXTENDING ALONG THE SAID NORTHWEST SIDE OF OLD STATE ROAD, NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST. 84.22 FEET TO A CORNER OF LOT #1; THENCE ALONG LOT #1, NORTH 09 DEGREES, 44 MINUTES, 20 SECONDS WEST, 172.67 FEET TO A POINT IN LINE OF LOT #43, THENCE ALONG THE SAME AND LOT #44, SOUTH 66 DEGREES, 54 MINUTES, 30 SECONDS WEST, 85.44 FEET TO A CORNER OF

LOT #3, THENCE ALONG LOT #3, SOUTH 09 DEGREES, 19 MINUTES, 50 SECONDS EAST, 152.35 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #2 ON SAID PLAN.

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

Tax Parcel # 54-01Q-0284

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Robert C. Hutchison**

SALE ADDRESS: 61 Devon Road, Paoli, PA 19031

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

SALE NO. 22-5-157

Writ of Execution No. 2019-05846

DEBT \$124,677.05

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

Tax Parcel # 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but sole-

ly 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. 22-5-164

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 Patricia Henley Childs**

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

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

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. 22-6-190

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. 22-6-211

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 messuage 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. 22-6-214
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 Commonwealth 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**

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. 22-7-217
Writ of Execution No. 2017-01838
DEBT \$1,343.52

ALL THAT CERTAIN tract of land upon which is built a dwelling house in the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-6-20

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Ursella L. Young**

SALE ADDRESS: 118 N. Fifth Avenue, Coatesville, PA 19320

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

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, Down-
ingtown, PA 19335

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

SALE NO. 22-7-228

Writ of Execution No. 2019-11683

DEBT \$324,221.29

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROVIDENCE HILL, MADE BY EDWARD B. WALSH AND ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 14, 2004, AND RECORDED AS PLAN NO. 17297, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF NARRAGANSETT LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 216, AS SHOWN ON SAID PLAN; THENCE, FROM SAID POINT OF BEGINNING EXTENDING ALONG SAID LANE, ON A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 22.00 FEET TO POINT, A CORNER OF LOT NO. 214; THENCE, LEAVING SAID LANE EXTENDING ALONG LOT NO. 214, NORTH 39 DEGREES 03 MINUTES 53 SECONDS WEST, 114.19 FEET TO A POINT IN LINE OF OPEN SPACE AFORESAID, A CORNER OF LOT NO. 214; THENCE EXTENDING PARTIALLY ALONG SAID OPEN SPACE, NORTH 50 DEGREES 50 MINUTES 07 SECONDS EAST, 22.00 FEET

TO A POINT, A CORNER OF LOT NO. 216, NORTH 50 DEGREES 56 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT, A CORNER OF LOT NO. 216; THENCE, LEAVING SAID OPEN SPACE EXTENDING ALONG LOT NO. 216, SOUTH 39 DEGREES 03 MINUTES 53 SECONDS EAST, 114.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO ANTHONY M. PENZARELLA AND MARIE ANDERSON FROM ANTHONY M. PENZARELLA BY DEED DATED APRIL 8, 2015, AND RECORDED ON JUNE 12, 2015, AS INSTRUMENT NUMBER 11412601 IN BOOK 9123, PAGE 2319.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY M. PENZARELLA AND MARIE ANDERSON BY DEED FROM ANTHONY M. PENZARELLA DATED APRIL 8, 2015 AND RECORDED JUNE 12, 2015 IN DEED BOOK 9123, PAGE 2319 INSTRUMENT NUMBER 11412601.

BEING PARCEL NUMBER 47-5-344

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Anthony M. Penzarella
& Marie Anderson**

SALE ADDRESS: 47 Narragansett Lane,
Coatesville, PA 19320

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN

CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

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

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320

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

SALE NO. 22-7-230

Writ of Execution No. 2019-09862

DEBT \$136,717.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-

ments thereon erected, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/16/1973 and recorded ad Chester County Plan # 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southwesterly corner of this about to be described lot at the Northeasterly corner of lands now or late of Walter Reinhardt, said point being measured South 14 degrees 29 minutes 14 seconds East 863.85 feet along said title line from a point on intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhardt's land North 81 degrees 39 minutes 43 seconds West 463.60 feet to a point; thence extending still along the same South 54 degrees 31 minutes 43 seconds West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 09 degrees 29 minutes 54 seconds West 333.61 feet to a point at the Southwesterly corner of Lot #16, as shown on said Plan; thence extending along the same North 81 degrees 02 minutes 19 seconds East 350.00 feet to a point in line of Lot #13, as shown on said Plan; thence extending along the same and Lot # 14 the two following courses and distances: (1) South 09 degrees 29 minutes 54 seconds East 156.15 feet to a point; and (2) South 81 degrees 39 minutes 43 seconds East, recrossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the

same; thence extending South 14 degrees 29 minutes 14 seconds East 54.25 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated May 10, 1999 and recorded May 11, 1999 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4561, Page 0886, as Instrument Number 38881, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell, in fee.

AND THE SAID Mitzi Baron-Campbell departed this life on or about May 3, 2011 thereby vesting title unto Daniel Thomas Campbell by operation of law.

Tax Parcel No. 69-07-0098.120

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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

SALE NO. 22-7-231

Writ of Execution No. 2018-01211

DEBT \$323,402.30

Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment. New London Township

UPI # 71-03-0035.370

PLAINTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bobs Lane, Lincoln University, PA 19352

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

SALE NO. 22-7-233

Writ of Execution No. 2014-06016

DEBT \$2,885.70

ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances, thereon erected, designated as Lot #3 of the Development known as "Whiteland Hills" laid out by Lewis S. Hickman, Jr. and Situate in West Whiteland Township, Chester County, Pennsylvania.

TAX PARCEL NO. 41-6K-89

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Deborah A. Smith, Trustee of the Deborah Doran Smith Family Residence Trust**

SALE ADDRESS: 1334 Phoenixville Pike, West Whiteland Township, PA 19380

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

SALE NO. 22-7-234

Writ of Execution No. 2021-08785

DEBT \$201,419.88

Property to be sold is situated in the borough/township of Parkesburg, County of Chester and State of Pennsylvania.

Tax Parcel Number: 370100190100

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National

Association, as Trustee of Dwelling Series
IV Trust

VS

DEFENDANT: **Christine Moore a/k/a
Christine M. Moore & John C. Moore**

SALE ADDRESS: 309 Compass Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ADAM
FREIDMAN, ESQ. 212-471-5100**

SALE NO. 22-8-238

Writ of Execution No. 2019-10840

DEBT \$381,357.30

PROPERTY SITUATE IN NEW GAR-
DEN TOWNSHIP

TAX PARCEL # 6003 01480200

SOLD AS THE PROPERTY OF:
CHICHEE MAE DILLOW AKA
CHICHEE DILLOW

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: Mortgage Assets Manage-
ment, LLC

VS

DEFENDANT: **Chichee Mae Dillow aka
Chichee Dillow**

SALE ADDRESS: 405 Bucktoe Road,
Avondale, PA 19311

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

SALE NO. 22-8-239

Writ of Execution No. 2017-11110

DEBT \$838,570.72

PROPERTY SITUATE IN TOWNSHIP
OF WEST PIKELAND TAX PARCEL
NO. 34-05-0012.050

SOLD AS THE PROPERTY OF: CHRIS-
TINE MCCLOSKEY and TIMOTHY J.

MCCLOSKEY A/K/A TIMOTHY MC-
CLOSKEY

IMPROVEMENTS thereon: a residential
dwelling PLAINTIFF: HMC ASSETS,
LLC SOLELY IN ITS CAPACITY AS
SEPARATE TRUSTEE OF CAM XI
TRUST

VS

DEFENDANT: **Christine McCloskey &
Timothy J. McCloskey a/k/a Timothy
McCloskey**

SALE ADDRESS: 1253 Street Road,
Chester Springs, PA 19425

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

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