

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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### Thursday, October 20, 2022 @ 11 AM

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#### ADDENDUM CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, October 20th, 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. 21-7-79**

**Writ of Execution No. 2016-06783**

**DEBT \$292,533.70**

Property situate in the TOWNSHIP OF EAST FALLOWFIELD, CHESTER County, Pennsylvania, being

BLR# 47-6-162

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4

VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

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

**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, Commonwealth 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. 22-3-54**

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

**DEBT \$1,878.08**

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

TAX PARCEL NO. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Rebecca L. Miller**

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

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

**SALE NO. 22-4-116**  
**Writ of Execution No. 2019-07976**  
**DEBT \$190,713.19**

**SALE NO. 22-3-63**  
**Writ of Execution No. 2019-06413**  
**DEBT \$1,422.37**

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

TAX PARCEL NO. 38-1-184

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Harry London**

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

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

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

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

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Albert L. Whitmore, III**

SALE ADDRESS: 2305 Kings Highway, Caln Township, PA 19320

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

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

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl G. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees 50 minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin in the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82° 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01' 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the corner of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine

degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

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

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

Tax ID: 36-05-0135.060

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

VS

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

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

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

**SALE NO. 22-4-117**

**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 record-

ed 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. 22-4-122**

**Writ of Execution No. 2019-03763**

**DEBT \$195,269.93**

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

Parcel Number: 280400663700

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

VS

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

SALE ADDRESS: 123 Nevins Way, Coatesville, PA 19320

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

**SALE NO. 22-4-123**

**Writ of Execution No. 2019-12289**

**DEBT \$337,255.96**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS

AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF DEVON PARK DEVELOPMENT, AS PREPARED BY FRANKLIN AND LINDSEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT:

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

BEING LOT #28 ON SAID PLAN.

BEING THE SAME PREMISES WHICH MICHAEL Z. NICKLAS AND BROOKE M. NICKLAS, HUSBAND AND WIFE, BY DEED DATED JUNE 5, 1999 AND RECORDED JULY 21, 1999 IN THE COUNTY OF CHESTER, IN DEED

BOOK 4603 PAGE 870 &C., GRANTED AND CONVEYED UNTO RICHARD E. DISIMONE AND ELIZABETH ZACHAI. THEIR HEIRS AND ASSIGNS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, IN FEE.

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

BEING PARCEL NO. 55-2H-232.

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

VS

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

SALE ADDRESS: 327 Highland Avenue, Devon, PA 19333

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

**SALE NO. 22-4-134**

**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, Notting-  
ham, PA 19362

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

**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 Associa-  
tion, 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 Karmi-  
lowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxton Road, Co-  
chranville, PA 19330

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

**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 Com-

monwealth of Pennsylvania.

Tax Parcel # 28-6-49

PLAINTIFF: Coatesville Area School Dis-  
trict

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 improve-  
ments 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. 22-6-198**

**Writ of Execution No. 2019-08739**

**DEBT \$469,320.03**

ALL THAT CERTAIN LOT OR TRACT  
OF LAND, SITUATE IN THE TOWN-  
SHIP OF EAST WHITELAND, COUN-  
TY OF CHESTER, COMMONWEALTH  
OF PENNSYLVANIA, BEING KNOWN  
AS LOT NO. 387, AS SHOWN ON A

CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

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

BEING UPI NUMBER 42-2-309

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

VS

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

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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

**SALE NO. 22-6-199**

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

**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 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. 22-6-204**

**Writ of Execution No. 2020-02805  
DEBT \$483,861.24**

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**

**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. 22-8-240**

**Writ of Execution No. 2019-01236**

**DEBT \$339,420.93**

ALL THAT CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF UWCHLAN, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 33-05J-0324

PLAINTIFF: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVIC-

ING

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

**SALE NO. 22-8-246**

**Writ of Execution No. 2018-06275**

**DEBT \$2,490.246**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances, Situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 1-5-70

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Timothy N. Bossert & Jennifer M. Bossert**

SALE ADDRESS: 303 E. Marshall Street, West Chester, PA 19380

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

**SALE NO. 22-8-247**

**Writ of Execution No. 2020-01455**

**DEBT \$125,762.247**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan known as Brookmead Farm made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated 4/30/1959 and

last revised 6/4/1959 as follows, to wit:

BEGINNING at a point of reverse curve in the Southwesterly side of a cul-de-sac, said cul-de-sac being at the Northwesterly side of Woodford Drive (50 feet wide), said point being measured by the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Brookmead Road (50 feet wide): (1) leaving Brookmead Road on the arc of a circle curving to the left, having a radius of 23.51 feet, the arc distance of 35.43 feet to a point of compound curve on the Northwesterly side of Woodford Drive; (2) Northeastwardly and Northwestwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of Woodford Drive on the arc of a circle curving to the left, having a radius of 348.13 feet, the arc distance of 260.58 feet to a point of tangent on the Southwesterly side of Woodford Drive; (3) North 22 degrees 20 minutes West, along the Southwesterly side of Woodford Drive, 156.66 feet to a point of curve on the Southwesterly side of the cul-de-sac; and (4) Northwestwardly along the said side of cul-de-sac on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 41.26 feet to a point of beginning; thence extending from said point of beginning, South 76 degrees 20 minutes West, 289.54 feet to a point; thence extending North 22 degrees 10 minutes West, 234.74 feet to a point; thence extending South 75 degrees 4 minutes East, on a radial line, 357.48 feet to a point in the Northwesterly side of the cul-de-sac; thence extending Southwestwardly and Southeastwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 66.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 102 on said plan.

BEING THE SAME PREMISES which Audrey W. Sanderson, by Deed dated

9/7/2004 and recorded in the Office of the Recorder of Deeds of Chester County on 9/20/2004 in Deed Book Volume 6285, Page 171, Instrument No. 10461071 granted and conveyed unto Che Chang Liu and I-Fua Kathy Yang.

PARCEL # 43-05H-0128

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CitiBank, N.A. as s/b/m to Citibank, FSB

VS

DEFENDANT: **Che Chang Liu a/k/a Che-Chang Liu a/k/a Chechang Liu & I-Fua Kathy Young a/k/a Ifua K. Yang**

SALE ADDRESS: 1448 Woodford Drive, Wayne, PA 19087

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

**SALE NO. 22-8-248**

**Writ of Execution No. 2019-06947**

**DEBT \$1,480,222.35**

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

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07/1969, as follow, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured by the two (2) following courses and distances from

a point marking the intersection of the title line in bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39 degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NATASHA BOLIS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD B. KENT AND EDITH M. KENT, NO MARITAL STATUS SHOWN, DATED AUGUST 2, 2002 RECORDED AUGUST 12, 2002, AT DOCUMENT ID 10115471, AND RECORDED IN BOOK 5355, PAGE 608, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 5504-01180500

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5

VS

DEFENDANT: **Natasha Bolis, AKA Natasha Anna Bolis & Gary Bolis, AKA Gary Bolis, Jr.**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, AKA Berwyn, PA 19312

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

**SALE NO. 22-8-249**

**Writ of Execution No. 2019-10032**

**DEBT \$1,715.58**

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania.

TAX PARCEL NO. 39-2-151

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 2205 Potters Mill Circle, Caln Township, PA 19335

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

**SALE NO. 22-8-250**

**Writ of Execution No. 2019-06082**

**DEBT \$1,707.65**

All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-4-17.2A  
 PLAINTIFF: West Bradford Township  
 VS  
 DEFENDANT: **Brian Kilgarif**  
 SALE ADDRESS: 1575 Poorhouse Road,  
 West Bradford, PA 19335  
 PLAINTIFF ATTORNEY: **PORTNOFF  
 LAW ASSOCIATES, LTD. 484-690-  
 9300**

**SALE NO. 22-8-257**  
**Writ of Execution No. 2021-07909**  
**DEBT \$227,748.20**

Owner(s) of the property situate in the Township of East Fallowfield, CHESTER County, Pennsylvania

Tax Parcel No: 4705 00220700

PLAINTIFF: Nationstar Mortgage LLC  
 d/b/a Champion Mortgage Company  
 VS

DEFENDANT: **Cynthia Noonkester-Re-  
 ichert Known Heir of Ida D. Noonkester,  
 Deceased and Unknown Heirs, Succes-  
 sors and Assigns and All Persons Claim-  
 ing Right, Title and Interest From or  
 Under Ida. D. Noonkester, Deceased**

SALE ADDRESS: 2 Whitetail Way,  
 Coatesville, PA 19320

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

**SALE NO. 22-8-258**  
**Writ of Execution No. 2011-02593**  
**DEBT \$71,420.89**

Tract 1:

ALL THAT CERTAIN lot of land, Situate on the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the north line of Olive Street intersects the west curb line of Columbia (now South 8th) Avenue; thence measuring along the west curb line of Columbia (now South 8th) Avenue, Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to said Columbia (now South 8th) Avenue, a distance of 160 feet to the east line of Stone alley.

BOUNDED on the north by land of John Liggett; on the east by the west curb line of Columbia (now South 8th) Avenue; on the south by Olive Street and on the west by the east line of Stone Alley.

CONTAINING 8,888.00 square feet of land, be the same more or less.

Tract 2:

ALL THAT CERTAIN LOT of land together with the frame dwelling house erected thereon, Situate in the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of South 8th Avenue, a corner of other land of the First Church of the Nazarene of Coatesville, PA, and distant 50 feet Northwardly from the point where the north line of Olive Street intersects the said west curb line of South 8th Avenue, measuring along the said west curb line on South 8th Avenue, thence from said point of beginning measuring along the said west curb line of South 8th Avenue Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to the said west curb line of South 8th Avenue, a distance of 160 feet to the east line of Stone Alley.

BOUNDED on the north by other lands of the said Paul B. Liggett; on the east by the west curb line of the said South 8th Avenue, formerly Columbia Avenue; on the south by other land of the said First Church of the Nazarene of Coatesville, and on the west by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

Tract 3:

ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western curb line of South 8th Avenue a distance 100 feet North on the north line of Olive Street; thence measuring Northwardly along said curb line 50 feet and extending back Westwardly between parallel lines of that width at right angles to said South 8th Avenue a distance of 160 feet.

BOUNDED on the north by land now or late of William K. Matthewson; on the east by the west curb line of South 8th Avenue; on the south by land now or late of John Liggett and on the east by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

LESS AND EXCEPT THAT portion of the above described property which the Trinity United Bible Church, by Deed dated 12/30/1998 and recorded 01/07/1999 in Chester County at Record Book 4486 Page 2210, granted and conveyed unto Francis Green and Carmen Green, husband and wife, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Coatesville, County of Chester and State of Pennsylvania and being described from a Plan of Property for Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 03/13/1998, last revised 08/04/1998 and recorded 08/27/1998 in Chester County as Plan No. 14562 and being more fully described as follows, to wit:

BEGINNING at a point on the West side of 8th Avenue said point also being the Southeast corner of lands now or former-

ly of Oscar L. Moore, as shown on said Plan; thence extending from said point and place of beginning and extending along 8th Avenue South 17 degrees 00 minutes 00 seconds East 76.00 feet to a point; thence extending South 73 degrees 00 minutes 00 seconds West 160.00 feet to a point along Palmer Avenue; thence extending along Palmer Avenue North 17 degrees 00 minutes 00 seconds West 76.00 feet to a point; thence extending North 73 degrees 00 minutes 00 seconds East 160.00 feet to the first mentioned point and place of BEGINNING. Being Lot No. 2 as shown on said Plan. Containing 12,160 square feet of land, more or less.

BEING PART OF the same premises which First Church of the Nazarene of Coatesville, Pennsylvania, a Pennsylvania corporation n/k/a Philadelphia District Advisory Board, Church of the Nazarene, by Deed dated 08/16/1994 and recorded 09/02/1994 in Chester County at Record Book 3804 Page 736, granted and conveyed unto The Trinity United Bible Church, a Pennsylvania non-profit corporation, in fee.

BEING UPI No. 16-6-602-E

PLAINTIFF: LSC 164A. LLC, as successor in interest to Branck Banking and Trust Company, successor by merger to Elverson National Bank, a division of National Penn Bank

VS

DEFENDANT: **Trinity United Bible Church**

SALE ADDRESS: 50 S. 8th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-ESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

**SALE NO. 22-9-269**  
**Writ of Execution No. 2017-10609**  
**DEBT \$262,974.98**

Property situate in the TOWNSHIP OF EAST NOTTINGHAM, CHESTER County, Pennsylvania, being

BLR # 69-3-77.34

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **Jeffrey David Livezey & Erin Elizabeth Livezey**

SALE ADDRESS: 257 Joseph Road, Oxford, PA 19363

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

**SALE NO. 22-9-270**  
**Writ of Execution No. 2019-10142**  
**DEBT \$119,907.05**

PROPERTY SITUATE IN WEST CALN TOWNSHIP

TAX PARCEL NO. 28-01-0018.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **DANIEL SCHWARZER**

SALE ADDRESS: 132 Engletown Road, Honey Brook, PA 19344

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

**SALE NO. 22-9-271**  
**Writ of Execution No. 2019-02420**  
**DEBT \$170,065.99**

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in West Goshen Township, Chester County, Pennsylvania, bounded and described according to a survey made for William Drayman, by Damon and Foster, Civil Engineers on 6/17/1947 in Plan Book 2 Page 75, as follows, to wit:

Beginning at a point on the southeasterly side on the Wilmington Pike, measured the two following courses and distances from a point of tangent on the southerly side of Church Avenue (1) on the arc of a circle curving to the right with a radius of 25 feet the arc distance of 39.74 feet to a point of tangent on the southwesterly side of the Wilmington Pike; (2) thence extending along the southwesterly side of Wilmington Pike south 12 degrees 16 minutes 30 seconds east 449.44 feet to the point and place of beginning; thence along the Wilmington Pike south 12 degrees 16 minutes 30 seconds east 100 feet to a corner of lot 57 on said plan; thence along lot 57, south 77 degrees 43 minutes 30 seconds west 210 feet to a corner of lot 69; thence along the same north 12 degrees 16 minutes 30 seconds west 100 feet to a corner of lot 55; thence along lot 55; thence along lot 55, north 77 degrees 43 minutes 30 seconds east to the point and place of beginning.

Being the same premises in which Harry Abraham Marcus, by deed dated 058/31/2001 and recorded September 13, 2001 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5063, Page 1341, granted and conveyed unto Juan Colon.

Being UPI N 52-5P-45.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.

VS

**DEFENDANT: Juan Colon a/k/a Juan R. Colon**

**SALE ADDRESS: 846 South High Street, West Chester, PA 19382**

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

**SALE NO. 22-9-275**

**Writ of Execution No. 2017-06901**

**DEBT \$163,500.57**

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

All that certain lot or piece of ground situate in the Township of Penn, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Plan prepared for Emiline B. Gray, by N.M. Lake, Inc. Engineers and Surveyors (Oxford, PA) dated September 17, 1985 and revised January 6, 1986 and recorded as Chester County Plan No. 617 as follows, to wit:

Beginning at a point in the Southeasterly side of a certain 50 feet wide right of way which extends Southwestwardly from Ewing Road, at the Southwest corner of Lot #1, which point it measured the 3 following courses and distances along said right of way from its intersection with the Southwesterly side of Ewing Road; (1) South 37 degrees 00 minutes 12 seconds West 100.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 47.65 feet to appoint of tangent; (3) South 15 degrees 09 minutes 46 seconds West 191.70 feet to the beginning point; thence along Lot #1 South 74 degrees 50 minutes 14 seconds East 310.51 feet to a point in line of land of Earl M. Cole; thence along said Cole's land South

17 degrees 32 minutes 42 seconds West 286.42 feet to a point a corner of Lot #3; thence along Lot #3 North 74 degrees 50 minutes 14 seconds West 298.61 feet to an iron pin set on the Southeasterly side of the aforementioned 50 feet wide right of way; thence along the same North 15 degrees 09 minutes 46 seconds East 286.17 feet to the point and place of beginning.

Containing 2.001 acres of land be the same more or less.

Being a Lot #2 as shown on above mentioned Plan:

Together with the free and common use, right, liberty and privilege in and of the said 50 feet wide right of way as a passageway, watercourse and means of ingress and regress to and from Ewing Road on common with the other owners, tenants and occupiers of the other lots of ground abutting and bounding upon the same in entitled to the use and enjoyments thereof, at all times hereafter forever. Subject however to a proportionate part of the expense of maintaining and keeping said right of way in good order and repair at all times hereafter forever.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE W. GRAY III WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CLARENCE W. GRAY III AND KATHLEEN H. GRAY, DATED FEBRUARY 4, 2003, RECORDED FEBRUARY 25, 2003, AT DEED BOOK 5583, PAGE 768, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 58-1-12.2

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust

VS

**DEFENDANT: Clarence Gray, III**

**SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330**



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

**SALE NO. 22-9-278**

**Writ of Execution No. 2021-05643**

**DEBT \$70,713.52**

ALL THAT CERTAIN LOT OR LAND ON WHICH IS LOCATED THE WEST HOUSE OF A BLOCK OF TWO FRAME HOUSES SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, DESIGNATED AS NO. 635 BELMONT STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH CURB LINE OF BELMONT STREET OPPOSITE THE CENTER OF THE MIDDLE DIVIDING PARTITION IN SAID BLOCK OF TWO FRAME DWELLING HOUSES, A CORNER OF LAND NOW OR FORMERLY OF WILLIAM STEELE AND DISTANT 27 FEET OF THE WEST LINE OF PEARL ALLEY; THENCE ALONG THE NORTH CURB LINE OF BELMONT STREET SOUTH 80 DEGREES 44 MINUTES WEST, 22.5 FEET TO A CORNER OF LAND NOW OR FORMERLY OF BANNER CONNER, THENCE BY SAID CONNER'S LAND NORTH 9 DEGREES 16 MINUTES WEST, 105 FEET TO THE SOUTH LINE OF HARMONY STREET, THENCE BY THE SAME NORTH 80 DEGREES 44 MINUTES EAST, 22.5 FEET TO ANOTHER CORNER OF WILLIAM STEELE'S LAND AND THENCE BY THE SAME AND PASSING THOUGH THE CENTER OF THE MIDDLE DIVIDING PARTITION IN SAID BLOCK OF TWO FRAME DWELLING HOUSES SOUTH 9 DEGREES 16 MINUTES EAST 105 FEET TO THE PIECE OF BEGINNING.

CONTAINING 2362 SQUARE FEET OF

LAND, BE THE SAME MORE OR LESS. TITLE TO SAID PREMISES IS VESTED IN JONATHAN WOLF BY DEED FROM TANYA E. LILLY, FIRST SUCCESSOR TRUSTEE OF THE FRANCIS J. GASKA TRUST DATED DECEMBER 12, 2001 DATED JULY 22, 2005 AND RECORDED JULY 27, 2005 IN DEED BOOK 6563, PAGE 1971 INSTRUMENT NUMBER 10556771.

TAX I.D.#: 16-6-476

PLAINTIFF: Fifth Third Bank, National Association

VS

DEFENDANT: **Jonathan Wolf**

SALE ADDRESS: 635 Belmont Avenue, Coatesville, PA 19320

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

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