

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 17, 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, November 17th, 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. 21-3-19
Writ of Execution No. 2018-05925
DEBT \$315,539.00

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

BEING UPI # 39-3L-110

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

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank

VS

DEFENDANT: **Coatesville Solar Initiative LLC**

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

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

SALE NO. 21-6-60
Writ of Execution No. 2019-05281
DEBT \$232,359.10

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

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

twenty seconds West, sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South Eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence extending south 0 degrees, thirty minutes, twenty seconds West, Eighty five feet to a point; thence extending north eighty nine degrees, twenty

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

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

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

Being UPI # 39-4C-125

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

VS

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

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

SALE NO. 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, Cyn-**

thia B. Slanina & the United States of America

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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

SALE NO. 22-1-13

Writ of Execution No. 2021-01130

DEBT \$155,897.11

PROPERTY SITUATE IN BOROUGH OF OXFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 06-08-0103

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **Tyler M. Harris**

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

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

SALE NO. 22-2-33

Writ of Execution No. 2020-07614

DEBT \$254,938.10

Owner(s) of property situate in the Bor-ough of Phoenixville, Chester County, Pennsylvania

UPI # 15-12-137

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: US BANK TRUST, NA-TIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST

VS

DEFENDANT: **DAVID L. GRANACH-ER & LINDA C. GRANACHER**

SALE ADDRESS: 56 Ridge Avenue,
Phoenixville, PA 19460

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

SALE NO. 22-2-34

Writ of Execution No. 2018-07595

DEBT \$241,141.41

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

TAX PARCEL NUMBER: 52-03R-0042.0000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **ROBERTA C. PYLE**

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

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

SALE NO. 22-6-202

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 Ameriquist 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. 22-7-215

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. 22-7-228

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. PENZERELLA 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 & Re-
bekah Knox**

SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320

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

SALE NO. 22-7-231

Writ of Execution No. 2018-01211

DEBT \$323,402.30

Improvements thereon consisting of a Res-
idential 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 As-
set 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, Lin-
coln 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 appurtenanc-
es, 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, Trust-
ee 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 bor-
ough/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. 22-8-240**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 SERVING

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. 22-8-242**Writ of Execution No. 2018-03467****DEBT \$160,744.12**

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

Parcel Number: 37-4-63

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; KEITH WALKER A/K/A KEITH A. WALKER A/K/A KEITH WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville

(Sadsbury Township), PA 19320

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

SALE NO. 22-8-255**Writ of Execution No. 2021-08477****DEBT \$507,096.10**

The land referred to herein below is situated in the County of CHESTER, State of Pennsylvania, and described as follows:

ALL THAT CERTAIN tract or piece of land Situate on the South side of State Route 100, known as the Pottstown Pike (40 feet wide) and being Lot No. 1 on the James E. Twaddell Minor Subdivision in the Township of East Nantmeal, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 210-003-03, as follows, to wit:

BEGINNING at a point in Route 100, a corner of Lot No. 2; thence along State Road 100 the two following courses and distances: (1) North 73 degrees 26 minutes 15 seconds East a distance of 204.93 feet to a point; (2) North 78 degrees 17 minutes 15 seconds East a distance of 252.99 feet to a point in line of lands of Raymond P. Grazel and Constance E. Grazel; thence leaving said road and along lands of the same South 27 degrees 44 minutes 04 seconds East, passing through a concrete monument on line 47.39 feet distance, a total distance of 465.93 feet to an iron pin in a stonewall, the common boundary line of West Vincent Township and East Nantmeal Township, and a corner of lands of Stephen J. Theis and Essie Theis, and a corner of lands of Walter Leroy Latshaw, Jr. and Marie Knauer Latshaw Watson; thence along lands of Walther Leroy Latshaw, Jr., et al, and along the East Nantmeal Township and West Vincent Township boundary line, South 47 degrees 57 minutes 06 seconds

West, a distance of 379.38 feet to an iron pin, a corner of Lot No. 2, thence along Lot No. 2, North 34 degrees 15 minutes 46 seconds West, passing through a concrete monument on a line 41.91 feet from the net described corner, a total distance of 673.63 feet to a point, the place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING the same premises which James E. Twaddell, by Deed dated 12/18/2020 and recorded 12/23/2020 on the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10387, Page 1682, granted and conveyed unto Contractors M D, Inc.

UPI NO. 24-6-31

PLAINTIFF: Crowdcopia, LLC

VS

DEFENDANT: **Contractors M D Inc.**

SALE ADDRESS: 1870 Pottstown Pike, Glenmoore, PA 19343

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

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-Reichert Known Heir of Ida D. Noonkester, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming 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 Ave-

nue, 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 de-

scribed 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 formerly 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 Elverston 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. 22-9-260

Writ of Execution No. 2017-11108

DEBT \$557,808.01

ALL THOSE CERTAIN LOT S OR PIECES OF GROUND SITUATE IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER: 28-8-101.5

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

**DEFENDANT: ADRIAN LUPU A/K/A
ADRIAN OF THE FAMILY LUPU;
RODICA LUPU A/K/A RODICA OF
THE FAMILY LUPU**

SALE ADDRESS: 1332 Airport Road,
Coatesville, PA 19320

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

SALE NO. 22-9-261

Writ of Execution No. 2015-06008

DEBT \$530,725.96

All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm,

made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 82,599 square feet of land more or less.

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/07/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

UPI # 66-2-1.24

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: Donald Lowry; Rita Lowry; and the United States of Ameri-

ca, Department of the Treasury - Internal Revenue Service

SALE ADDRESS: 530 Deer Pointe Road,
West Chester, PA 19320

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

SALE NO. 22-9-262

Writ of Execution No. 2020-00030

DEBT \$207,734.61

All that certain parcel of land being Lot Number 9 of Montclare Development and laid out by Clarence H. Kemery and Monroe J. Green situate in the Township of West Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

Beginning at a spike in the middle of State Road, Route #15073 a corner of Lots Numbered 8 and 9, said spike being three hundred forty-five feet measured north eighty-seven degrees fifty-one minutes east from the intersection of the middle of State Road Route #15073, and the middle of another public road leading from Cain to Romensville; thence extending by State Road aforesaid north eighty-seven degrees fifty-one minutes east one hundred and twenty-five feet to a spike corner of Lot No. 10; thence leaving the road and extending by Lot No. 10 and passing over an iron pipe set on the south side of the road south two degrees and nine minutes east two hundred eighteen and sixty-six hundredths feet to an iron pin; thence extending by property belonging to I. Willard Gray, south eighty-seven degrees and fifty-one minutes west one hundred and twenty-five feet to an iron pin a corner of Lot No. 8; thence extending by Lot No. 8, and passing over an iron pin set on the south side of the state road aforesaid north two degrees nine minutes west two hundred eighteen and sixty-six hundredths

feet to the first mentioned point and place of beginning.

CONTAINING twenty-seven thousand three hundred thirty-two square feet of land be the same more or less.

Being the same premises which Thomass C. McClain and Mary Lou McClain, his wife and Lewis R. Kish, Jr., by Deed dated 3/1/1977 and recorded 3/3/1977 in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 050 Page 302 granted and conveyed unto Karl T. Ziegler and Linda L. Ziegler, his wife, in fee. AND THE SAID Karl T. Ziegler passed away on or about November 13, 2002, thereby vesting title of the premises unto Linda L. Zeigler, by operation of law.

UPI # 50-1-64.4

PLAINTIFF: JPMC Specialty Mortgage LLC F/K/A WM Specialty Mortgage, LLC

VS

DEFENDANT: **Linda Ziegler**

SALE ADDRESS: 2720 West Chester Road, Downingtown, PA 19335

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

SALE NO. 22-9-266

Writ of Execution No. 2022-00812

DEBT \$194,471.10

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST-TOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Parcel Number: 67-3-114

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Michael R. Stark**

SALE ADDRESS: 1538 Overhill Road, West Chester, PA 19382

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

**SALE NO. 22-9-273
Writ of Execution No. 2021-09643
DEBT \$798,918.19**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Hereditaments and Appurtenances situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 n Plan #12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeastly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet the arc distance of 123.34 feet to a point, a corner of Lot #8, thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

BEING THE SAME PREMISES which Foresite Land Corporation by Deed dated

February 19, 1998 and recorded March 3, 1998 in Book 4309, page 1596 Instrument #13824 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Richard Bohner and Patricia Bohner, husband and wife, in fee.

Parcel # 43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

DEFENDANT: **Richard Bohner and Patricia Bohner**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

**SALE NO. 22-9-277
Writ of Execution No. 2021-10012
DEBT \$763,441.73**

ALL THAT CERTAIN TRACT AND LOT OF LAND WITH THE BUILDINGS THEREON, SITUATE IN THE TOWNSHIP OF EAST PIKELAND AND COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, IN ACCORDANCE WITH A MAP OF PROPERTY MADE FOR BENJAMIN MARTIN BY HOPKINS & SCOTT, INC. REGISTERED SURVEYORS, KIMBERTON, PA, DATED AUGUST 28, 1973, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SPIKE IN TO CENTER LINCOLN ROAD (33.00 FEET WIDE T-502), A COMMON CORNER OF LANDS OF EDMUND BACON, I. ROBERT MCPHERSON AND THE HEREIN DESCRIBED LANDS,

THENCE LEAVING LINCOLN ROAD AND BEING ALONG LANDS OF J.R.MCPHERSON THE TWO FOLLOWING COURSES AND DISTANCES: (1)

NORTH 62 DEGREES 06 MINUTES EAST 528.00 FEET TO AN IRON PIPE; (2) NORTH 48 DEGREES 46 MINUTES EAST 704.09 FEET TO AN IRON PIPE, A CORNER OF J.R. MCPHERSON AND ON LINE OF LANDS OF JOHN LOGAN, THENCE ALONG LANDS OF J. LOGAN CROSSING OVER A 75.00 FEET WIDE RIGHT OF WAY THE PHILADELPHIA ELECTRIC COMPANY, SOUTH 45 DEGREES 26 MINUTES 30 SECONDS EAST 275.01 FEET TO AN OLD FIELD STONE, A CORNER OF J. LOGAN AND ON LINE OF LANDS OF ELIZABETH F. STONOROV, SAID FIELD STONE ALSO BEING ON THE LINE DIVIDING EAST PIKELAND AND CHARLESTOWN TOWNSHIP,

THENCE ALONG LANDS OF E.F.STONOROV, BEING ALONG THE TOWNSHIP DIVIDING LINE, CROSSING LINCOLN ROAD, SOUTH 41 DEGREES 06 MINUTES 07 SECONDS WEST 1,937.26 FEET TO A POINT, IN THE PICKERING CREEK, A CORNER OF LANDS OF EDMUND BACON;

THENCE ALONG LANDS OF E. BACON THE THREE (3) FOLLOWING COURSES AND DISTANCES; (1) NORTH 19 DEGREES 09 MINUTES WEST 255.75 FEET TO A POINT IN THE PICKERING CREEK HAVING RE-CROSSED THE AFOREMENTIONED PHILADELPHIA ELECTRIC COMPANY RIGHT OF WAY, (2) LEAVING SAID CREEK NORTH 41 DEGREES 51 MINUTES EAST 396.00 FEET TO AN IRON PIN ON THE WESTERLY SIDE OF LINCOLN ROAD; (3) ALONG THE WESTERLY SIDE OF LINCOLN ROAD NORTH 15 DEGREES 24 MINUTES WEST 409.20 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN KAYLA EVAN BY DEED FROM BENJAMIN MARTIN DATED JULY 10, 1997 AND RECORDED JULY 28, 1997

IN DEED BOOK 4208, PAGE 0668.

TAX I.D. #: 26-4-27

PLAINTIFF: Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1

VS

DEFENDANT: **Kayla Evan**

SALE ADDRESS: 972 Lincoln Road, Phoenixville, PA 19460

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

SALE NO. 22-9-281

Writ of Execution No. 2018-11788

DEBT \$331,965.05

ALL THAT CERTAIN property situated in the Township of West Grove Borough in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #5-4-204 being more fully described in a Deed Dated April 21, 2010 and recorded April 26, 2010 Among the land records of the county and state set forth above, in Deed Volume 7904 and Page 748,

Tax Map or Parcel Id No: 5-4-204

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1, by its servicer PHH Mortgage Corporation

VS

DEFENDANT: **Heidi E. McLaughlin a/k/a Heidi McLaughlin and Scott T. McLaughlin a/k/a Scott McLaughlin**

SALE ADDRESS: 117 Prospect Avenue a/k/a 117 South Prospect Avenue, West Grove, PA 19390

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

SALE NO. 22-10-283

Writ of Execution No. 2022-02158

DEBT \$187,917.49

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

Tax Parcel Number: 38-5-47.29

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **SANDRA L. PROPER**

SALE ADDRESS: 150 Maple Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-690**

SALE NO. 22-10-288

Writ of Execution No. 2012-09163

DEBT \$271,103.35

Situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, The Real Property. Or its address commonly known as 213 Veterans Drive, Nottingham, Pa.19362. Recorded October 9, 2003 in Chester County in Deed Book 5928 Page 2344.

UPI # 68-6-2.3N

PLAINTIFF: SMS Financial Recovery Services, LLC

VS

DEFENDANT: **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **DOLCHIN, SLOTKIN & TODD, P.C. 215-665-3506**

SALE NO. 22-10-298

Writ of Execution No. 2019-06231

DEBT \$2,276,263.86

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 record plan of "Shadow Oak" First Valley Forge Corporation, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated 9/15/1977 and last revised 7/25/1978.

Tax Parcel # 43-9A-31

PLAINTIFF: Ajax Mortgage Loan Trust 2019-E, Mortgage-Backed Securities, Series 2019-E, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Crescent Wings, LLC**

SALE ADDRESS: 2275 Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, ESQ. 850-422-2520**

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