

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 19, 2023 @ 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, January 19th, 2023 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. 21-6-60
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 Easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, Eighty five feet to the first mentioned point and place of beginning.

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

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

Being UPI # 39-4C-125

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

VS

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

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

SALE NO. 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 de-grees 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, AVONDALE, 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 pre-pare by George E. Regester, 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, AVONDALE, 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 con-

veyed 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 fol-

lowing 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 Northwesterly line of a 415 feet wide strip of piece of ground of Philadelphia Electric Company extending thence through ground of Philadelphia Electric Compa-

ny 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. 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. 22-2-34

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: **ROBERT-**

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

**SALE NO. 22-4-104
Writ of Execution No. 2017-01948
DEBT \$2,294.94**

SALE NO. 22-4-98

**Writ of Execution No. 2016-00929
DEBT \$3,443.82**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-4-72

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Janet S. MacKay**

SALE ADDRESS: 300 Doe Run Road, East Fallowfield, PA 19320

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

ALL THAT CERTAIN lot of land situated in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-240.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Steve Wah**

SALE ADDRESS: 872 Coates Street, Coatesville, PA 19320

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

SALE NO. 22-4-116

**Writ of Execution No. 2019-07976
DEBT \$190,713.19**

SALE NO. 22-4-100

**Writ of Execution No. 2016-00684
DEBT \$5,890.30**

ALL THAT CERTAIN brick message (Lot No. 231) and lot of land situate in the Northerly side of West Washington Street, between New and Darlington Streets, in the Borough of West Chester.

Tax Parcel No. 1-8-84

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **James A. Hunt, Mary L. Hunt & United States of America**

SALE ADDRESS: 231 W. Washington Street, West Chester, PA 19380

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

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. 22-4-122

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 LIND-

SEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUND-ED 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 ELIZA-

BETH 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, Nottingham, PA 19362

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

SALE NO. 22-5-155
Writ of Execution No. 2020-02652
DEBT \$178,488.25

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

BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South 72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299.83 feet to a point in line of 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. 22-6-185
Writ of Execution No. 2020-05619
DEBT \$11,226.61

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

Tax Parcel # 28-6-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

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

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

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

ALL THAT CERTAIN LOT OR TRACT

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

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

BEING UPI NUMBER 42-2-309

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

VS

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

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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

SALE NO. 22-6-199

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" SEC-

TION #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. 22-6-203

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 As-

sociation) 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. 22-7-228

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 & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

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 SADS-BURY 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. 22-9-260
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: **ROBERTSON, 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 America, 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 Caln

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. 22-9-269**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 05/8/2001 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. 22-9-273

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. 22-9-275

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 Southeastly 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. 22-10-285

Writ of Execution No. 2019-05412

DEBT \$170,569.15

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

BLR# 40-2B-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, F.S.B F/K/A WORLD SAVINGS BANK, F.S.B.

VS

DEFENDANT: **JOHN M. SUPER JR & LAURIE G. SUPER**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335

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

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. 22-10-289****Writ of Execution No. 2020-09495****DEBT \$209,415.14**

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL NO. 38-02Q-0009.060

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A

VS

DEFENDANT: **ALLEN T. SMITH**

SALE ADDRESS: 919 North Walnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322****SALE NO. 22-10-291****Writ of Execution No. 2020-02264****DEBT \$294,825.64**

Property situate in the BOROUGH OF ELVERSON, CHESTER County, Pennsylvania, being

BLR# 13-04-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **CHRISTINE JADE CAMUNAS A/K/A CHRISTINE J. CAMUNAS & TOMMY C. CAMUNAS, SR.**

SALE ADDRESS: 14 West Main Street, Elverson, PA 19520

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646****SALE NO. 22-10-293****Writ of Execution No. 2018-13132****DEBT \$512,698.01**

PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP

TAX PARCEL NO. 43-09D-0016

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST c/o RUSHMORE LOAN MANAGEMENT SERVICES

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

SALE NO. 22-10-295

**Writ of Execution No. 2003-04081
DEBT \$267,586.06**

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL #54-1P-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S.BANK NA, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**
SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355

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

SALE NO. 22-10-296

**Writ of Execution No. 2021-00233
DEBT \$468,220.84**

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

TAX PARCEL NO. 32-04-0030.050

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-

HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6

VS

DEFENDANT: **ANITA MASTROG AKA ANITA D. MASTROG & F. MICHAEL MASTROG**

SALE ADDRESS: 705 Orchard Valley, Chester Springs, PA 19425

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

SALE NO. 22-10-302

**Writ of Execution No. 2022-02054
DEBT \$544,557.49**

ALL THAT CERTAIN lot or parcel of land situated in the West Goshen Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 26, 2007 and recorded in the Office of the Chester County Recorder of Deeds on July 30, 2007, in Deed Book Volume 7225 at Page 162.

Tax Parcel No. 52-06E-0052

PLAINTIFF: CSMC 2020-RPL2 Trust VS

DEFENDANT: **Michael C. Zeminski & Amy P. Zeminski**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382

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

SALE NO. 22-11-303

**Writ of Execution No. 2020-08252
DEBT \$11,206.33**

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-165

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Emmett G. Hunt and Carrie A. Hunt**

SALE ADDRESS: 427 E. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 22-11-305

Writ of Execution No. 2021-04761

DEBT \$4,562.09

ALL THAT CERTAIN Lot of land with the buildings and improvements thereon erected. Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 35-4-45.1

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **David M. Allen**

SALE ADDRESS: 4066 Hollow Road, Charlestown Township, PA 19355

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

SALE NO. 22-11-306

Writ of Execution No. 2021-05849

DEBT \$7,327.64

ALL THAT CERTAIN lot or piece of ground Situate in Sadsbury Township, Chester County, Pennsylvania.

TAX PARCEL NO. 37-2-7

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Pauline Teresa Lera**

SALE ADDRESS: 253 Old Mill Road, Sadsbury Township, PA 19365

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

SALE NO. 22-11-308

Writ of Execution No. 2022-02505

DEBT \$62,312.53

ALL the right, title and interest and claim of: Melvin P. Dutton Jr. of in and to: MUNICIPALITY: Caln Township, Chester County

TAX PARCEL # 39-5E-57

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: New Residential Mortgage Loan Trust 2019-4 c/o Citibank, N.A. as Owner Trustee of NRMLT 2019-4

VS

DEFENDANT: **Melvin P. Dutton, Jr.**

SALE ADDRESS: 147 Ascot Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 x490**

SALE NO. 22-11-309

Writ of Execution No. 2021-04601

DEBT \$249,950.78

Owner(s) of the property situate in the Township of Uwchlan, Chester County, Pennsylvania

Being parcel number and pin number 33-05F-0066

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee for Legacy Mortgage

Asset Trust 2020-GS2

VS

DEFENDANT: **Jaheen E. Beckett and
Jacqueline Jones-Beckett**

SALE ADDRESS: 313 Gwynedd Court,
Exton, PA 19341

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

SALE NO. 22-11-310

Writ of Execution No. 2022-03268

DEBT \$91,460.70

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

Tax Parcel Number: 36-05-0124.040

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

VS

DEFENDANT: **Rhonda M. Ham & Jerry L. Ham**

SALE ADDRESS: 3626 Upper Valley Road, Parkesburg, PA 19365

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

SALE NO. 22-11-312

Writ of Execution No. 2020-01729

DEBT \$251,375.60

West Caln Township, County of Chester, Pennsylvania

UPI No. 28-5-140.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **Geoffrey E. Freeman**

SALE ADDRESS: 1046 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 22-11-314

Writ of Execution No. 2020-05614

DEBT \$2,304.30

ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 22-11-315

Writ of Execution No. 2014-08287

DEBT \$3,954.26

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

TAX PARCEL NO. 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

SALE ADDRESS: 112 Larson Drive, Caln Township, PA 19335

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

SALE NO. 22-11-317

Writ of Execution No. 2022-02416

DEBT \$289,407.27

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WILLISTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AS-BUILT PLAN FOR THE HANKIN GROUP MADE BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, DATED 12/21/1984 AND RECORDED AS PLAN NO. 5404.

BEGINNING AT AN INTERIOR POINT OF UNIT 402 ON SAID PLAN; THENCE EXTENDING SOUTH 83 DEGREES, 08 MINUTES, 17 SECONDS WEST 24.43 FEET TO A POINT; THENCE EXTENDING NORTH 06 DEGREES, 51 MINUTES, 43 SECONDS WEST 40.86 FEET TO A POINT; THENCE EXTENDING NORTH 83 DEGREES, 08 MINUTES, 17 SECONDS EAST 24.43 FEET TO A POINT A CORNER OF UNIT 402; THENCE EXTENDING ALONG SAME SOUTH 06 DEGREES, 51 MINUTES, 43 SECONDS EAST 40.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on

09/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI # 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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

SALE NO. 22-11-318

Writ of Execution No. 2018-13001

DEBT \$190,962.66

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

SOLD AS THE PROPERTY OF: CRYSTAL G. BROWN A/K/A CRYSTAL BROWN

TAX PARCEL # 38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **Crystal G. Brown A/K/A Crystal Brown**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

SALE NO. 22-11-319
Writ of Execution No. 2021-02040
DEBT \$188,487.64

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described according to a survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth.

BEING part of Lot #117, all of Lot #118 on Plan of Lots called "Valmont" made by J.W. Harry, Civil Engineer, Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union
 VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQ 215-569-2400**

SALE NO. 22-11-320
Writ of Execution No. 2022-02943
DEBT \$212,388.14

ALL THAT CERTAIN lot or parcel of land situated in the Lower Oxford Township,

County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 6, 1997 and recorded in the Office of the Chester County Recorder of Deeds on August 27, 1997, in Deed Book Volume 4223 at Page 493.

Tax Parcel No. 56-4-34.3

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS3

VS

DEFENDANT: **Jerry Gillespie**

SALE ADDRESS: 301 Dalton Road, Oxford, PA 19363

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

SALE NO. 22-11-327
Writ of Execution No. 2018-00593
DEBT \$4,743.41

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania

Tax Parcel No.: 22-03-0061.160

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Jason Martin**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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

SALE NO. 22-11-329
Writ of Execution No. 2022-00371
DEBT \$255,633.37

Owner(s) of the property situate in the Township of West Pikeland, Chester County, Pennsylvania

Being parcel number and pin number 3401 0081 10000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: Erle W. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith and Brian A. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith

SALE ADDRESS: 1402 Village Lane,
Chester Springs, PA 19425

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

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