

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 16th, 2023 @ 11 AM

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, March 16th, 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. 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 the Schedules of Distribution ("Schedules") 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

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Sheriff's Sale of Real Estate

SALE NO: **23-3-66**

DEBT- **\$2,886.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-02165 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, March 16, 2023 @ 11 AM

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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 17, 2023. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 67-4C-180

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Guy V. Kilgore and Sandra M. Kilgore**

SALE ADDRESS: 1592 S. Coventry Road, Westtown, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-67**

DEBT- **\$3,408.31**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05512 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot upon which is erected, hereditaments and appurtenances, a dwelling house designated as 31 Johnson Avenue, Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-3M-11

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 31 Johnson Avenue, Caln Township, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-68**

DEBT- **\$1,785.99**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10153 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-3Q-49

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Keith Cooper**

SALE ADDRESS: 1413 Olive Street, Caln Township, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-69**

DEBT- **\$3,713.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05514 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot of land on which is located the west house of a block of two frame dwelling house designated as No. 630 Belmont Street, situate in the Fourth Ward of the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-6-484

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-70**

DEBT- **\$4,295.32**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05658 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN triangular lot of land situate on the north side of a public road leading from Wagontown to Martins Corner in the Township of West Caln, Chester County, Pennsylvania.

TAX PARCEL NO. 28-3-37

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Eric M. Phillips**

SALE ADDRESS: 1502 Birdell Road, West Caln Township, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-71**

DEBT- **\$4,304.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05976 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN message and tract of land, Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 39-4E-215

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Kathryn Reece**

SALE ADDRESS: 2530 Dupont Street, Caln Township, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-72**

DEBT- **\$1,761.17**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-09413 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-5A-230

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **Susan Troupe Nelson**

SALE ADDRESS: 218 Carlyn Court, Caln Township, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-73**

DEBT- **\$4,309.59**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06105 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN Northern end of a double frame house and lot of land in the Fourth Ward in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania thence North 72 degrees 30 minutes East, 100 feet more or less to the place of beginning.

TAX PARCEL NO. 15-5-470

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **Carlo Petrillo**

SALE ADDRESS: 134 Dayton Court, Phoenixville, PA 19460

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-74**

DEBT- **\$185,500.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-06044 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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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 Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 on Plan # 12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeasterly side of an unnamed road, known as Brentford Lane, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along on 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 same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner of Open Space; thence extending along same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD BOHNER AND PATRICIA BOHNER BY DEED FROM FORESITE LAND CORPORATION, A CORPORATION DATED 02/19/1998 RECORDED 03/03/1998 IN BOOK NO. 4309 PAGE 1596.

TAX PARCEL # 43-4-257

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Patricia Bohner and Richard Bohner**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-75**

DEBT- **\$124,224.69**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00752 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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PREMISES "A"

ALL THAT CERTAIN LOT OR TRACT OF LAND DESIGNATED A LOT NO. 86 ON A PLAN OF BUILDING LOTS CALLED "LINCOLN HEIGHTS" ON THE LINCOLN HIGHWAY, IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DEVELOPED BY HARRY A. NICHOLS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTH LINE OF MAIN STREET, A CORNER OF LOT NO. 85 OWNED BY CLARA EDWARDS; THENCE BY THE SAID SOUTH LINE OF MAIN STREET, NORTH SEVENTY DEGREES SEVEN MINUTES EAST, FIFTY FEET TO A STAKE, A CORNER OF LOT NO. 87; THENCE BY LOT NO. 87, SOUTH NINETEEN DEGREES FIFTY-THREE MINUTES EAST ONE HUNDRED FIFTY FIVE FEET TO A STAKE IN THE NORTH LINE OF MIFFLIN STREET; THENCE BY THE SAID NORTH LINE OF MIFFLIN STREET, SOUTH SEVENTY DEGREES SEVEN MINUTES WEST, FIFTY FEET TO A STAKE, A CORNER OF LOT NO. 85; THENCE BY LOT NO. 85, NORTH NINETEEN DEGREES FIFTY-THREE MINUTES WEST, ONE HUNDRED AND FIFTY FEET TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREFROM, ALL THAT CERTAIN LOT OF LAND ON WHICH IS LOCATED A SINGLE FRAME HOUSE SITUATED ON THE SOUTH SIDE OF MAIN STREET, R.D. #2 (HAYTI), COATESVILLE, CHESTER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET A CORNER OF REMAINING LAND OF THE GRANTOR; THENCE SOUTHERLY ALONG THE EASTERN SIDE OF A STUCCOED BLOCK OF ONE STORY STONE WALL IN LINE WITH THEREWITH EIGHTYTWO FEET TO A NEW POINT; THENCE EASTWARDLY AND AT RIGHT ANGLES THERETO THIRTY-ONE FEET FOUR INCHES TO ANOTHER NEW POINT; THENCE NORTHWARDLY AND PARALLEL TO THE WESTERLY BOUNDARY HERETO FIFTY-NINE FEET TO ANOTHER NEW POINT; THENCE WESTWARDLY PARALLEL TO THE SOUTHERLY BOUNDARY LINE TWO FEET SIX INCHES TO ANOTHER NEW POINT; THENCE NORTHWARDLY AND PARALLEL TO THE WESTERLY BOUNDARY LINE HERETO TWENTY-THREE FEET TO THE SOUTHERLY LINE OF MAIN STREET; THENCE WESTWARDLY ALONG THE SOUTH LINE OF MAIN STREET TWENTYEIGHT FEET TEN INCHES TO THE PLACE OF BEGINNING.

PLAINTIFF: U.S. Bank Trust National Association not in its Individual Capacity but Solely as Trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Estate of Verna W. Akings, et al.**

SALE ADDRESS: 781 West Main Street a/k/a 779 West Main Street a/k/a 781 Mifflin Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-75X**

DEBT- **\$124,224.69**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00752 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PREMISES "B"

ALL THAT CERTAIN S.S. MAIN STREET, LOT TOWNSHIP OF VALLEY BEING THE SAME PROPERTY CONVEYED FROM JOSEPH AKINGS, JR. AND VERNA W. AKINGS, WIFE, HIS AS TENANTS BY ENTIRETIES, THE GRANTEE(S), BY DEED DATED 08/13/1991, AND RECORDED 08/15/1991, AS BOOK: 2547 PAGE: 577

TAX PARCELS # 38-2Q-182 & # 38-2Q-181

PLAINTIFF: U.S. Bank Trust National Association not in its Individual Capacity but Solely as Trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Estate of Verna W. Akings, et al.**

SALE ADDRESS: 781 West Main Street a/k/a 779 West Main Street a/k/a 781 Mifflin Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-76**

DEBT- **\$20,116.78**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-04940 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Township of East Pikeland, Chester County, Pennsylvania

Tax Parcel # 26-03-0465

PLAINTIFF: Kimberton Knoll Homeowners Association

VS

DEFENDANT: **Mary Mulvihill**

SALE ADDRESS: 1313 Bradford Court, Phoenixville, PA 19422

PLAINTIFF ATTORNEY: **BRADY & CISSNE LAW 267-415-6625**

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-77**

DEBT- **\$950,153.16**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-06731 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, March 16, 2023 @ 11 AM

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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 17, 2023. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situated in Willistown Township Tax

Parcel # 54-8-28, and 54-8-28.2

PLAINTIFF: Centric Bank

VS

DEFENDANT: **JDT Construction LLC**

SALE ADDRESS: 101 and 103 Worington Drive, Willistown Township, PA 19382

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-78**

DEBT- **\$407,299.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05518 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or parcel of land with the hereditaments and appurtenances, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, being Lot Number 17 on a Plan of Lots in accordance with a Plan thereof made the 29th day of May, A.D. 1957 by Howard H. Ranck, Registered Surveyor, together with the improvements thereon erected as follows to wit:

BEGINNING at a point on the title line in the bed of a public road leading from Lyndell to Reeseville a distance of 965 feet measured in a bearing of North 89 degrees West along said title line in the bed of the aforementioned public road from its point of intersection with the Horseshoe Pike (Route #322) thence extending from the point and place of beginning along Lot Number 18 now or late of Frank B. Thraikill North 1 degree 0 minutes East the distance of 500 feet to a point being a corner of Lot Number 18 in line of land of Arthur J. Summers; thence along lands of the said Arthur J. Summers North 89 degrees West the distance 100 feet; thence along Lot Number 16 South 1 degrees West the distance of 300 feet to a point on the title line in the bed of the said public road; thence along the title line in the bed of the said public road South 89 degrees East the distance of 100 feet to the point and place of beginning. CONTAINING 30,000 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert E. Lee and Julie A. Lee by Deed dated August 20, 1984 and recorded August 24, 1984 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book B64, Page 306 granted and conveyed unto Stanley R. Pitner and Gizella H. Pitner in fee.

TAX PARCEL # 29-04-0178.010

PLAINTIFF: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust

VS

DEFENDANT: **Gizella H. Pitner and Stanley R. Pitner**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-79**

DEBT- **\$109,542.51**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03638 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or parcel of ground, with the hereditaments and appurtenances thereon, Situate in West Bradford Township, Chester County, PA, being shown as Lot No. 207 on plan of Section VII, Crestmont Farms, made for Lee N. Manley by J. Walter Cozzens, and Associates, latest revised on 8/10/1962 as follows, to wit:

BEGINNING at a point in the Westerly side of Waimea Drive (50 feet wide) said point being located by measured along the said side of Waimea Drive the following nine courses and distances form a point of curve for a curve connecting the Southerly side of Thorndale-Marshallton Road (60 feet wide) and Westerly side of Waimea Drive; (1) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.50 feet to a point of tangency; (2) thence South 6 degrees 6 minutes 30 seconds West, the distance of 77.85 feet to a point of curvature; (3) thence along the arc of a circle curving to the right having a radius of 100 feet the distance of 156.96 feet to a point of tangency; (4) thence North 83 degrees 53 minutes 30 seconds West, the distance of 146.22 feet to a point of curvature; (5) thence along the arc of a circle curving to the left having a radius of 247.68 feet the distance of 209.08 feet to a point of tangency; (6) thence South 47 degrees 44 minutes 10 seconds West the distance of 503.13 feet to a point of curvature; (7) thence along the arc of a circle curving to the left having a radius of 259.24 feet the distance of 295.13 feet to a point of tangency; (8) thence South 17 degrees 32 minutes 20 seconds East the distance of 1,079.65 feet to a point of curvature; (9) thence along the arc of a circle curving to the right having a radius of 1,581.72 feet the distance of 1,084.42 feet to an iron pin on the said Westerly side of Waimea Drive said point being the point and place of beginning;

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Kim Keller**

SALE ADDRESS: 1527 Waimea Drive, Downingtown a/k/a West Bradford Township, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-79X**

DEBT- **\$109,542.51**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03638 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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thence continuing along the said side of Waimea Drive along the said arc of a circle curving to the right having a radius of 1,581.72 feet the distance of 110.09 feet (said arc having a chord of South 9 degrees 1 minute 20 seconds East, the distance of 110 feet) to a point of tangency, thence still along the said side of Waimea Drive South 6 degrees 52 minutes 20 seconds East, the distance of 49.46 feet to an iron pin; thence leaving the said side of Waimea Drive along the Northerly side of Lot No. 206 South 75 degrees 27 minutes 36 seconds West, the distance of 430.33 feet to an iron pin; thence North 14 degrees 11 minutes 55 seconds West, the distance of 73.82 feet to an iron pin; thence North 49 degrees 35 minutes 48 seconds East, the distance of 188.34 feet to an iron pin; thence North 16 degrees 14 minutes 45 seconds West, the distance of 20 feet to an iron pin; thence along the Southerly side of Lot No. 208 North 79 degrees 3 minutes 12 seconds East, the distance of 278.73 feet to an iron pin on the said Westerly side of Waimea Drive said point being the aforesaid point of beginning.

CONTAINING 1.516 acres of land, be the same more or less.

BEING THE SAME PREMISES which Andrew R. Arcaro and Linda M. Arcaro, husband and wife, by Deed dated July 25, 2000 and recorded July 31, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4793, Page 65, Instrument No. 0048584 granted and conveyed unto Paul Keller and Kim Keller, as tenants by the entireties, in fee.

AND THE SAID Paul Keller departed this life on or about January 5, 2005 thereby vesting title unto Kim Keller by operation of law.

BEING Parcel No. 50-05-0048.070

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Kim Keller**

SALE ADDRESS: 1527 Waimea Drive, Downingtown a/k/a West Bradford Township, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-80**

DEBT- **\$183,252.95**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03751 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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The land hereinafter referred to is situated in the Township of West Caln, County of Chester, State of PA, and is described as follows:

All that certain lot or piece of ground, situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Randall F. Rosen made by Kent Surveyors, dated 31/1996, revised 9/12/1996, recorded in Chester County as Plan No. 13610, as follows, to wit:

Beginning at a point in the title line of the bed of Lilly Road, a corner of Lot #2 as shown on said plan, thence from said point of beginning along the title line of Lilly Road, South 85 degrees 8 minutes 54 seconds West, 352.87 feet to a point in the title line of Lammey Road, thence along the bed of Lammey Road, North 24 degrees 01 minutes 44 seconds West, 221.98 feet to a point; thence leaving the bed of Lammey Road and along lands of Randall F. and Charlotte E. Rosen, North 84 degrees 44 minutes 02 seconds East, 420.20 feet to a point a corner of Lot #2; thence along Lot #2 South 06 degrees 20 minutes 12 seconds East, 215.85 feet to a point in the bed of Lilly Road, said point being the first mentioned point and place of beginning.

Being Lot #1 on said plan.

Being the same property conveyed from Stephen J. McHenry and Laurie R. Rettew to Stephen J. McHenry, as sole owner, his heirs and assigns by deed dated June 2, 2004 and recorded June 29, 2004 in Instrument No. 10429672 in Book 6203, Page 1529 of Official Records.

APN: 2801 001 10000

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

VS

DEFENDANT: **Stephen J. McHenry**

SALE ADDRESS: 179 Lilly Road, Honey Brook, PA 19344

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-81**

DEBT- **\$90,929.24**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01733 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Lot Line Change Plan for Lots 94, 95, 96, 97 and 97 of Delaware Lane at Brandywine Greene, made by Chester Valley Engineers, Inc., Paoli, PA dated 10/6/1986, last revised 12/4/1986 recorded 12/22/1986 in Plan File #6816, as follows,

BEGINNING at a point on the Southwesterly side of Delaware Lane (West Leg) said point also being a corner of Lot #94; thence extending from said beginning point and along Lot #94, South 48 degrees 11 minutes 53 seconds West, 138.82 feet to a point in line of a Non-Dedicated Open Space; thence extending along the same the 2 following courses and distances; (1) North 39 degrees 13 minutes 03 seconds West, 51.18 feet to a point and (2) North 38 degrees 11 minutes 48 seconds West, 13.62 feet to a point a corner of Lot #96; thence extending along same, North 58 degrees 06 minutes 00 seconds East, 141.24 (N.R.) to a point on the Southwesterly side of Delaware Lane (West Leg); thence extending along same on the arc of a circle curving to the left having a radius of 236 feet the arc distance of 40.63 feet to the first mentioned point and place of beginning.

CONTAINING 7330 square feet of land, more or less.

BEING THE SAME PREMISES which Kevin Joseph Larkins by Deed dated December 30, 1997 and recorded December 31, 1997 at Instrument 79510 in Book 4282, Page 0557 in the Office of the Recorder of Deeds in and for the County of Chester Pennsylvania granted and conveyed unto Doug Wilfert in fee.

PARCEL ID # 5005D00510000

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Doug Wilfert**

SALE ADDRESS: 1222 Delaware Lane, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-82**

DEBT- **\$138,652.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-09893 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.
SITUATE in Caln Township, Chester County, Pennsylvania and described according to a Final Subdivision Plan of Wedgewood Estates Phase II, made by Yerkes Associates, Inc., West Chester, PA dated 5-22-1978 and last revised 2-7-1980 and recorded in the Recorder of Deeds Office for Chester County on 5-23-1980 as Plan No. 3026 as follows, to wit:

BEGINNING at an interior point, a corner of Lot 262 on said Plan, thence extending North 83 degrees 13 minutes 23 seconds East 20 feet to a point, thence extending South 06 degrees 46 minutes 37 seconds East along line of lot 261 on said Plan, 100.00 feet to a point; thence extending South 83 degrees 13 minutes 23 seconds West, 20.00 feet to a point; thence extending North 06 degrees 46 minutes 37 seconds West along line of Lot 262 on said plan, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 261 on said Plan.

CONTAINING 1,800.00 square feet of land, more or less.

BEING THE SAME PREMISES which Peter John Gentile granted and conveyed to Sara F. Jones by deed dated March 31, 1999 and recorded April 22, 1999 as book 4549 and page 674 in the office of the recorder of deeds for Chester County, Pennsylvania.

AND ALSO THE SAME PREMISES which Sara I. Jones who erroneously acquired title as Sara F. Jones, single granted and conveyed to Sara I Jones single by deed dated April 20, 2017, and recorded May 05, 2017 as instrument number 11541642 in the office of the recorder of deeds for Chester County, Pennsylvania.

Parcel ID: 39-5E-158

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Sara L. Jones**

SALE ADDRESS: 8 Ashley Court, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-83**

DEBT- **\$1,649,104.66**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02314 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected.

Situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hoffman Estate Subdivision made by E.R. Felty, Inc., Wernersville, Pennsylvania dated 12/29/1993 and recorded as Plan No. 12471 as follows to wit:

BEGINNING at a point on the title line in the bed of Chester Springs Road (T-463), said point being a corner of Lot No. 4 (as shown on said plan); thence from said point of beginning extending along said title line South 37 degrees 54 minutes 38 seconds West 150.05 feet to a point, being a corner of Lot No. 2; thence leaving said road extending along Lots No. 2 and No. 1 the following courses and distances; (1) North 50 degrees 59 minutes 47 seconds West 392.57 feet to a point; thence (2) South 67 degrees 12 minutes 21 seconds West 441.31 feet to a point in line of lands now or late of Anne Ashton Ewing, being an angle point of Lot No. 1; thence leaving Lot No.1 extending partially along lands of Ewing North 20 degrees 45 minutes 43 seconds East 567.44 feet to a point being a corner of Lot No. 4; thence leaving lands of Ewing extending along Lot No. 4 crossing Wetlands Areas and a stream South 50 degrees 59 minutes 47 seconds East 774.88 feet to the first mentioned point and place of beginning. BEING THE SAME PREMISES which the Mary Schafer Revocable Agreement of Trust by Deed dated April 23, 2004, and recorded November 4, 2005, in Chester County Record Book 6673 Page 1046 conveyed unto Jill L. Stetz, in fee.

ALSO BEING THE SAME PREMISES which Jill L. Stetz by Deed dated July 9, 2013 and recorded July 16, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8767, Page 2159 granted and conveyed unto Joseph L. Lewis, Jr and Jill L. Stetz, in fee.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL #2510 0000200

PLAINTIFF: U.S. Bank National Association, as Trustee for Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-AB3

VS

DEFENDANT: **Jill L. Stetz and Joseph L. Lewis, Jr.**

SALE ADDRESS: 2651 South Chester Springs Road, Chester Springs, PA 19425

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-84**

DEBT- **\$258,572.83**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-04449 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF CHESTER, TOWNSHIP OF BIRMINGHAM, AND DESCRIBED AS FOLLOWS:

DESCRIBED ACCORDING TO A SURVEY MADE BY T.G. COLESWORTHY, CIVIL ENGINEER, AS FOLLOWS, TO WIT: BEGINNING IN THE CENTER LINE OF THE OLD WILMINGTON ROAD AT A CORNER OF LAND ABOUT TO BE CONVEYED TO HERMAN R. FAUCETT, BEING 397.57 FEET ON A COURSE OF NORTH 12 DEGREES 39 MINUTES WEST, MEASURED ALONG THE CENTER LINE OF THE OLD WILMINGTON ROAD FROM THE SOUTHWEST CORNER OF LAND CONVEYED TO J. ELWYN FAUCETT, BEING AT THE INTERSECTION OF THE CENTER LINE OF THE OLD WILMINGTON ROAD AND THE NORTH LINE OF A 50 FEET WIDE PROPOSED ROAD; THENCE EXTENDING ALONG THE CENTER LINE OF THE OLD WILMINGTON ROAD, NORTH 12 DEGREES 39 MINUTES WEST, 175 FEET; THENCE LEAVING THE OLD WILMINGTON ROAD AND EXTENDING ALONG OTHER LAND OF ERNEST C. FAUCETT, NORTH 75 DEGREES 02 MINUTES 20 SECONDS EAST 186.28 FEET TO AN IRON PIN ON THE WEST SIDE OF A PROPOSED ROAD; THENCE EXTENDING ALONG THE WEST LINE OF SAID PROPOSED ROAD, SOUTH 15 DEGREES 54 MINUTES 30 SECONDS EAST, 175 FEET TO A IRON PIN, A CORNER OF OTHER LAND OF ERNEST C. FAUCETT; ABOUT TO BE CONVEYED TO HERMAN R. FAUCETT; THENCE EXTENDING ALONG SAID LAND, SOUTH 75 DEGREES 04 MINUTES 30 SECONDS WEST, 196.24 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 33,455 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

BEING the same premises which ELIZABETH B. HEYBURN dated September 20th 1993 and recorded in the Office of the Recorder of Deeds of Chester County on September 24, 1993 at Book 3629, Page 1373 granted and conveyed unto ELIZABETH B. HEYBURN AND WILLIAM M. HEYBURN, JR., JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (NOT TENANTS IN COMMON). William M. Heyburn departed this life on October 16, 1987 and Elizabeth B. Heyburn departed this life on December 13, 2000.

PARCEL NO: 6504 00710100

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets
Management Series I Trust c/o PHHH Mortgage Corporation

VS

DEFENDANT: **William M. Heyburn, Jr.**

SALE ADDRESS: 1342 Faucett Drive, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-85**

DEBT- **\$171,754.22**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05616 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEII, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT IN THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC FOR A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN. CONTAINING 16,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR. AND KRISTINE A, PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658.

PARCEL #: 52-03Q-0291-0000

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: Kristine A. Pelosi-Vaughn and Robert J. Vaughn, Jr.

SALE ADDRESS: 206 Oxford Road, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-86**

DEBT- **\$67,491.08**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-04452 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, March 16, 2023 @ 11 AM

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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 17, 2023. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain tract of land situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, together with the dwelling house thereon erected and known as No. 14 Birch Street, bounded and described as follows: Beginning at a point on the easterly line of Birch Street, a 40 foot wide street, as laid out and opened by and ordinance enacted by the Council of the Borough of South Coatesville on 6/2/1924, said point being distant 250 feet northwardly along the said easterly line of Birch Street from its intersection with the northerly line of Wood Street, also a 40 foot wide street laid out and opened by said ordinance; thence in an easterly direction by a line at right angles to the said easterly line of Birch Street, a distance of 100 feet to an iron pin; thence in a northwardly direction by a line at right angles to the last described course and passing through and iron pin, a local distance of 24.91 feet to a point 21.01 feet beyond said iron pin; thence in a westwardly direction by a line at right angles to the last described course, passing through the center line of the middle dividing partition wall of a double title dwelling house, the southerly half of which is on land herein conveyed, a distance of 100 feet to a point in the said easterly line of Birch Street; thence in a southerly direction along the said easterly line of Birch Street and at right angles to the last described course, a distance of 24.91 feet to the point of beginning.

Fee Simple Title Vested in KHADER MOHAMMED, by deed from Crystal Thomas, dated 02/12/2008, recorded in the Chester County Clerk's Office in Deed Book 7417, Page 2251.

Tax Parcel No. 9-10-116

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 National Association

VS

DEFENDANT: **Khader Mohammed and Sailka S. Siddiqui**

SALE ADDRESS: 14 Birch Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-87**

DEBT- **\$327,940.35**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-06507 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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Thursday, March 16, 2023 @ 11 AM

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Property situate in the WEST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 29-7-147.2

PLAINTIFF: ALLIANT CREDIT UNION

VS

DEFENDANT: **DOREEN P. SUNDELIN, INDIVIDUALLY AND AS TRUSTEE OF THE STEN A. SUNDELIN AND DOREEN P. SUNDELIN REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003; STEN A. SUNDELIN, INDIVIDUALLY AND AS TRUSTEE OF THE STEN A. SUNDELIN AND DOREEN P. SUNDELIN REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003**

SALE ADDRESS: 3 Adalyn Drive, Coatesville, PA A/K/A 107 Baker Road, West Brandywine, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-88**

DEBT- **\$179,625.10**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01517 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasherrifsales

Thursday, March 16, 2023 @ 11 AM

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ALL THAT CERTAIN message and two tracts of land, situate in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

TRACT #1

BEGINNING at a point in the intersection of the Southwest property lines of Elm Avenue, and Schuylkill Road; thence South 76 degrees 40 minutes West, 27.64 feet to a point on the South property line of aforesaid road; thence along the middle of a brick partition wall of a double brick dwelling and extending thereto South 23 degrees 20 minutes East, 140.00 feet to the Northerly property line of a 12.00 feet wide alley; thence along the said property line of Clay Alley North 76 degrees 40 minutes East, 27.64 feet to the intersection of the said alley line with the Easterly property line of Elm Avenue (33 feet wide); thence along the Easterly property line of Elm Avenue North 23 degrees 20 minutes West, 140.00 feet to the place of beginning.

TRACT #2

BEGINNING at a point on the North side of a public road leading from Pottstown to Cedarville known as Schuylkill Avenue; thence North 27 degrees 32 minutes West, 43.00 feet 6 inches to a low watermark in the Schuylkill River; thence South 76 degrees 40 minutes West, 27.64 feet to a point; thence by other lands of the now or late Andora Lord South 27 degrees 32 minutes East, 43 feet 6 inches to the North line of Schuylkill Avenue, aforesaid; thence North 76 degrees 40 minutes East, 27.64 feet to the point and place of beginning.

BEING THE SAME PREMISES which Petronella W. Savage and Arnold L. Savage, by Deed dated 9/25/2019 and recorded in the Office of the Recorder of Deeds of Chester County on 9/26/2019 in Deed Book Volume 10008, Page 1390, granted and conveyed unto Stephen Michael Fulmer.

PARCEL # 17-03C-0103 AND 17-03C-92

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Stephen Michael Fulmer a/k/a Stephen Fulmer**

SALE ADDRESS: 206 River Road, Pottstown, PA 19465

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-89**

DEBT- **\$192,174.71**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03984 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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Thursday, March 16, 2023 @ 11 AM

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All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Green Hill Manor, No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit:

Beginning at a point in the Southwest side of Howard Avenue (40 feet wide) at the distance of 120, South 01 degrees 22 minutes East, from a point of intersection of the Southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet South 72 degrees 52 minutes 20 seconds West along Southeast side of Howard Road from the Southwest side of Greenhill Avenue; thence from the last mentioned point of beginning along the Southwest side of Howard Avenue, South 01 degrees 22 minutes East 120 feet to a point a corner of Lot 11; thence leaving said Howard Avenue along Lot 11 South 88 degrees 38 minutes West 100 feet to a point in land now or late of Walter J. Few; thence along the same North 01 degree 22 minutes West 120 feet to a point a corner of Lot 12; thence along Lot 12, the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Zachery A. Pichard erroneously stated as Zachery A. Pickard on prior deed, by Deed dated 7/2/2021 and recorded in the Office of the Recorder of Deeds of Chester County on 07/2/2021 in Deed Book Volume 10595, Page 1282, at Instrument No. 11847545 granted and conveyed unto Zachery A. Pickard and Amanda L. Brandt.

PARCEL # 5203E001160000

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **Zachery A. Pickard and Amanda L. Brandt**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-90**

DEBT- **\$269,303.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-04095 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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Thursday, March 16, 2023 @ 11 AM

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ALL THAT CERTAIN lot or piece of land designated as Lot 15 on the Plan of lots of The Oxford Land and Improvement recorded in the Office of the Recorder of Deeds, in and for Chester County, in Deed Book X-10 Volume 245, at page 269, situate in the Borough of Oxford, County of Chester and State of Pennsylvania, on the West side of Fifth Street, between South Street and Garfield Street, bounded and described as follow, to wit:

BOUNDED on the North by Lot 14 now owned by John S. Benson, on the East by the West line of Fifth Street, on the South by Lot 16 now owned by Norman M. Stewart and on the West by the East line of a 14 feet wide alley, having a front of 50.3 feet on the West line of Fifth Street and extending back to the East line of the alley aforesaid and having a width of 50 feet on said alley, the south line beginning in the West line of Fifth Street, 100.6 feet Northwardly from the intersection of the North line of Garfield Street and being 170.5 feet in length. BEING THE SAME PREMISES which Robert M. Stewart, Jr., Executor of the Estate of Robert M. Stewart, Sr., deceased, by Deed dated October 31, 2016 and recorded November 17, 2016 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9436, Page 1335, Document ID # 11510416 granted and conveyed unto Kevin James Bell in fee.

PARCEL # 6-9-134

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Kevin James Bell**

SALE ADDRESS: 322 South 5th Street, Oxford, PA 19363

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-91**

DEBT- **\$196,990.27**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-04221 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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Thursday, March 16, 2023 @ 11 AM

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Harmony Glenn West, made by Yerkes Associates, Inc. of West Chester, PA dated 11/22/1977 and last-revised 6/26/1978 as follows, to wit:

Beginning at a point of curve on the Northerly side of an unnamed road, 50 feet wide said point being measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 28.71 feet to a point of curve on the Northwesterly side of Briar Wood Circle, 50 feet wide, thence from said beginning point and along said unnamed road the 2 following courses and distances (1) on the arc of a circle curving to the left having a radius of 561.61 feet the arc distance of 111.35 feet to a point of tangent; (2) South 62 degrees 19 minutes 06 seconds West 32.94 feet to a point in line of land now or late of Earl A. Creamer; thence along the same, North 27 degrees 40 minutes 54 seconds West 139.03 feet to a point a corner of lands now or late of Children's Country Week Association, thence along the same the 2 following courses and distances (1) North 06 degrees 06 minutes 09 seconds East 95.70 feet to a point (2) North 31 degrees 36 minutes 06 seconds East 149.91 feet to a point a corner of Lot #5 on said plan; thence along the same South 45 degrees 39 minutes 25 seconds East 243.34 feet to a point of curve on the Northwesterly side of said Briar Wood Circle; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 111.40 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 28.71 feet to the first mentioned point and place of beginning.

Containing 1.223 acres be the same more or less.

Being Lot #4 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO GREGORY J. LEE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM GREGORY J. LEE AND JUDITH G. LEE, DATED OCTOBER 5, 1998, RECORDED JANUARY 7, 1999, AT DEED BOOK 4486, PAGE 2017, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 51-2-111.10

PLAINTIFF: Wells Fargo Bank, NA, S/B/M Wachovia Bank, National Association

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 919 Briarwood Circle, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-92**

DEBT- **\$254,494.07**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-06084 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasherrifsaes

Thursday, March 16, 2023 @ 11 AM

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ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW LONDON, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BEING KNOWN AS LOT NO.2 ACCORDING TO A PLAN OF PROPERTY OF DAVID F. HOLT, MADE BY GEORGE E. REGISTER, JR. & SONS, INC., LAND SURVEYORS, DATED FEBRUARY 24, 1976 AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK NO. 288, AS FOLLOWS:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF MOUNT HOPE ROAD, SAID POINT BEING SOUTH 11 DEGREES 14 MINUTES 34 SECONDS EAST, 175.00 FEET FROM A POINT AT THE INTERSECTION OF SAID MOUNT HOPE ROAD WITH OXFORD ROAD; THENCE FROM SAID BEGINNING POINT AND LEAVING THE BED OF MOUNT HOPE ROAD AND EXTENDING ALONG LOT NO. 1, NORTH 78 DEGREES 45 MINUTES 26 SECONDS EAST, 392.81 FEET TO A POINT IN LINE OF LANDS NOW OR LATE EDWARD P. CHESLOCK; THENCE ALONG THE SAME, SOUTH 09 DEGREES 59 MINUTES 00 SECONDS EAST, 150.03 FEET TO A POINT A CORNER OF LOT NO. 3; THENCE ALONG THE SAME, SOUTH 78 DEGREES 45 MINUTES 26 SECONDS WEST, 389.52 FEET TO A POINT IN THE TITLE LINE OF SAID MOUNT HOPE ROAD; THENCE ALONG THE SAME, NORTH 11 DEGREES 14 MINUTES 34 SECONDS WEST, 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Derek Stine, by Deed dated 3/31/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 4/4/2016 in Deed Book Volume 9286, Page 2398, granted and conveyed unto Jesus L. Juarez, Jr.

PARCEL # 71-01-0027.040

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Jesus L. Juarez Jr.**

SALE ADDRESS: 592 Mount Hope Road, Lincoln University, PA 19352

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-93**

DEBT- **\$802,375.92**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-07650 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF UWCHLAN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBE ACCORDING TO A PLAN FOR LYN BROOKE ESTATES, MADE BY COMMONWEALTH ENGINEERS, INC. UWCHLAN, PA., DATED 12/28/1999 AND RECORDED IN CHESTER COUNTY PLAN FILE #15448, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WESTERLY SIDE OF SPRINGBROOK LANE, SAID POINT BEING A CORNER OF LOT #5; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #5 AND ALSO ALONG LOT #11 SOUTH 62 DEGREES, 14 MINUTES, 54 SECONDS WEST, 304.72 FEET TO A POINT IN LINE OF LAND OF EDWIN R. AND DIANE L. BAKER; THENCE EXTENDING ALONG SAME AND ALSO ALONG VARIOUS OTHERS NORTH 31 DEGREES, 12 MINUTES, 34 SECONDS WEST, 260.77 FEET TO A POINT, A CORNER OF LOT #7; THENCE EXTENDING ALONG THE SAME THE (3) FOLLOWING COURSES AND DISTANCES: (1) NORTH 38 DEGREES, 47 MINUTES, 26 SECONDS EAST, CROSSING OVER A 50' WIDE MOBIL PIPELINE EASEMENT, 159.41 FEET TO A POINT; (2) SOUTH 89 DEGREES, 12 MINUTES, 43 SECONDS EAST, 110.99 FEET TO A POINT AND (3) SOUTH 51 DEGREES, 30 MINUTES, 22 SECONDS EAST, RE-CROSSING THE AFOREMENTIONED PIPELINE EASEMENT, 149.33 FEET TO A POINT OF CURVE AT THE END OF SPRINGBROOK LANE CUL-DE-SAC; THENCE EXTENDING ALONG THE SAME THE (3) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THE ARC DISTANCE OF 62.36 FEET TO A POINT OF REVERSE CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE ARC DISTANCE OF 15.23 FEET TO A POINT OF TANGENT AND (3) SOUTH 27 DEGREES, 45 MINUTES, 06 SECONDS EAST, 7.52 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING the same premises which Lanview Property Group LLC by Deed dated January 24, 2003 and recorded in the Office of Recorder of Deeds of Chester County on February 11, 2003 at Book 5567 Page 1346 granted and conveyed unto Gregory G. Truskey and Diane M. Truskey.

PARCEL NO.: 33-4-39.1B

PLAINTIFF: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust

VS

DEFENDANT: **Gregory G. Truskey and Diane M. Truskey**

SALE ADDRESS: 106 Steeplewood Drive, Exton, PA 19341

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-94**

DEBT- **\$289,205.86**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-07119 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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Property situate in the Township of East Coventry, Chester County, Pennsylvania, being

Tax Parcel No. 18-5-8

PLAINTIFF: loanDepot.com, LLC

VS

DEFENDANT: **Matthew Walterlazowicki**

SALE ADDRESS: 42 Anderson Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **ORLANS PC 484-367-4191**

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-95**

DEBT- **\$579,061.19**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-09892 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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The land described herein is situated in the State of Pennsylvania, County of Chester, described as follows:

ALL THAT CERTAIN parcel or tract of land, with the buildings and improvements thereon erected, Situate in East Goshen Township, Chester County, Pennsylvania, bounded and described according to a subdivision Plan entitled Rockland Village, made by Henry S. Conrey, Inc. on June 13, 1973, revised August 21, 1973 and recorded in Chester County Plan Book 53 Page 41; subsequently revised September 1, 1973, as follows:

BEGINNING at a monument in the Northeasterly side of Reservoir Road Forty-one and Five tenths feet wide at this point, a corner of this land of East Goshen Township; thence extending from said point of beginning along said side of Reservoir Road North Twenty-four degrees Forty-four minutes Fifty-five Seconds west Two hundred Ninety feet to a point a corner of Lot No. 23, as shown on said Plan; thence extending along line of Lots No. 23 through 19 and part of Lot No. 18, the next Eight courses and distances, viz (1.) North Sixty-six degrees Forty-six minutes Thirty-five seconds East One hundred Thirty and Five one-hundredths feet (2) North Twenty-four degrees Forty-four minutes Twenty-five seconds West, one hundred Seventy-nine and Sixty-five one-hundredths feet (3) North Sixty-six degrees Thirty-eight minutes Forty-three seconds East Ninety-seven and Eighty-five one-hundredths feet (4) North Seventy-three degrees Fifty-nine minutes no seconds East One hundred Two and Sixteen one-hundredths feet (5) North Five degrees Forty-two minutes Thirty seconds East One hundred Thirty-six and Eighty-one feet (6) North Sixty-five degrees No minutes No seconds East; Eighty-five feet (7) South Sixty-seven degrees sixteen minutes No seconds East One hundred Sixty-four and Twenty-four one-hundredths feet and (8) North Sixty-four degrees Forty-six minutes No seconds East One hundred Forty-five feet to a monument a corner in line of land of East Goshen Township aforesaid; thence extending along line of land of East Goshen Township the next Three courses and distances, viz; (1) South Thirty-two degrees Eleven minutes Seventeen seconds East Two hundred Seven and Eighty-four one hundredths feet to a monument, (2) South Thirty-one degrees Eleven minutes Twenty-seven seconds West Four hundred Twenty-nine and Eighty-five one-hundredths feet to a monument, and (3) South Sixty-five degrees Fifteen minutes Thirty-five seconds west Four hundred Ten feet to the first mentioned monument and place of beginning.

BEING THE SAME PREMISES which The Estate of Joan Diane Papa, Deceased, Rudolph F. Papa, Administrator by Deed dated September 27, 2001 and recorded October 16, 2001 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 5088 Page 873 granted and conveyed unto Rudolph F. Papa in fee.

AND THE SAID Rudolph F. Papa departed this life on or about December 11, 2019 thereby vesting title unto Tory J. Papa, known heir of Rudolph F. Papa and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, Associations Claiming Right, Title or Interest from or under Rudolph F. Papa, deceased.

PARCEL # 53-04P-0129

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Cindy Brillman, Executrix of the Estate of Rudolph F. Papa, Deceased**

SALE ADDRESS: 301 Reservoir Road, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-96**

DEBT- **\$126,516.96**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03988 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, March 16, 2023 @ 11 AM

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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 17, 2023. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF Phoenixville,
COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 15-7-239

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as
Owner Trustee of CSMC 2019-RPL11 Trust

VS

DEFENDANT: **Nancy L. Cotter a/k/a Nancy Lyn Cotter, Administratrix of the Estate of Lorraine
Cohen, deceased**

SALE ADDRESS: 415 Westridge Drive aka 415 Westridge Drive, Unit T-170, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

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

Sheriff's Sale of Real Estate

SALE NO: **23-3-97**

DEBT- **\$3,014.62**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05513 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, March 16, 2023 @ 11 AM

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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 17, 2023. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot upon which is erected a dwelling house designated as 25 Johnson Avenue, Township of Caln, County of Chester, and State of PA.

TAX PARCEL NO. 39-3M-11.3

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 25 Johnson Avenue, Caln Township, PA 19320

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

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