

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 16, 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, February 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. 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. 21-11-148
Writ of Execution No. 2020-09123
DEBT \$1,003,815.41

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

Tax Parcel No. 73-4-29.6

PLAINTIFF: CSMC 2018-SP3 Trust VS

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

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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

SALE NO. 22-2-32
Writ of Execution No. 2012-13361
DEBT \$514,272.33

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on the Final Subdivision Plan of "Applegate" by G.D. Houtman & Sons, Inc. Civil Engineers and land Surveyors date November 7, 1994 and last revised March 28, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Applegate Drive said point being a corner of Lot No. 44 on said Plan; thence along Lot No. 44 of said Plan South 17 degrees 59 minutes 87 seconds West 61.66 feet to a point; thence along a portion of

Lot No. 47 of said Plan South 68 degrees 32 minutes 40 seconds West 114.48 feet to a point; thence along Lot No. 46 of said Plan North 21 degrees 27 minutes 20 seconds West 196.93 feet to a point on the Southerly side of Applegate Drive; thence along side of Applegate Drive the two following courses and distances viz: (1) by a curve deflecting to the right having a radius of 25.00 feet and an arc distance of 16.12 feet to a point of tangency and (2) South 65 degrees 56 minutes 00 seconds East 199.18 feet to a point; the place of beginning.

BEING Lot No. 45 on said Plan.

Tax Parcel No. 52-05-0372

PLAINTIFF: David Gottlieb, Disbursing Agent for the Bankruptcy Estate of SAIF, Inc

VS

DEFENDANT: **Certified Assets Management, Inc., Robert L. Higgins & Steven Higgins**

SALE ADDRESS: 100 Applegate Drive, West Goshen Township, PA 19382

PLAINTIFF ATTORNEY: **EGBERT & BARNES, PC 215-886-6600**

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

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

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

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

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

SALE NO. 22-6-188

Writ of Execution No. 2017-07771

DEBT \$4,879.48

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

Tax Parcel # 39-3M-82

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Shane L. McNear**

SALE ADDRESS: 1818 Olive Street, Caln Township, PA 19320

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

SALE NO. 22-7-228

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. 22-7-233

Writ of Execution No. 2014-06016

DEBT \$2,885.70

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

TAX PARCEL NO. 41-6K-89

PLAINTIFF: West Whiteland Township

VS

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

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

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

SALE NO. 22-7-234

Writ of Execution No. 2021-08785

DEBT \$201,419.88

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

Tax Parcel Number: 370100190100

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust

VS

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

SALE ADDRESS: 309 Compass Road,
Parkesburg, PA 19365

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

SALE NO. 22-8-240

Writ of Execution No. 2019-01236

DEBT \$339,420.93

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

Parcel Number: 33-05J-0324

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

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 22-10-289

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. 22-10-293

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. 22-11-311

Writ of Execution No. 2022-00411

DEBT \$143,979.69

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

All the certain Condominium Unit situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, being known and designated as follows:

All that certain unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L., 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester

of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 258, a Declaration Plan dated November 10, 1972 land last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53, Page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, page 284, being and designated on said Declaration Plan as Unit No. 1206 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .722%.

BEING THE SAME PROPERTY CONVEYED TO MARGARET A. MAGUIRE AND JOHN A. MAGUIRE, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM MARGARET A. GRIFFITH N/K/A MARGARET A. MAGUIRE, MARRIED, DATED JANUARY 29, 1998, AT INSTRUMENT NUMBER 7841, AND RECORDED IN BOOK 4297, PAGE 1612, OFFICE OF RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: JOHN A. MAGUIRE DIED JUNE 15, 2019, AND PURSUANT TO THE TENANCY BY THE ENTIRETY ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO MARGARET A. MAGUIRE.

TAX PARCEL NO.: 53-06-0340

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **David Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Jeff Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Susan Griffith Grossman, as Believed Heir and/or Administrator to the Estate of Margaret**

A. Maguire, AKA Margaret Griffith; Unknown Heirs and/or Administrators to the Estate of Margaret A. Maguire, AKA Margaret A. Griffith (if any)

SALE ADDRESS: 1206 Valley Drive, West Chester, PA 19382

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

SALE NO. 22-11-324

Writ of Execution No. 2014-05272

DEBT \$836,964.84

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF THORNBURY, COUNTY OF CHESTER AND THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS LOT NO. 90, AS SHOWN AND ILLUSTRATED ON A PLAN ENTITLED "SUBDIVISION PLAN", BRIDLEWOOD FARM PHASE 3B, THORNBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA DATED DECEMBER 1996, LAST REVISED NOVEMBER 3, 1997" AND FILED IN THE CHESTER COUNTY RECORDER OF DEED'S OFFICE ON NOVEMBER 25, 1997 AS PLAN NO. 14146.

TITLE TO SAID PREMISES IN VESTED IN MARIAN J. MCQUAY BY DEED FROM K. HOVNIANIAN AT THORNBURY, INC., A PENNSYLVANIA CORPORATION DATED DECEMBER 14, 1998 AND RECORDED FEBRUARY 1, 1999 IN DEED BOOK 4499, PAGE 1306.

TAX PARCEL # 66-3-193

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: Marian J. Mcquay

SALE ADDRESS: 116 Leadline Lane,
West Chester, PA 19382

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

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, Com-
monwealth of Pennsylvania

Tax Parcel No.: 22-03-0061.160

PLAINTIFF: Northwestern Chester Coun-
ty 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. 23-1-11

Writ of Execution No. 2019-01785

DEBT \$72,925.41

PROPERTY SITUATE IN THE TOWN-
SHIP OF VALLEY TAX PARCEL NO.
38-5C-86.7

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: Pennsylvania Housing Fi-
nance Agency

VS

**DEFENDANT: Susan F. Boyd-Noel a/k/a
Susan Bradley**

SALE ADDRESS: 915 Charles Street,
Coatesville, PA 19320

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

SALE NO. 23-1-19

Writ of Execution No. 2021-06386

DEBT \$90,682.41

All that certain piece or parcel or Tract of
land situate in West Sadsbury Township,
Chester County, Pennsylvania and being
known as 614 North Limestone Road,
Parkesburg, Pennsylvania 19365

Tax Parcel No. 36-5-79 AND 36-5-80

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: LoanCare, LLC

VS

**DEFENDANT: Marcella Gray A/K/A
Marcella C. Gray**

SALE ADDRESS: 614 North Limestone
Road, Parkesburg, PA 19365

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

SALE NO. 23-1-25

Writ of Execution No. 2022-02945

DEBT \$199,726.90

ALL THAT CERTAIN LOT OR PIECE
OF GROUND, SITUATE IN THE
TOWNSHIP OF EAST FALLOWFIELD,
COUNTY OF CHESTER AND STATE
OF PENNSYLVANIA, BOUNDED AND
DESCRIBED ACCORDING TO A SUB-
DIVISION OF FOX KNOLL MADE BY
BERGER AND HAYES, INC., CON-
SULTING ENGINEERS THORNDALE,
PA DATED 9/01 1987, LAST REVISED
3/31/1988 AND RECORDED IN CHES-
TER COUNTY AS PLAN NO. 8989-9002

AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO. 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST. 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO

(2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET, AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY.

CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS. BEING LOT #2 ON SAID PLAN

Fee Simple Title Vested in WILLIAM E. SUPPLEE, JR., by deed from WILLIAM E. SUPPLEE, JR., AND MICHELLE L. FENNIMORE, N/K/A MICHELLE SUPPLEE, HUSBAND AND WIFE, dated 10/07/2003, recorded 11/10/2003, in the Chester County Clerk's Office in Deed Book 5971, Page 1711.

TAX PARCEL NO. 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way,
Coatesville, PA 19320-4620

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

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