

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 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, 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. The processing fee is required and retained by Bid4Assets. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date. If the prospective bidder is not a winning bidder, only the deposit will be reimbursed
2. When each sale is exposed to sale, the selling creditor will submit the upset price via Bid4Assets. The submitted upset price SHALL be the minimum starting bid for that property and no lesser bids will be accepted.
3. All bidding after the opening bid shall be in increments of at least One Thousand Dollars and 00/100 (\$1,000.00).
4. The highest bidder, by a fair and open bid at or above the announced upset price, via Bid4Assets, shall be the purchaser. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff plus an additional 1.5% buyer's premium (on the total purchase price) to Bid4Assets at the time of sale via Bid4Assets. The balance of the purchase amount shall be paid via Bid4Assets within 21 days after the date of the sale without any additional demand made by the Sheriff. If the purchaser does not pay 10% of the purchase amount to the Sheriff via Bid4Assets at the time of sale, the second highest bidder will be contacted for purchase.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale, forfeit the 10% sale deposit and the 1.5% buyer's premium will be retained by Bid4Assets. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff & the 1.5% buyer's premium to Bid4Assets at the time of the sale.
8. The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.
9. The Sheriff of Chester County reserves the right to ban participation by any person from future Chester County Sheriff Sales for failure to comply with the Chester County Conditions of Sale, or other policy violation, including but not limited to, situations where a winning bidder fails to comply with the requirements after placing the winning bid for a property. The Chester County Sheriff takes bidder performance very seriously and expects every winning bidder to complete their transaction. The Chester County Sheriff will vigorously enforce any violation of policy and/or the Conditions of Sale. In addition to any ban imposed by the Chester County Sheriff, Bid4Assets may also impose bans on future participation in Sheriff Sales for failure to comply with its policies; see the Bid4Assets website for more information on situations that may necessitate a ban from participation by Bid4Assets.



By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets. Sheriff sales shall begin at 11:00 a.m. on the third Thursday of every month, except December.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market St., West Chester, Pennsylvania, approximately thirty (30) days from the sale date. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter

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

Fredda L. Maddox, SHERIFF

SALE NO. 21-6-63
Writ of Execution No. 2018-09490
DEBT \$166,940.95

Owner(s) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania being: 214 Drummers Lane, Wayne PA 19087-1533

BLR No. 43-6A-414

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: US Bank Trust, National Association, as Trustee of the Lodge Series IV Trust

VS

DEFENDANT: **Peter E. Tavani**

SALE ADDRESS: 214 Drummers Lane, Wayne, PA 19087-1533

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

SALE NO. 21-11-141
Writ of Execution No. 2021-03870
DEBT \$870,831.82

PREMISES 110 STARR ROAD, AVONDALE, PA 19311

All THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr. & Sons, Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge- Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a West-erly direction to Avondale; thence leaving said point of beginning and by said title

line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Cor-set for a corner of this and an a corner of Parcel "A" said plan owned by Mae Cor-nette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A" owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line fo lands of Joseph Cornette; thence by lands of Jo-seph Cornett the following 3 courses and distances, to wit: (1) South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron pin; (3) North 06 degrees 32 minutes 18 sec-onds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence by lands of said David E. Cornett, South 84 degrees 55 mintues 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cor-nette and said pin being set in line of lands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 de-grees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge- Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

Containing 17.995 acres of land be the same more or less.

BEING UPI # 60.5-2.3

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 112 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned by Mae Cornette prepare by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows: BEGINNING at an old spike set on the title line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast, corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 minutes 18 seconds West, crossing over and old iron pin found, 280.00 feet to an iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning. BEING Parcel "A"

as shown on said Plan.

BEING UPI 60-5-2

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester County, Pennsylvania, bounded according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946 and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of trace about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hundredths (6.48) acres more or less. BEING UPI # 60-5-3.1

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community

Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James Davidson, LLC**

SALE ADDRESS: 110 Starr Road, 112 Starr Road, 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

SALE NO. 21-11-142

Writ of Execution No. 2021-03869

DEBT \$469,904.14

ALL OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the middle line of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo.T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L.P. Miller; thence leaving said road any by ground now or late of L.P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C.F. Quimby a corner common to ground herein described and ground now or late of L.P. Miller; thence by ground now or late of Dr. C.F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M.T. Clark; thence by ground now or late of M.T. Clark the 3 fol-

lowing courses and distance: (1) North 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C.P. Lindsey; thence by ground now or late of C.P. Lindsey the 2 following courses and distances:

(1) North 04 degrees 57 minutes West; 570.50 feet to a flint stone and (2) North 20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

TRACT NO. 2

BEGINNING at a point in the Northwesterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeasterly line of aforesaid 415 feet wide strip or piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line

of a one hundred fifteen feet wide strip of piece of ground of Philadelphia Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured Northwesterly from and at right angles to the established center line of Philadelphia Electric Power Company's power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and (2) South 61 degrees 18 minute West, 155.72 feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

BEGINNING at a point in the middle line of the aforesaid public road leading from Jennersville to Edenton and in the Northwesterly line of a 415 feet wide strip of piece of ground of Philadelphia Electric Company extending thence through ground of Philadelphia Electric Company parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Company's tower lines South 81 degrees 42 minutes West, 469.65 feet to a point in line of ground now or late of R. Leroy Scott; thence by said ground now or late of R. Leroy Scott North 10 degrees 18 minutes East, 497.40 feet to an iron pin in the middle line of said public road leading from Jennersville to Edenton and thence along the middle line of last mentioned road South 50 degrees 37 minutes East, 420.20 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and Wilheimina E. Gray, his wife, convey to the Philadelphia Electric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book

263 page 159, 287 page 230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING UPI No. 58-1-12

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10867861, Book 7497, Page 11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: James E. Davidson & Sons, LLC

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: BARLEY SNYDER 717-299-5201

SALE NO. 22-2-34

Writ of Execution No. 2018-07595

DEBT \$241,141.41

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

TAX PARCEL NUMBER: 52-03R-0042.0000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: ROBERTA C. PYLE

SALE ADDRESS: 1203 Thistlewood

Lane, West Chester, PA 19380

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

SALE NO. 22-6-174

Writ of Execution No. 2020-05928

DEBT \$7,779.27

ALL THAT CERTAIN lot or piece of ground, East Fallowfield Township, County of Chester, and State of Pennsylvania.

Tax Parcel # 47-4P-33

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Harry E. McMinimee & Joan H. McMinimee**

SALE ADDRESS: 11 Prince Edward Drive, East Fallowfield, PA 19320

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

SALE NO. 22-6-198

Writ of Execution No. 2019-08739

DEBT \$469,320.03

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

BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY

21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS INSTRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

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

VS

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

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAU-

REEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

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

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

SALE NO. 22-9-260

Writ of Execution No. 2017-11108

DEBT \$557,808.01

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

BEING PARCEL NUMBER: 28-8-101.5

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

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

SALE ADDRESS: 1332 Airport Road, Coatesville, PA 19320

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

SALE NO. 22-9-269

Writ of Execution No. 2017-10609

DEBT \$262,974.98

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

BLR # 69-3-77.34

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

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

SALE ADDRESS: 257 Joseph Road, Oxford, PA 19363

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

SALE NO. 22-10-302

Writ of Execution No. 2022-02054

DEBT \$544,557.49

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

Tax Parcel No. 52-06E-0052

PLAINTIFF: CSMC 2020-RPL2 Trust VS

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

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

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

SALE NO. 22-11-305**Writ of Execution No. 2021-04761****DEBT \$4,562.09**

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

TAX PARCEL NO. 35-4-45.1

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **David M. Allen**

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

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

SALE NO. 22-11-309**Writ of Execution No. 2021-04601****DEBT \$249,950.78**

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

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

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee for Legacy Mortgage Asset Trust 2020-GS2

VS

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

SALE ADDRESS: 313 Gwynedd Court,
Exton, PA 19341

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

SALE NO. 22-11-310**Writ of Execution No. 2022-03268****DEBT \$91,460.70**

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

Tax Parcel Number: 36-05-0124.040

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

VS

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

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

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

SALE NO. 22-11-311**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 pro-

vision 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. 22-11-317

Writ of Execution No. 2022-02416

DEBT \$289,407.27

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

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

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on 09/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI # 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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

SALE NO. 22-11-318

Writ of Execution No. 2018-13001

DEBT \$190,962.66

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

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

TAX PARCEL # 38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 967 West Main Street,

Coatesville, PA 19320

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

SALE NO. 22-11-329

Writ of Execution No. 2022-00371

DEBT \$255,633.37

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

Being parcel number and pin number 3401 0081 10000

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

SALE NO. 23-1-3

Writ of Execution No. 2018-08833

DEBT \$1,198.93

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 38-5C-88.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Dale Welsh**

SALE ADDRESS: 925 Madison Street,

Valley Township, PA 19320

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

SALE NO. 23-1-12

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN TAX PARCEL NO. 54-3-326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

VS

DEFENDANT: **LINDA B PATTON AKA LINDA BALL PATTON and DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 23-1-13

Writ of Execution No. 2015-07056

DEBT \$332,403.08

Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **RICHARD WANNEMACHER, JR. A/K/A RICHARD WANEMACHER and NANI WANNEMACHER A/K/A NANI**

SHIN-WANNEMACHER

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348

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

SALE NO. 23-1-14

Writ of Execution No. 2022-02197

DEBT \$252,047.58

Property situate in the SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 27-5B-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **MICHAEL J. FINEGAN and COURTNEY JOHNS**

SALE ADDRESS: 1016 Livingston Avenue, Phoenixville, PA 19460

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

SALE NO. 23-1-15

Writ of Execution No. 2019-11263

DEBT \$94,263.74

Property situate in the BOROUGH OF HONEY BROOK, CHESTER County, Pennsylvania, being

BLR # 12-02-0073

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **DAVID W. PURCELL A/K/A DAVID PURCELL**

SALE ADDRESS: 2519 Conestoga Avenue, Honey Brook, PA 19344

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

SALE NO. 23-1-27

Writ of Execution No. 2019-00303

DEBT \$218,039.23

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

TAX PARCEL NO.: 6204 00390000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **KAY LYNN COOPER A/K/A KAY L. COOPER A/K/A KAY LYNN COOPER LUTSKY**

SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

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

SALE NO. 23-2-38

Writ of Execution No. 20189-09559

DEBT \$2,552.97

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

TAX PARCEL NO. 16-9-277

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 52 W. Fifth Avenue, Coatesville, PA 19320

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

SALE NO. 23-2-53

Writ of Execution No. 2022-02500

DEBT \$277,262.35

Township of Caln, Chester County, Pennsylvania

Tax Parcel # 39-1-22

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: COBA, INC., ASSIGNEE OF TD BANK, N.A.

VS

DEFENDANT: **MICHAEL GAMBONE**

SALE ADDRESS: 3707 East Fisherville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP 215-979-1000**

SALE NO. 23-2-55

Writ of Execution No. 2020-00628

DEBT \$149,222.77

PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-13-660

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **PAUL LEVENGOOD JR. and NICOLE WERTZ**

SALE ADDRESS: 236 Nutt Road, Phoenixville, PA 19460

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

SALE NO. 23-2-58**Writ of Execution No. 2022-05487****DEBT \$127,001.76**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE THORNDALE, CHESTER COUNTY, PENNSYLVANIA.

BEING TAX PARCEL NUMBER: 39-4G-208

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **ROBERT A. GIGLIUTO A/K/A ROBERT GIGLIUTO**

SALE ADDRESS: 3601 Homestead Lane, Thorndale, PA 19372

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

SALE NO. 23-2-59**Writ of Execution No. 2020-09377****DEBT \$74,181.23**

ALL THAT CERTAIN tract of parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No.: 53-6-520

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Rian Poltrone**

SALE ADDRESS: 1806 Valley Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 610-436-4400**

SALE NO. 23-2-61**Writ of Execution No. 2019-04318****DEBT \$125,638.78**

ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc. dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

Tax Parcel # 11-10-56.5A

PLAINTIFF: CrossCountry Mortgage, Inc.

VS

DEFENDANT: **Robert E. Childs and Patricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

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

SALE NO. 23-2-64**Writ of Execution No. 2021-09870****DEBT \$217,668.80**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland County of Chester and State of Pennsylvania, bounded and described according to a "As Built Plan" part of Phase IV Indian King, made by Yerkes Associates, Inc., date 3/14/1980 and last revised 2/3/1981 as follows, to wit:

Beginning at an interior point a corner of #410 Anglesey Terrace East, said point being located the 2 following courses and distances form a corner of lands of The Whiteland Co.

(1) South 86 degrees 24 minutes 02 seconds West 97.83 feet to a point and (2) South 21 degrees 44 minutes 31 seconds East 80.66 feet thence extending from

said point of beginning South 21 degrees 44 minutes 31 seconds East crossing the northwesterly corner of NO. 412 Anglesey Terrace East; thence extending along the same South 68 degrees 15 minutes 29 seconds West recrossing the said side of the easement 100.00 to a point; thence extending North 21 degrees 44 minutes 31 seconds West 20.00 feet to a point a corner of lot #410 Anglesey Terrace East; thence extending along the same North 68 degrees 15 minutes 29 seconds East 100.00 feet to the first mentioned point and place of beginning.

Being lot #411 Anglesey Terrace East Building Group H Unit 411

BEING the same premises which Thomas Ost-Prisco and Jennifer Ost-Prisco by Deed dated June 28, 2007 and recorded in the Office of the Recorder of Deeds of Chester County on July 16, 2007 at Book 7212, Page 1461 granted and conveyed unto Adam D. Greenstein.

Tax Parcel No. 41-5Q-253

PLAINTIFF: Lakeview Loan Servicing, Inc.

VS

DEFENDANT: **Adam D. Greenstein and The United States of America c/o U.S. Attorney's Office**

SALE ADDRESS: 411 East Anglesey Terrace, West Chester, PA 19380

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

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