

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 21st @ 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, January 21st, 2021 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
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 and forfeit the 10% sale deposit. 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 at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, January 21st, 2021 at 11AM.

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 Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 22nd, 2021. 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 and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

FREDDA L. MADDOX, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **21-1-1**

DEBT- **\$1,790,458.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02882 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected SITUATE in the East Whiteland Township, Chester County, Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a point, an iron spike corner on the title line in the bed of Lincoln Highway a corner of lands now or late of Allen H. and Elizabeth Blacklock; thence extending along the title line in the bed of Lincoln Highway North 83degrees 59 minutes East 150.47 feet to a point a corner of lands now or late of Joseph Norcini and Sons, thence extending along the same and crossing the bed of Lincoln Highway South 15 degrees 3 minutes East 148.60 feet to a stake corner of lands now or late of Elmer & Olive M. Hampton; thence extending along the same South 74 degrees 57 minutes West 131.60 feet to a stake corner of lands now or late of Allen H. Blacklock aforesaid, thence extending along same and recrossing the bed of Lincoln Highway North 20 degrees 41 minutes West 173.03 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN J&P Singh Management L.P., a Pennsylvania limited partnership by Deed from Bhavika Realty dated 7/14/17 and recorded 9/1/17 in the County of Chester in Record Book 9608 page 1890.

Tax Parcel # 42-3-228

PLANTIFF: First IC Bank

VS

DEFENDANT: **J&P Singh Management L.P. and Singh Oil Corp.**

SALE ADDRESS: 562 Lancaster Avenue, East Whiteland Township, Malvern, PA 19355

PLANTIFF ATTORNEY: **MAX L. LIEBERMAN, ESQ. 610-397-1820**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-2**

DEBT- **\$1,084,724.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02634 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania
BLR # 27-6-103.55

PLANTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee of
Nrz Pass-Through Trust V

VS

DEFENDANT: **Daniel F. Cullen & Cecile M. Cullen**

SALE ADDRESS: 25 Spring Hill Lane, Phoenixville, PA 19460-1721

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-3**

DEBT- **\$848,657.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12873 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN tract of land with the buildings and improvements erected thereon situate along the Southerly side of New Schuylkill Road in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a corner in the centerline of New Schuylkill Road (L.R. 201, S.R. 724) (Legal Right-of-Way: 120.00 feet wide – 47.00 feet North of centerline and 73.00 feet South of centerline) a corner of this and lands of Jon Berry Peronteau; the said corner being also South 35 degrees 53 minutes 00 seconds East 423.39 feet, measured along the said centerline of New Schuylkill Road from the intersection of the centerline of Wells Road (Legal Right-of-Way: 33.00 feet wide); thence from the place of BEGINNING, along the centerline of New Schuylkill Road, the two (2) following courses and distances: 1. South 35 degrees 53 minutes 00 seconds East 123.37 feet to a point of curve; and 2. along a curve to the right, having a radius of 5,399.26 feet, and an arc distance of 147.63 feet (Chord: South 35 degrees 06 minutes 00 degrees East 147.63 feet) to a corner of lands of Bruce and Debbie Marvel; thence leaving the centerline of New Schuylkill Road extending along the said lands of Bruce and Debbie Marvel, South 53 degrees 20 minutes 50 seconds West 316.48 feet to a corner of lands of David A. and Cindy L. Kilgannon; thence along the same North 53 degrees 13 minutes 50 seconds West 133.50 feet to a corner of lands of Richard W. and Linda H. Kropp; thence along the same the two following courses and distances: North 34 degrees 11 minutes 30 seconds west 72.06 feet to a corner; and 2. North 24 degrees 49 minutes 00 seconds West 77.22 feet to a corner of the aforementioned lands of Jon Barry Peronteau; thence along the same, North 54 degrees 07 minutes 00 seconds East 341.33 feet to the place of BEGINNING.

CONTAINING 2.1692 Acres of land, being the same more or less.

BEING THE SAME PREMISES which Leisure Properties, LLC by deed dated even herewith, which Deed is being recorded simultaneously with this Mortgage in the office of the Recorder of Deeds for the County of Chester at West Chester, Pennsylvania, granted and conveyed unto Sports N Turf Properties, LLC, in fee.

BEING UPI No. 18-5-85.1

PLANTIFF: Leisure Properties, LLC

VS

DEFENDANT: **Sports N Turf Properties, LLC**

SALE ADDRESS: 2568 Schuylkill Road, Pottstown, PA 19465

PLANTIFF ATTORNEY: **GREGORY W. PHILIPS, ESQ. 610-323-1400**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-4**

DEBT- **\$192,145.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12034 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP
TAX PARCEL # 43-11B-0163

PLANTIFF: Midfirst Bank

VS

DEFENDANT: **Brian M. Wojnowski as Executor of the Estate of Christie Baine Wojnowski Deceased**

SALE ADDRESS: 483 Upper Gulph Road, Strafford, PA 19087

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-5**

DEBT- **\$368,284.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03448 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY SITUATE IN THE TOWNSHIP OF PENNSBURY
TAX PARCEL # 64-1-212

PLANTIFF: New Residential Mortgage Loan Trust 2018-2

VS

DEFENDANT: **Perry Camerlengo, Jr. aka Perry J. Camerlengo, Jr. aka Perry Camerlengo & Zarouhi Sara Camerlengo**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-6**

DEBT- **\$171,734.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-01258 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Coatesville, Chester County, Pennsylvania.
Tax Parcel Nos. 16-9-332 and 16-9-333

PLANTIFF: Commonwealth Capital, LLC

VS

DEFENDANT: **CVLC Property Management, LLC**

SALE ADDRESS: 167-169 Strode Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **EISENBERG, GOLD & AGRAWAL, P.C. 856-330-6200**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-7**

DEBT- **\$51,826.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04767 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of ground with the hereditaments and appurtenances thereon erected, Situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Section 1 for Miller Hill Corporation by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated June 15, 1959 and being more fully described as follows, to wit:

BEGINNING at a point set in the westerly right of way line of Buchanan Avenue at a corner of Lot #17, said point being distance 313.63 feet measured southwardly along the westerly right of way line of Buchanan Avenue from its intersection with the radius curve connecting the southerly side of Dulles Avenue; thence extending from the first mentioned point and place of beginning, continuing along the westerly right-of-way line of Buchanan Avenue, South 9 degrees 28 minutes West, 67.02 feet to a monument and a point of curve; thence in a southerly direction along the curved line curving to the right having a radius of 437.19 feet for an arc distance of 10.17 feet and the chord of the arc being South 10 degrees 8 minutes West, 10.17 feet to a point, a corner of Lot #19; thence leaving Buchanan Avenue and extending along Lot #19 North 79 degrees 12 minutes West 144.82 feet to a point set in a line of land of Lot #30; thence extending along Lot #30 and partly along Lot #31 North 18 degrees 25 minutes 10 seconds East, 74.70 feet to a point set at a corner of Lot #17; thence extending along Lot #17 South 80 degrees 32 minutes East, 133.28 feet to the first mentioned point and place of beginning.

CONTAINING 10,509 square feet of land, be the same more or less.

BEING the same premises with Miller Hill Corporation, by Deed dated 12/17/1971 and recorded 12/29/1971 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 140 Page 727, granted and conveyed unto Harry E. McMinimee and Joan H. McMinimee, his wife, in fee.

AND being the same premises which Harry E. McMinimee and Joan H. McMinimee, his wife, by Deed dated 11/01/1976 and recorded 11/04/1976 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book R49 Page 212, granted and conveyed Charles J. Trammell and Virginia Trammell, his wife, in fee. The said Virginia Trammell departed this life 10/20/2017 whereby leaving title solely vested in Charles J. Trammell.

UPI NO. 16-01-0026

PLANTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A
VS

DEFENDANT: **Charles J. Trammell**

SALE ADDRESS: 306 Buchanan Drive, a/k/a 306 Buchanan Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **HILL WALLICK LLP 215-579-7700**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-8**

DEBT- **\$53,635.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00146 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground Situate in the Township of Pocopson, County of Chester and State of Pennsylvania, described according to a survey by James R. Pennell, Surveyor, Wawa, Pennsylvania, dated December 20, 1952 as follows, to wit:

BEGINNING at an iron spike in the center line of State Highway, Route 52 being the road leading from Kennett Square to Lenape, the said spike, measured Westward along the center of the said road being distance 627.55 feet from the point of intersection of the center line of the said road with the center line of the public road leading Southward to the Street Road East of Parkerville, the said spike marking the place of beginning also marks a corner of lands recently conveyed by the Grantors to extending thence along the centerline of the said Kennett Square to Lenape Road South 67 degrees 1 minute 40 seconds West 139.02 feet to a point; thence by other lands of the Grantors, being Lot No. 2 on the Plan of Lots of Joseph Scafetta bearing date of December 20, 1952, passing over a stake near the Northerly side of the said road, North 28 degrees 14 minutes 40 seconds West 323.05 feet to a stake; thence by other lands of the Grantors North 67 degrees 1 minute East 50 feet to a stake; and thence by the aforesaid lands conveyed to Wiley, passing over a stake near the Northerly side of the aforesaid Kennett Square to Lenape Road, South 43 degrees 13 minutes 40 seconds East 342.91 feet to the iron spike in the center line of the said road marking the place of beginning.

CONTAINING .6635 of one acre, more or less.

Chester County Tax Parcel 63-4-75.18 and 63-4-77

PLANTIFF: Pocopson Township

VS

DEFENDANT: **Lillian M. Pettit & Lewette J. Pettit**

SALE ADDRESS: 1425 Lenape Road, West Chester, PA 19382

PLANTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ. 610-692-1371**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **21-1-9**

DEBT- **\$392,804.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12522 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recorder of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 1 Hickory Court, Building No. 4. UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tract of ground in said Plan of Oak Ridge PRD.

Title to said Premises vested in Cameron D. Myers a/k/a Cameron Myers by Deed from Dennis S. Barnabei et al dated December 13, 2002 and recorded February 11, 2003 in the Chester County Recorder of Deeds in Book 5567, Page 347 as Instrument Number 10187625.

Tax Parcel # 40-4-120

PLANTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS

DEFENDANT: **Cameron D. Myers a/k/a Cameron Myers & the United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 5 Hickory Court, Unit No. 21, Downingtown, PA 19335

PLANTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.