

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 18th @ 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, February 18th, 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, February 18th, 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, March 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

INDEX

Location	Defendant	Page
Borough of Atglen	James P. Stauffer & Julie E. Stauffer	2
Borough of South Coatesville	Jay Sosis & Darlene C. Sosis a/k/a Darlene C. Hoscheid	5
East Nottingham Township	Bogdan Visanescu	6
Upper Oxford Township	Charles D. Bennethum Jr.	3
Willistown Township	Kellie Ann Bertsch	4

Sheriff's Sale of Real Estate

SALE NO: **21-2-10**

DEBT- **\$146,620.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02165 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

Thursday, February 18, 2021 @ 11 AM

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

All that certain lot or piece of ground situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of James E. Brown, made by the Design Coalition Architects & Planners dated May 4, 1985 and recorded November 4, 1985 in Chester County as Plan File N. 5873 and being more fully described as follows, to wit:

Beginning at a point in the bed of Valley Avenue, said point also being the Southeast corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning, leaving the bed of Valley Avenue and continuing along Lot No. 2, North 02 degrees 25 minutes 00 seconds West, 265.02 feet to a point along lands of the Penn Central Railroad; thence extending along same, North 81 degrees 09 minutes 00 seconds East 75.00 feet to a point; thence extending South 02 degrees 25 minutes 00 seconds East 264.40 feet to line in the bed of Valley Avenue South 80 degrees 30 minutes 00 seconds West 75.00 feet to the first mentioned point and place of beginning.

Being Lots No. 3 and 4 as shown on said Plan.

Being UPI Number 07-03-0019

BEING THE SAME PROPERTY CONVEYED TO JAMES P. STAUFFER AND JULIE E. STAUFFER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ELIZABETH W. BROWN, WIDOW, DATED OCTOBER 29, 1999, RECORDED NOVEMBER 3, 1999, AT INSTRUMENT NUMBER 0088727, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: The Money Source Inc

VS

DEFENDANT: **James P. Stauffer & Julie E. Stauffer**

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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

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: **21-2-11**

DEBT- **\$124,554.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02213 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 improvements thereon, situate in the Township of Upper Oxford, Chester County, Pennsylvania, bounded and described according to the plan of property made by Register Associated, Inc., dated September 12, 1988, and revised September 23, 1988, and on file as Plan No. 8612, to wit: BEGINNING at a point in Public Road T-353, known as Street Road, a corner of land now or late of Nathan P. and Sondra E. Morgan, thence along the same North 19 degrees 59 minutes 05 seconds East 415.52 feet to a point in Parcel "B" on aforesaid plan; thence along the same South 74 degrees 12 minutes 25 seconds East 243.38 feet to a point in line of land now or late of J. Stevenson; thence along the same South 19 degrees 39 minutes 05 seconds 359.27 feet to a point in the center of aforesaid road; thence along the same South 87 degrees 55 minutes 55 seconds West 255 feet to the point and place of beginning.
CONTAINING 2.146 acres more or less.
BEING Chester County Tax Parcel 57-3-31.1

PLANTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Charles D. Bennethum Jr.**

SALE ADDRESS: 174 Collamer Road, Oxford, PA 19363

PLANTIFF ATTORNEY: **WILSON LAW FIRM 610-566-7080**

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: **21-2-12**

DEBT- **\$15,161.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03303 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 Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, described according to a Title Plan for Complex XXXIII and XXXV, Willistown Woods, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 1-16-1984, and recorded 1-25-1984 in Chester County, as Plan No. 4737, known as 3304 Keswick Way, West Chester, PA.
UPI # 54-8F-59

PLANTIFF: Willistown Woods Homeowners Association, Inc.

VS

DEFENDANT: **Kellie Ann Bertsch**

SALE ADDRESS: 3303 Keswick Way, West Chester, PA 19382

PLANTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

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: **21-2-13**

DEBT- **\$135,953.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-02498 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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF SOUTH COATESVILLE, CHESTER COUNTY, PENNSYLVANIA
TAX PARCEL NUMBER: 9-2-80

PLANTIFF: NewRez LLC F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
VS
DEFENDANT: **Jay Sosis & Darlene C. Sosis a/k/a Darlene C. Hoscheid**
SALE ADDRESS: 18 Montclair Avenue, Coatesville, PA 19320
PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

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: **21-2-14**

DEBT- **\$345,201.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08570 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 improvements thereon erected, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania.
BEING Lot #101 on said plan.
Tax Parcel # 69-9-619

PLANTIFF: FV-I, Inc., in trust for Morgan Stanley Mortgage Capital Holdings LLC

VS

DEFENDANT: **Bogdan Visanescu**

SALE ADDRESS: 434 Highland Court, Oxford, PA 19363

PLANTIFF ATTORNEY: **GREENSPOON MARDER LLP 302-656-7540**

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.