

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, January 20th, 2022 @ 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 20th, 2022 are as follows:

1. 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".

2. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000.00 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.

3. 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.

4. All bidding after the opening bid shall be in increments of at least Five Hundred Dollars and 00/100 (\$500.00).

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

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**

# INDEX

Location	Defendant	Page
Borough of Oxford	Tyler M. Harris	13
Borough of Oxford	Henry J. Ruffenach	26
Caln Township	Carlos A. Cotto & Tara Cotto	3
Caln Township	ALA Holdings, LLC, ALA Corporation & Angela Anderson	6
Charlestown Township	Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit	16
City of Coatesville	Nicole M. Lytle a/k/a Nicole Ayers and David Lytle	8
City of Coatesville	David A. Radecky a/k/a David Radecky & Charlotte M. Radecky a/k/a Charlotte Radecky	21
East Bradford Township	Marianne Kane & Gerald E. Kane	14
East Bradford Township	Antonip M. DiFabrizio	24
East Fallowfield Township	David G. Keech & Susan D. Keech	10
East Marlborough Township	William C. Huyler III & Robin Leigh Huyler	20
East Nottingham Township	Daniel Thomas Campbell	17
Franklin Township	Art W. Paviglianiti a/k/a Art Paviglianiti & Karen L. Paviglianiti	27
Lower Oxford Township	Patrick Mahan a/k/a Patrick G. Mahan & Kari Mahan a/k/a Kari C. Mahan a/k/a Kari Krolikowski a/k/a Kari Colflesh	25
Uwchlan Township	John C. Riley, Jr., Teresa A. Riley & the United States of America	7
Warwick Township	Nancy L. Valentin a/k/a Nancy Valentin	22
West Brandywine Township	Damien Peirce	2
West Brandywine Township	James N. Campbell & Melinda K. Campbell	5
West Brandywine Township	Susie L. Cason & David F. Curtiss	15
West Brandywine Township	Joseph W. Stern, Jr. & Ella D. Stern	18
West Caln Township	Carlette Miller AKA Carlette S. Miller	12
West Nottingham Township	Peter A. Economos & Kelly Economos A/K/A Kelly F. Economos	19
West Nottingham Township	Dawn McIntyre & David McIntyre	23
West Pikeland Township	Tracy E. Beaver-McKeon & Michael McKeon	11
West Whiteland Township	John R. Woodruff	4
West Whiteland Township	Kristy M. Castagna & Juan Rivera Jr. AKA Juan Rivera	9

# Sheriff's Sale of Real Estate

SALE NO: **22-1-1**

DEBT- **\$1,621.93**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05323 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 West Brandywine Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Green Manor Farms, made by Edward B. Walsh & Associates, Inc., dated 3/2/1993 and revised 12/13/1993, as Plan # 12680, as follows, to wit:

BEGINNING at a point on the West side of Swinehart Road, a corner of lot #38 as shown on said Plan: thence from said point of beginning along Swinehart Road, South 03 degrees, 51 minutes, 31 seconds West, 50.15 feet to a point a corner of Lot 36; thence along Lot 36 the two following courses and distances: (1) North 81 degrees 38 minutes 30 seconds West, 469.78 feet to a point; 2) North 08 degrees, 21 minutes 30 seconds East, 251.38 feet to a point in line of lands of Overlook Road Farm Co.; thence along the lands of Overlook Road Farm Co., South 81 degrees 38 minutes 30 seconds East, 240.00 feet to the first mentioned point and place of beginning.

TAX PARCEL NO. 29-7-28.17

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Damien Pierce**

SALE ADDRESS: 135 Swinehart Road, West Brandywine, 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: **22-1-3**

DEBT- **\$1,802.46**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-09147 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER,  
AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 39-5A-171

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Carlos A. Cotto & Tara Cotto**

SALE ADDRESS: 336 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: **22-1-4**

DEBT- **\$1,540.48**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-04782 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THE CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Whiteland, Chester County, Commonwealth of Pennsylvania.

TAX PARCEL NO. 41-6N-107

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **John R. Woodruff**

SALE ADDRESS: 1275 Country Lane, West Whiteland, PA 19380

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: **22-1-5**

DEBT- **\$1,437.48**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05580 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 parcel of land with buildings and improvements thereon erected situate in the township of West Brandywine, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 29-7-16.14

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **James N. Campbell & Melinda K. Campbell**

SALE ADDRESS: 44 Mendenhall Drive, West Brandywine, 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: **22-1-6**

DEBT- **\$1,410,141.84**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-01765 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 Caln Township, Chester County, Pennsylvania, and being a portion of the premises conveyed to Grantors by deed from Eugene A. Pollock filed April 14, 1962 and recorded in Chester County Deed Book A-34 at page 384, said portion being more fully described according to a survey made by W. Richard Craig R. S., dated July 21, 1967, as follows:

BEGINNING at a point in the middle of Horseshow Pike (Rt. 322) said point being a corner of land now or late of David S. Beiler; thence from said point of beginning along land of Beiler, North 26 degrees 07 minutes East, 250.62 feet to a point, thence 165.89 feet to a point, thence South 26 degrees 07 minutes West, 300.94 feet to a point in said Horseshow Pike. Thence along the middle of same, North 63 degrees 53 minutes West, 157 feet more or less to the point and place of beginning.

Being the same property conveyed by Deborah D. Becker to ALA Holding, LLC by way of a Deed dated June 8, 2018 and recorded in the Chester County Pennsylvania Recorder of Deeds Office on June 13, 2018 in Book 9758, page 337.

Tax Parcel No. 39-2-27.1

PLAINTIFF: Firsttrust Bank

VS

DEFENDANT: **ALA Holdings, LLC, ALA Corporation & Angela Anderson**

SALE ADDRESS: 5033 Horseshoe Pk, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STARFIELD & SMITH, P.C. 215-542-7070**

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: **22-1-7**

DEBT- **\$332,821.62**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-05458 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 6, 1993 and recorded in the Office of the Chester County Recorder of Deeds on January 12, 1993, in Deed Book Volume 3455 at Page 550.

Tax Parcel No. 33-3-117

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **John C. Riley, Jr., Teresa A. Riley & the United States of America**

SALE ADDRESS: 1013 Welsh Ayers Way, Downingtown, PA 19335

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

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: **22-1-8**

DEBT- **\$115,446.40**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-09591 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 parcel of land situated in the Fourth Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 12, 2006 and recorded in the Office of the Chester County Recorder of Deeds on May 1, 2007, in Deed Book Volume 7146 at Page 1136, Instruments No. 10749735.

Tax Parcel No. 16-07-0123

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Nicole M. Lytle a/k/a Nicole Ayers and David Lytle**

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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

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: **22-1-9**

DEBT- **\$350,429.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00634 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 41-6N-149

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Kristy M. Castagna & Juan Rivera Jr. AKA Juan Rivera**

SALE ADDRESS: 1390 Kirkland Avenue, West Chester, PA 19380

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

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: **22-1-10**

DEBT- **\$454,256.34**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05014 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in East Fallowfield Township

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF WELLINGTON HUNT, DRAWN BY EDWARD B. WALSH & ASSOCIATES, CIVIL ENGINEERS, DATED 2/28/1990, AND LAST REVISED 9/24/1996, SAID PLAN RECORDED IN CHESTER COUNTY AS PLAN NO. 13594, BEING MORE FULLY DESCRIBED IN A DEED DATED AUGUST 25, 1997 AND RECORDED AUGUST 28, 1997, IN THE CHESTER COUNTY CLERK'S REGISTER'S OFFICE IN DEED BOOK 4223, PAGE 1980.

IMPROVEMENTS: A Residential Dwelling & Pool

TAX PARCEL # 47-6-61.11

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **David G. Keech & Susan D. Keech**

SALE ADDRESS: 300 Martingale Circle, East Fallowfield a/k/a Coatesville, PA 19312

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: **22-1-11**

DEBT- **\$823,524.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2013-05089 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](http://www.bid4assets.com/chestercopasherrifsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN WEST PIKELAND TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 34-4-260

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3,  
Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **Tracy E. Beaver-McKeon & Michael McKeon**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

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: **22-1-12**

DEBT- **\$477,251.64**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-02823 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN WEST CALN TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 28-4-55.17

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-1 Carrington Mortgage Services, LLC

VS

DEFENDANT: **Carlette Miller AKA Carlette S. Miller**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

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: **22-1-13**

DEBT- **\$155,897.11**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-01130 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN BOROUGH OF OXFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 06-08-0103

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **Tyler M. Harris**

SALE ADDRESS: 231 South 4th Street, Oxford, PA 19363

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

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: **22-1-14**

DEBT- **\$854,438.74**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-03141 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN TOWNSHIP OF EAST BRADFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 51-07-0027.130

PLAINTIFF: CSMC 2018-SP3 Trust

VS

DEFENDANT: **Marianne Kane & Gerald E. Kane**

SALE ADDRESS: 1146 Saint Finnegan Drive, West Chester, PA 19382

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

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: **22-1-15**

DEBT- **\$10,606.31**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04049 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN WEST BRANDYWINE TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 29-7-151.1J

PLAINTIFF: M&T Bank S/B/M To Elmwood Federal Savings Bank

VS

DEFENDANT: **Susie L. Cason & David F. Curtiss**

SALE ADDRESS: 180 Main Lin Road aka 31 Main Lin Drive, Coatesville, PA 19320

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

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: **22-1-16**

DEBT- **\$311,536.34**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-08856 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF CHARLESTOWN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit:

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 130 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.5 feet to a point of curve on the North side of Tudor Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.  
Being Lot No. 138 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROHIT AND POOJA VIKRAM PUROHIT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO.: 35-03-0271

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

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: **22-1-17**

DEBT- **\$136,717.07**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-09862 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Summer and Edith H. Summer, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/16/1973 and recorded as Chester County Plan # 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southeasterly corner of this about to be described lot at the Northeasterly corner of lands now or late of Walter Rienhard, said point being measured South 14 degrees 29 minutes 14 seconds East 863.85 feet along said title line forma point of intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhart's land North 81 degrees 39 minutes 43 seconds West 463.60 feet to a point; thence extending still along the same South 54 degrees 31 minutes 43 seconds West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 09 degrees 29 minutes 54 seconds West 333.61 feet to a point at the Southwesterly corner of Lot #16, as shown on said Plan; thence extending along the same North 81 degrees 02 minutes 19 seconds East 350.00 feet to a point in line of Lot #13, as shown on said Plan; thence extending along the same and Lot #14 the two following courses and distances: (1) South 09 degrees 29 minutes 54 seconds East 156.15 feet to a point; and (2) South 81 degrees 39 minutes 43 seconds East, recrossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South 14 degrees 29 minutes 14 seconds East 54.25 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated May 10, 1999 and recorded May 11, 1999, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4561, page 0886, as Instrument Number 38881, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell, if fee. AND THE SAID Mitzi Baron-Campbell departed this life on or about May 3, 2011 thereby vesting title unto Daniel Thomas Campbell by operation of law.

UPI # 69-7-98.12

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: Daniel Thomas Campbell

SALE ADDRESS: 565 Barren Road, 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: **22-1-18**

DEBT- **\$202,050.12**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-02580 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](http://www.bid4assets.com/chestercopasherrifsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 message and tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J.W. Harry, C.E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along land formerly of Minnie M. Hayes, deceased, South 78 degrees East 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased North 78 degrees West 208.71 feet to an iron pin in the middle of said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, North 12 degrees East 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road South 12 degrees West 80 feet to an iron pin, the point and place of beginning.

BEING THE SAME PREMISES which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

BEING Chester County Tax Parcel 29-8-9

PLAINTIFF: Deutsche Bank National Trust Company, As Trustee for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Joseph W. Stern, Jr. & Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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: **22-1-19**

DEBT- **\$121,854.16**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04290 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

TAX PARCEL NO: 68-5-66.2A

PLAINTIFF: CENLAR FSB

VS

DEFENDANT: **Peter A. Economos & Kelly Economos A/K/A Kelly F. Economos**

SALE ADDRESS: 130 Pleasant Drive, Nottingham, PA 19362

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: **22-1-20**

DEBT- **\$525,232.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03245 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO THE FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS", MADE BY GEORGE E. REGESTER, JR. AND SONS, INC.; REGISTERED, LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO. 13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCE: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO.11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES; (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT; (2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 12 ON SAID PLAN.

UPI # 61-6-37.1B

PLAINTIFF: Harleysville Bank

VS

DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

SALE ADDRESS: 1845 Huntsman Lane, West Chester, PA 19382

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

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: **22-1-21**

DEBT- **\$76,187.51**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05149 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. 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 of land which is erected the South house of a block of two brick dwelling houses designated as No. 125 Woodland Avenue, situated in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the East curb line of Woodland Avenue distant 122 feet Southwardly from the South curb line of Walnut Street and opposite the corner of the middle dividing portion on said block of two brick dwelling houses; thence by land of Charles Petrosky and wife, and passing through the center of the middle dividing partition in said block of two brick dwelling houses North 84 degrees 29 minutes East 143.74 feet to the center line of a 15 feet wide alley; thence by the center line of said alley South 6 degrees 27 minutes East, 22.45 feet to a corner of land of Mary Lipka, formerly of Calvin Snyder; thence by the same South 84 degrees 29 minutes West 144.2 feet to the said East curb line of Woodland Avenue, thence by the same North 5 degrees 31 minutes West, 22 feet to the place of beginning.

BEING THE SAME PREMISES which Merton C. Sellers and Billie Marie Sellers, husband and wife, by Deed dated December 29, 2010 and recorded January 5, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8090, Page 2027, granted and conveyed unto DAVID RADECKY and CHARLOTTE RADECKY.

BEING UPI NO. 16-6-966

PLAINTIFF: Manufacturers and Traders Trust Company also known as M&T Bank Successor By Merger to Hudson City Savings Bank, FSB

VS

DEFENDANT: **David A. Radecky a/k/a David Radecky & Charlotte M. Radecky a/k/a Charlotte Radecky**

SALE ADDRESS: 125 Woodland Avenue, Coatesville, PA 19320

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: **22-1-22**

DEBT- **\$106,772.07**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-00893 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

BLR # 19-2-56.1

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-D,  
Asset-Backed Certificates, Series 2000-D

VS

DEFENDANT: **Nancy L. Valentin a/k/a Nancy Valentin**

SALE ADDRESS: 105 Bethesda Road a/k/a 337 Bethesda Road, Elverson, PA 19520

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: **22-1-23**

DEBT- **\$232,241.17**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-10166 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

BLR # 68-2-32-10

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust,  
Series 2006-OPT1, Asset Backed Pass-Through Certificiates, Series 2006-OPT1

VS

DEFENDANT: **Dawn McIntyre & David McIntyre**

SALE ADDRESS: 46 Somerset Drive, Nottingham, PA 19362

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: **22-1-24**

DEBT- **\$405,893.31**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10783 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

BLR # 51-6-7.6

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, As Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4  
VS

DEFENDANT: **Antonio M. DiFabrizio**

SALE ADDRESS: 1311 Bridge Road, West Chester, PA 19382

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: **22-1-25**

DEBT- **\$201,117.99**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-01141 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](http://www.bid4assets.com/chestercopasherrifsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the TOWNSHIP OF LOWER OXFORD, CHESTER County, Pennsylvania being

BLR # 56-10-12.4B

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, As Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Patrick Mahan a/k/a Patrick G. Mahan & Kari Mahan a/k/a Kari C. Mahan a/k/a Kari Krolikowski a/k/a Kari Colflesh**

SALE ADDRESS: 216 Elkview Road, Lincoln University, PA 19352

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: **22-1-26**

DEBT- **\$474,464.24**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-03579 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the BOROUGH OF OXFORD, CHESTER County, Pennsylvania being

BLR # 6-8-51

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York as Indenture Trustee for the Registered Holders of ABFS Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **Henry J. Ruffenach**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

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: **22-1-27**

DEBT- **\$475,140.55**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-05629 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](http://www.bid4assets.com/chestercopasheriffsales)

## Thursday, January 20, 2022 @ 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, February 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the TOWNSHIP OF FRANKLIN, CHESTER County, Pennsylvania being

BLR # 72-002-0002.0200

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3

VS

DEFENDANT: **Art W. Paviglianiti a/k/a Art Paviglianiti & Karen L. Paviglianiti**

SALE ADDRESS: 613 S. Guernsey Road, West Grove, PA 19390

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.