

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, February 17th, 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, February 17th, 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**

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# Sheriff's Sale of Real Estate

SALE NO: **22-2-28**

DEBT- **\$3,921.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2011-01926 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, February 17, 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, March 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, hereditaments and appurtenances, Situate in West Whiteland Township, Chester County, Pennsylvania.

TAX PARCEL NO. 41-5C-71

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Susan G. Troisi, Executrix of the Estate of Jeane G. Woods**

SALE ADDRESS: 201 Hillside Drive, West Whiteland, PA 19341

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: **22-2-29**

DEBT- **\$2,992.58**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05624 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN lot or tract of land on which is located a brick dwelling house, known as No. 62 Gap Road, situate in Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-6A-13.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Long Term Ventures, L.L.C.**

SALE ADDRESS: 62 Gap Road, Valley Township, 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: **22-2-31**

DEBT- **\$1,339.90**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-09754 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, known as 744 East Chestnut Street, and more particularly bounded and described according to a survey by Edgar Laub, R.S., dated 11/5/1969, as follows:

BEGINNING at a point on the South line of East Chestnut Street, said point being South 81 degrees 22 minutes 30 seconds West 221.32 feet from the intersection of the South line of East Chestnut Street and the West curb line of North Eighth Avenue; thence from said point of beginning and House #746 South 8 degrees 37 minutes 30 seconds East 94 feet to the North line of an 8 feet alley; thence by said alley's North line South 81 degrees 22 minutes 30 seconds West 17 feet to a point in line of House #742; thence by said House #742 North 8 degrees 37 minutes 30 seconds West 94 feet to a point in the South line of East Chestnut Street; thence by said East Chestnut Street's South line North 81 degrees 22 minutes 30 seconds East 17 feet to the point of beginning.

TAX PARCEL NO. 16-6-232.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 744 E. Chestnut Street, Coatesville, 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: **22-2-32**

DEBT- **\$514,272.33**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2012-13361 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/chestercoasheriffsales](http://www.bid4assets.com/chestercoasheriffsales)

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

BEGINNING at a point on the Southerly side of Applegate Drive said point being a corner of Lot No. 44 on said Plan; thence along Lot No. 44 of said Plan South 17 degrees 59 minutes 87 seconds West 61.66 feet to a point; thence along a portion of Lot No. 47 of said Plan South 68 degrees 32 minutes 40 seconds West 114.48 feet to a point; thence along Lot No. 46 of said Plan North 21 degrees 27 minutes 20 seconds West 196.93 feet to a point on the Southerly side of Applegate Drive; thence along side of Applegate Drive the two following courses and distances viz: (1) by a curve deflecting to the right having a radius of 25.00 feet and an arc distance of 16.12 feet to a point of tangency and (2) South 65 degrees 56 minutes 00 seconds East 199.18 feet to a point; the place of beginning.

BEING Lot No. 45 on said Plan.

Tax Parcel No. 52-05-0372

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

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

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

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

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: **22-2-33**

DEBT- **\$254,938.10**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-07614 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Owner(s) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania

UPI # 15-12-137

PLAINTIFF: US BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST

VS

DEFENDANT: **DAVID L. GRANACHER & LINDA C. GRANACHER**

SALE ADDRESS: 56 Ridge Avenue, Phoenixville, PA 19460

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

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: **22-2-34**

DEBT- **\$241,141.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-07595 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)

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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

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**

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: **22-2-35**

DEBT- **\$275,591.95**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-09766 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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PROPERTY SITUATE IN BOROUGH OF WEST CHESTER

TAX PARCEL # 01-08-0331.0000

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **MARY ANNE DOWLIN**

SALE ADDRESS: 449 West Gay Street, 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: **22-2-36**

DEBT- **\$387,644.86**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-12955 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the TOWNSHIP OF UPPER UWCHLAN, CHESTER County, Pennsylvania

BLR # 32-4-130

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **JOHN DLUTOWSKI**

SALE ADDRESS: 174 Magnolia Drive, Chester Springs, PA 19425

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: **22-2-37**

DEBT- **\$321,620.11**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-11103 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the TOWNSHIP OF EAST WHITELAND, CHESTER County, Pennsylvania

BLR # 42-04K-0052

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **RODNEY V. NUTT**

SALE ADDRESS: 37 Deer Run Lane, Malvern, PA 19355

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: **22-2-38**

DEBT- **\$103,035.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03828 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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ALL that parcel in the City of Coatesville, Chester County, Pennsylvania being approximately 19.6 x 150

UPI # 16-6-805

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Ronda Jones-Moore & Willie B. Moore**

SALE ADDRESS: 163 Walnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PURCELL, KRUG & HALLER 717-234-4178**

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: **22-2-39**

DEBT- **\$844,934.42**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-05465 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN lot or parcel of land situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 22, 1984 and recorded in the Office of the Chester County Recorder of Deeds on July 5, 1984, in Deed Book Volume 63 at Page 78.

Tax Parcel No. 55-5B-56

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

VS

DEFENDANT: **Francis G. Mitchell & Nina Mitchell**

SALE ADDRESS: 715 Clovelly Lane, Devon, PA 19333

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: **22-2-40**

DEBT- **\$98,070.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04198 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the TOWNSHIP EAST NOTTINGHAM

TAX PARCEL # 69-2-90.3

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **JOSEPH A. KELLY & TONYA K. KELLY**

SALE ADDRESS: 142 Wedgewood Road, 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: **22-2-41**

DEBT- **\$512,698.01**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-13132 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-09D-0016

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

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: **22-2-42**

DEBT- **\$353,360.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-12217 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, February 17, 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, March 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 TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-9L-176

PLAINTIFF: NATIONSTAR HECM ACQUISITION TRUSTEE 2018-1, WILMINGTON SAVINGS  
FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE

VS

DEFENDANT: **JAMES BOOKER**

SALE ADDRESS: 68 West Central Avenue, Paoli, PA 19301

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: **22-2-43**

DEBT- **\$1,086,723.55**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-07085 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the TOWNSHIP OF KENNETT

TAX PARCEL # 62-05-0029

PLAINTIFF: M&T BANK S/B/M HUDSON CITY SAVINGS BANK

VS

DEFENDANT: **MICHAEL J. FRAGALE**

SALE ADDRESS: 821 Burrows Run Road, Kennett Township AKA Chadds Ford, PA 19317

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: **22-2-44**

DEBT- **\$72,925.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01785 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the TOWNSHIP OF VALLEY

TAX PARCEL # 38-05C-0086.070

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Susan F. Boyd-Noel A/K/A Susan Bradley**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

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: **22-2-45**

DEBT- **\$787,244.53**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2012-09656 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the WEST PIKELAND TOWNSHIP

TAX PARCEL # 34-3-22.11

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-2 VS

DEFENDANT: **BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT & JENNIFER JARRATT**

SALE ADDRESS: 1728 Valley 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: **22-2-46**

DEBT- **\$432,873.24**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00299 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST BRANDYWINE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOW, TO WIT:

All that certain lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a final subdivision plan for Mark T. McBrinn, et al prepared by John D. Stapleton III Registered Surveyor, dated November 19, 1992, last revised February 23, 1993 and recorded in Chester County as Plan # 11982, as follows:

Beginning at an interior point a corner of Lot 1 and also in line of lands of Ken Ebert on said plan; thence from said beginning point along lands of Kenneth J. Ebert north 89 degrees 59 minutes 15 seconds east 36.40 feet to a point; a corner of lands of Robert Stephens; thence along lands of Robert Stephens north 86 degrees 31 minutes 40 seconds east 345.83 feet to a point in line of lands of Thomas McKeever; thence along lands of McKeever north 1 degree 49 minutes 27 seconds west 259.87 feet to a corner of lands of Ronald Tipton; thence along lands of Ronald Tipton north 88 degrees 34 minutes 59 seconds west 373.50 feet to a point a corner of Lot 1; thence along Lot 1 south 00 degrees 00 minutes 45 seconds east 289.93 feet to the first mentioned point and place of beginning.

Together with the use and privilege of a 50 feet wide right of way and utility easement in common with Lot 1 subject to the proportionate part of expense as set forth in Declaration for Common Driveway to forthwith recorded of keeping said right of way in good order and repair.

Being Lot 2 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO AMIE B. HVIDSAS WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM AMIE B. HVIDSAS (FORMERLY KNOWN AS AMIE B. BARRY), DATED OCTOBER 31, 2017, RECORDED DECEMBER 7, 2017, AT DOCUMENT ID 11581488, AND RECORDED IN BOOK 9663, PAGE 1099, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER 30-03-0048.120

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **Amie B. Hvidsas, AKA Amie B. Barry, AKA Amie Hvidsas**

SALE ADDRESS: 155 Crawford Road, Downingtown, PA 19335

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: **22-2-47**

DEBT- **\$338,340.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2010-05173 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the VALLEY TOWNSHIP

TAX PARCEL # 38-2-129.50

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1

VS

DEFENDANT: **STACY CLEVELAND & LEON D. CLEVELAND**

SALE ADDRESS: 801 Franklin Street, 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: **22-2-48**

DEBT- **\$149,507.56**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-01455 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the KENNETT TOWNSHIP

TAX PARCEL # 62-02J-0003

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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.