

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, April 21st, 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, April 21st, 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: **22-4-76**

DEBT- **\$4,058.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2012-11368 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

Thursday, April 21, 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, May 23, 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 tract of land, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Albert L. Whitmore, III**

SALE ADDRESS: 2305 Kings Highway, Caln 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: **22-4-77**

DEBT- **\$1,696.70**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-04146 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 land lot of land, situate in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-211

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Traci Morris**

SALE ADDRESS: 786 Coates 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: **22-4-78**

DEBT- **\$1,689.59**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-00474 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 piece of ground on which is erected the East house of a block of two brick dwelling houses designated at 525 E. Chestnut Street, situated in the Third Ward of the City of Coatesville, CHESTER County, Pennsylvania.

Tax Parcel No. 16-6-91

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Alvin Simmons**

SALE ADDRESS: 525 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: **22-4-79**

DEBT- **\$1,908.17**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-02220 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 of land, Hereditaments and Appurtenances, on which is located the South half of a double brick dwelling house, known as No. 93 South Sixth Avenue in the City of Coatesville, County of Chester, State of Pennsylvania.

Tax Parcel No. 16-6-776

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jennifer Rodriguez**

SALE ADDRESS: 93 S. Sixth Avenue, 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: **22-4-80**

DEBT- **\$1,664.43**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-00214 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 known as Lot Nos. 155 and 156 on original plan of Wegargee Heights , Caln Township, Chester County, Pennsylvania.

Tax Parcel No. 39-3Q-22

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **Donna Sweeney & United States of America**

SALE ADDRESS: 1326 Walnut Street, Caln 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: **22-4-81**

DEBT- **\$1,536.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2013-01831 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 ground, situated in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-7-64

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Dakesha T. Lowery**

SALE ADDRESS: 981 Doe Run Road, East Fallowfield, 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: **22-4-82**

DEBT- **\$5,424.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2013-03726 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 47-4-453

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Charles E. Robertson & Katina S. Robertson**

SALE ADDRESS: 112 Salmon Lane, East Fallowfield, 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: **22-4-84**

DEBT- **\$1,878.20**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-08530 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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All that certain lot or piece of ground, Hereditaments and Appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania.

ALSO ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania.

ALSO ALL THAT CERTAIN message and lots or pieces of ground, Hereditaments and Appurtenances, SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania.

AND ALSO ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania.

Tax Parcel No. 67-4G-1

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Lance O. Springer & Alexandra Springer**

SALE ADDRESS: 102 Oakbourne Road, Westtown Township, PA 19382

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: **22-4-88**

DEBT- **\$4,098.57**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05507 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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All the certain lot or piece of ground situate in the 4th Ward of the Coatesville City, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-611

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Charnette Coleman**

SALE ADDRESS: 987 Olive 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: **22-4-90**

DEBT- **\$1,350.27**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-00130 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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All that certain Unit in the property known, named and identified at Exton Limited Condominium at Exton Station, located in West Whiteland Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel No. 41-5-800

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Maria J. Correa**

SALE ADDRESS: 743 Chessie Court, 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: **22-4-91**

DEBT- **\$1,330.11**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-07568 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN message and lot or piece of ground, Situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 41-5Q-181

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Corlisa M. Richardson**

SALE ADDRESS: 325 Bala Terrace, 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: **22-4-92**

DEBT- **\$1,254.48**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10008 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in the Township of Caln, Chester County, Pennsylvania.

Tax Parcel No. 39-4B-37

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Daniel Billingsley & United States of America**

SALE ADDRESS: 2718 Barley Sheaf Road North, Caln 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: **22-4-93**

DEBT- **\$1,345.56**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-03625 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments, and appurtenances, situate in the Township of West Whiteland, County of Chester.

Tax Parcel No. 41-5-1270

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Mary E. Hufnagel**

SALE ADDRESS: 1430 Redwood Court, 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: **22-4-94**

DEBT- **\$3,885.21**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-12761 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 piece of ground, Situate in the Northeasterly side of South Walnut Street, at a distance of 320 feet South of Lacey Street, in the Borough of West Chester, Chester County, Pennsylvania.

Tax Parcel No. 1-9-1190

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Chris G. Schultz, Trustee of the Erna Schultz Trust Under Agreement of Trust**

Dated 12/21/1991

SALE ADDRESS: 531 S. Walnut Street, West Chester, PA 19382

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: **22-4-96**

DEBT- **\$1,799.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-02418 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 land, SITUATE in the 3rd Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-36

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Kasandra Lane & Eugene Tiggett**

SALE ADDRESS: 127 N. Fifth Avenue, 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: **22-4-97**

DEBT- **\$1,725.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-00322 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 of land, with the hereditaments and appurtenances, thereon, Situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel No. 16-6-96

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Donald L. Ben & Delores M. Ben**

SALE ADDRESS: 107 N. Fifth Avenue, 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: **22-4-98**

DEBT- **\$3,443.82**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-00929 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-4-72

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Janet S. MacKay**

SALE ADDRESS: 300 Doe Run Road, East Fallowfield, 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: **22-4-99**

DEBT- **\$2,685.18**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-06049 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL that certain or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 47-4-227

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **James C. Mason & Stefanie Mason**

SALE ADDRESS: 66 N. Danbury Circle, East Fallowfield, 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: **22-4-100**

DEBT- **\$5,890.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-00684 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN brick message (Lot No. 231) and lot of land situate in the Northerly side of West Washington Street, between New and Darlington Streets, in the Borough of West Chester.

Tax Parcel No. 1-8-84

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **James A. Hunt, Mary L. Hunt & United States of America**

SALE ADDRESS: 231 W. Washington Street, West Chester, 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: **22-4-102**

DEBT- **\$2,298.20**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-11433 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Easttown, County of Chester and State of Pennsylvania.

Tax Parcel No. 55-2H-245.2

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Elizabeth Andrews, George S. Santello, Jean R. Andrews & Graham D. Andrews**

SALE ADDRESS: 300 Highland Avenue, Easttown Township, PA 19333

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: **22-4-104**

DEBT- **\$2,294.94**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-01948 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot of land situated in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-240.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Steve Wah**

SALE ADDRESS: 872 Coates 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: **22-4-106**

DEBT- **\$3,188.93**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-07345 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected
SITUATE in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 41-5P-21

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Everard C. Lewis**

SALE ADDRESS: 135 Denbigh Terrace, 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: **22-4-107**

DEBT- **\$10,067.87**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-06473 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 29-7-155.54

PLAINTIFF: West Brandywine Township Municipal Authority
VS

DEFENDANT: **The Heirs of Peter E. Becker, and Unknown Heirs, Successors of Assigns of Peter E. Becker, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Peter E. Becker, Deceased, Owner, Reputed Owner or Whoever May Be the Owner by operation of law**

SALE ADDRESS: 114 N. Hawthorne 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: **22-4-108**

DEBT- **\$2,715.74**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2014-09088 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 55-2L-190

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Michael J. Lorine**

SALE ADDRESS: 80 Central Avenue, Easttown Township, PA 19312

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: **22-4-109**

DEBT- **\$1,264.75**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-11359 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN portion of lots of land designated at Lots #88 and #89 on a Plan of Building Lots called "Lincoln Heights" on the Lincoln Highway, Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-2Q-183

PLAINTIFF: Township of Valley

VS

DEFENDANT: **William Hyden & Ethel Hyden**

SALE ADDRESS: 120 Nichols Avenue, 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: **22-4-110**

DEBT- **\$1,801.06**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-01684 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

Tax Parcel No. 55-2H-134

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Karen J. Grozinski**

SALE ADDRESS: 328 Conestoga Road, Easttown, PA 19333

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: **22-4-111**

DEBT- **\$2,001.83**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-00900 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 55-2L-199

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Belinda R. Chambers**

SALE ADDRESS: 861 Maple Avenue, Easttown, PA 19312

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: **22-4-112**

DEBT- **\$1,107.86**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-02747 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN Unit in the property, known, named and identified as Railway Square Condominium, located in West Whiteland Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel No. 41-5-1578

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Robert J. Daniels**

SALE ADDRESS: 340 Huntington Court, 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: **22-4-113**

DEBT- **\$265,981.68**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-04474 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Property situate in the LONDON GROVE TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 59-08-0345

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Charles F. Brady & Sandra L. Brady**

SALE ADDRESS: 311 Whitestone Lane, Avondale, PA 19311

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: **22-4-114**

DEBT- **\$140,166.56**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04671 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF NEW GARDEN, CHESTER COUNTY, PENNSYLVANIA.

Parcel Number: 60-05-0096.040

PLAINTIFF: Nationstar Mortgage LLC D/M/B Mr. Cooper
VS

DEFENDANT: **Jeffrey E. Hoopes, Tina M. Hoopes A/K/A Tina Hoopes & United States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

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: **22-4-115**

DEBT- **\$393,213.34**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10271 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL # 16-007-0148.0000

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Cari L. Jones aka Cari Jones & William Scott Jones aka William Jones**

SALE ADDRESS: 1016 Stirling 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: **22-4-116**

DEBT- **\$190,713.19**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-07976 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl G. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees 50 minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin in the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82' 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01' 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the corner of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C, Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 in Book 431 and Page 541.

Tax ID: 36-05-0135.060

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

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: **22-4-117**

DEBT- **\$416,643.33**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02720 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

Thursday, April 21, 2022 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 26, 2005 and recorded in the Office of the Chester County Recorder of Deeds on September 19, 2005, in Deed Book Volume 6623 at Page 1101.

Tax Parcel No. 2808 01000900

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee of the New Residential Mortgage Loan Trust 2020-NPL2

VS

DEFENDANT: **Charles H. Coles Jr. a/k/a Charles H. Coles & Marilyn Coles**

SALE ADDRESS: 103 Tucker Lane, 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: **22-4-118**

DEBT- **\$192,649.32**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-09494 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

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ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, ACCORDING TO A PLAN PREPARED BY GEORGE E. REGISTER, JR. & SONS, INC., DATED 9/18/1986 AND LAST REVISED 12/5/1986, AS TAKEN FROM DRAWING NO. M-475, BEING LOT NO. 1, AS FOLLOWS: BEGINNING AT A POINT SET IN THE TITLE LINE OF PUBLIC ROAD T-378, KNOWN AS "BARONS HILL ROAD", SAID ROAD LEADING IN A NORTHWESTERLY DIRECTION TO HONEYBROOK TOWNSHIP AND IN A SOUTHEASTERLY DIRECTION TO HIBERNIA ROAD, SAID POINT OF BEGINNING MARKING A SOUTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT M. HOPPER; THENCE LEAVING SAID POINT OF BEGINNING AND LEAVING SAID BARONS HILL ROAD AND ALONG LANDS OF ROBERT M. HOPPER, THE FOLLOWING TWO (2) COURSES AND DISTANCES, TO WIT: (1) NORTH 13 DEGREES 44 MINUTES 58 SECONDS WEST 46.50 FEET TO AN IRON PIN, AND (2) NORTH 8 DEGREES 9 MINUTES 58 SECONDS WEST 660 FEET TO AN IRON PIN MARKING A CORNER OF THIS LAND BEING SET IN LINE OF LANDS OF SUN OIL COMPANY AND SAID POINT MARKING A CORNER OF LANDS OF ROBERT M. HOOPER; THENCE ALONG LANDS OF SUN OIL COMPANY, THE FOLLOWING TWO (2) COURSES AND DISTANCES, TO WIT: (1) SOUTH 65 DEGREES 39 MINUTES 59 SECONDS EAST 283.24 FEET TO AN OLD IRON PIN AND (2) SOUTH 66 DEGREES 33 MINUTES 36 SECONDS EAST 27.74 FEET TO A POINT MARKING A NORTHEASTERLY CORNER OF THIS AND BEING SET IN LINE OF LANDS OF SUN OIL COMPANY AND MARKING A CORNER OF LOT NO. 2 ON SAID PLAN; THENCE ALONG SAME, SOUTH 0 DEGREES 28 MINUTES 49 SECONDS EAST 637.23 FEET TO A POINT SET IN THE TITLE LINE OF BARONS HILL ROAD, AFOREMENTIONED, SAID POINT MARKING A SOUTHEASTERLY CORNER OF THIS AND A CORNER OF LOT NO. 2 ON PLAN; THENCE ALONG THE TITLE LINE IN SAID BARONS HILL ROAD, NORTH 70 DEGREES 8 MINUTES 33 SECONDS WEST 195.70 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company
VS

DEFENDANT: **Raymond E. Hooper & the United States of America c/o the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 159 Barons Hill Road A/K/A 159 Baron Hill Road, Honeybrook, PA 19344-1269

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: **22-4-119**

DEBT- **\$163,158.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03881 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

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ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AD MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BRIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OR DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").

TAX PARCEL NO. 53-2P-254

PLAINTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

SALE ADDRESS: 166 Chandler Drive, West Chester, PA 19380

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: **22-4-120**

DEBT- **\$73,153.39**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03141 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain, parcel or tract of land, situate on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania, and being fully known as Illes Manor Section 2 on a subdivision Plan-Final for Michael Illes, prepared by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated July 8, 1980 and last revised March 12, 1981, Drawing Number 3529-80 and being more fully bounded and described.

Beginning at a point on the North side of Charles Street said point also being a corner of Lot #12 on said plan, thence extending from said beginning point along Lot 12, North 33 degrees 48 minutes 50 seconds West 97.58 feet to a point in line of lands or National R.R. Passenger Corp., thence extending along same north 76 degrees 44 minutes 25 seconds East 81.53 feet to a point along Lot 14 on said plan thence extending along same South 11 degrees 48 minutes 50 seconds East 96.64 feet to a point on the North side of Charles Street, thence extending along same South 78 degrees 11 minutes 10 seconds West 81.50 feet to the first mentioned point and place of beginning.

Containing 8,036 square feet of land be the same more or less.

Being Lot 13 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILLIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 38-05C-0086.070

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Susan F. Boyd-Noel, AKA Susan F. Boyd-Noel**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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: **22-4-121**

DEBT- **\$353,416.48**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2013-05784 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 Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 28, 2012 and recorded in the Office of the Chester County Recorder of Deeds on March 2, 2012, in Deed Book Volume 8369 at Page 1995, as Instrument No. 11162603.

Tax Parcel No. 30-06-0023.040

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

VS

DEFENDANT: **Shari L. Hardin & Darryl F. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, 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: **22-4-122**

DEBT- **\$195,269.93**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03763 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

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

Parcel Number: 280400663700

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company
VS

DEFENDANT: **Geraldine J. Webb & Carl L. Webb**

SALE ADDRESS: 123 Nevins Way, Coatesville, PA 19320

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: **22-4-123**

DEBT- **\$337,255.96**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-12289 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 PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF DEVON PARK DEVELOPMENT, AS PREPARED BY FRANKLIN AND LINDSEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND AVENUE (50 FEET WIDE) SAID POINT BEING AT THE DISTANCE OF 425 FEET MEASURED SOUTH 75 DEGREES 57 MINUTES EAST, FROM A SPIKE AT THE INTERSECTION OF THE CENTER LINE WITH THE CENTER LINE OF CENTER AVENUE (50 FEET WIDE); THENCE NORTH 14 DEGREES 03 MINUTES EAST, ALONG LOT #27 OF SAID PLAN OF LOTS FOR A DISTANCE OF 231.72 FEET TO A CORNER POINT IN THE SOUTHERLY LINE OF LOT #8 OF SAID PLAN OF LOTS; THENCE SOUTH 79 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG PART OF LOT #8 AND PART OF LOT #9 OF SAID PLAN OF LOTS FOR A DISTANCE OF 60.13 FEET TO A CORNER POINT OF LOT #29 OF SAID PLAN OF DISTANCE OF 235 FEET; THENCE NORTH 75 DEGREES 57 MINUTES WEST ALONG SAID CENTER LINE OF HIGHLAND AVENUE FOR A DISTANCE OF 60 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #28 ON SAID PLAN.

BEING THE SAME PREMISES WHICH MICHAEL Z. NICKLAS AND BROOKE M. NICKLAS, HUSBAND AND WIFE, BY DEED DATED JUNE 5, 1999 AND RECORDED JULY 21, 1999 IN THE COUNTY OF CHESTER, IN DEED BOOK 4603 PAGE 870 & C., GRANTED AND CONVEYED UNTO RICHARD E. DISIMONE AND ELIZABETH ZACHAI. THEIR HEIRS AND ASSIGNS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, IN FEE.

TITLE TO SAID PREMISES IS VESTED IN RICHARD DISIMONE A/K/A RICHARD E. DISIMONE AND ELIZABETH ZACHAI A/K/A ELIZABETH E. ZACHAI, HUSBAND AND WIFE, BY DEED FROM RICHARD E. DISIMONE AND ELIZABETH E. ZACHAI DATED MAY 25, 2005 AND RECORDED JUNE 2, 2005 IN DEED BOOK 6508, PAGE 557 INSTRUMENT NUMBER 10538935.

BEING PARCEL NO. 55-2H-232.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust

VS

DEFENDANT: **Richard Disimone A/K/A Richard E. Disimone & Elizabeth Zachai A/K/A Elizabeth E. Zachai**

SALE ADDRESS: 327 Highland Avenue, Devon, PA 19333

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: **22-4-124**

DEBT- **\$346,964.84**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-06126 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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER: 37-04-0115 AND 37-04-0116

PLAINTIFF: Loancare, LLC

VS

DEFENDANT: **Joseph Zydinsky; United States of America, Department of Treasury - Internal Revenue Service**

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365

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: **22-4-125**

DEBT- **\$255,235.60**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-07585 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 PHOENIXVILLE

SOLD AS THE PROPERTY OF: ABBY SUE CANNON Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased, and SABRINA CANNON-HENKEN Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased

TAX PARCEL NO: 15-13-580

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely as owner
Trustee for Cascade Funding Mortgage Trust HB4

VS

DEFENDANT: **Abby Sue Cannon Solely in her Capacity as Heir of Robert T. Cannon, Deceased
& Sabrina Cannon-Henken Solely in her Capacity as Heir of Robert T. Cannon, Deceased**

SALE ADDRESS: 330 4th Avenue, Phoenixville, PA 19460

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: **22-4-126**

DEBT- **\$617,828.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-06785 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 TOWNSHIP OF WEST PIKELAND

SOLD AD THE PROPERTY OF: JOE BOUSKA A/K/A JOSEPH R. BOUSKA and SHERRIE BOUSKA

TAX PARCEL NO: 34-04-0251.0000

PLAINTIFF: PNC Bank, N.A. c/o Bank of America, N.A.

VS

DEFENDANT: **Joe Bouska A/K/A Joseph R. Bouska & Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, 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: **22-4-127**

DEBT- **\$192,199.61**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-08737 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 TOWNSHIP OF WEST BRANDYWINE

SOLD AD THE PROPERTY OF: KELLY E. THOMSON

TAX PARCEL NO: 29-04-0118

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, Glenmoore, PA 19343

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: **22-4-128**

DEBT- **\$241,276.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01307 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

Thursday, April 21, 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, May 23, 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 CALN TOWNSHIP

SOLD AD THE PROPERTY OF: JOHN P. BOCCELLI

TAX PARCEL NO: 39-4-359

PLAINTIFF: U.S. Bank National Association, not Individually but solely as Trustee for Bluewater Investment Trust 2017-1

VS

DEFENDANT: **John P. Boccelli**

SALE ADDRESS: 404 Country Edge Circle, Downingtown, PA 19335

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: **22-4-129**

DEBT- **\$240,062.42**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-12076 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

Thursday, April 21, 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, May 23, 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 lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 Lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows, to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set in a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No. 10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Parcel ID No. 58-4-93.2B

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity but solely as Owner
Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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: **22-4-130**

DEBT- **\$125,847.18**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02782 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

Thursday, April 21, 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, May 23, 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 VALLEY, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All those two certain lots or pieces of ground on which is located a frame dwelling house, hereditaments and appurtenances, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Plan of Poplar Terrace, recorded in Plan Book 1, page 87, as follow, to wit:

Beginning at the intersection of the center line of Valley Road with the center line of Linden Avenue; thence along the center line of Valley Road, North 70 degrees 42 minutes East, 70 feet to a corner of Lot #32; thence by said Lot #32, South 19 degrees 18 minutes East 187 feet to the center line of a 15 feet wide alley; thence along the same, South 70 degrees 42 minutes West, 70 feet to the center line of Linden Avenue; thence by the same, North 19 degrees 18 minutes West, 187 feet to the place of beginning. Containing 13,090 square feet of land be the same more or less.

Being Lots #30 & #31 as shown on said Plan.

Containing 13,090 square feet of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO PAYGE A. SLOYER AND RONALD F. SLOYER, WIFE AND HUSBAND WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM PAYGE SLOYER, DATED MARCH 25, 2004, RECORDED MARCH 31, 2004, AT DOCUMENT ID 10395348, AND RECORDED IN BOOK 6106, PAGE 2247, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 68-5F-42

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **Ronald F. Sloyer, AKA Ronald Sloyer & Payge A. Sloyer, AKA Payge Sloyer**

SALE ADDRESS: 1596 Valley Road, Coatesville, PA 19320

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: **22-4-131**

DEBT- **\$60,659.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-10312 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

Thursday, April 21, 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, May 23, 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 CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOW, TO WIT:

All that certain lot of land, upon which is erected the West house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

Beginning at a point in the center line of Belmont Street, 18.8 feet Westwardly from the West line of White Alley, a corner of land late or James E. Dunleavy, deceased; thence along the said center line of Belmont Street, South 80 degrees 44 minutes West 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife; thence by the same North 09 degrees 16 minutes West 115 feet to the South line of Harmony Street; thence by the same North 80 degrees 44 minutes East 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, South 09 degrees 16 minutes East and passing through the center of the middle dividing partition in said block of two brick dwelling houses, 115 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO MIESHA WILLIAMS AND MOHAMED KARGBO WHO ACQUIRED TITLE, WITH RIGHTS TO SURVIVORSHIP, BY VIRTUE OF A DEED FROM HARMUN DEVELOPMENT, INC., DATED AUGUST 6, 2014, RECORDED SEPTEMBER 23, 2014, AT DOCUMENT ID 11367155, AND RECORDED IN BOOK 8989, PAGE 335, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 16-06-0648

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I
VS
DEFENDANT: **Mohamed Kargbo & Miesha Williams, AKA Miesha L. Williams**
SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320
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: **22-4-132**

DEBT- **\$30,395.17**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01609 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

Thursday, April 21, 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, May 23, 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 NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P PALMER, BY GEORGE E. REGESTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982, LAST REVISED 2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS FOLLOW, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390), KNOWN AS WALNUT RUN ROAD AT THE NORTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD, NORTH 84 DEGREES, 52 MINUTES, 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING, ALONG THE SAME, SOUTH 05 DEGREES, 04 MINUTES, 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT #2, AS SHOWN ON SAID PLAN, THENCE EXTENDING ALONG THE SAME, SOUTH 84 DEGREES, 52 MINUTES, 00 SECONDS WEST, CROSSING THE EASTERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD, 730.50 FEET TO A PIN TON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME, NORTH 05 DEGREES, 04 MINUTES, 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AN PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO JEFFREY E. HOOPES AND TINA M. HOOPES, HUSBAND AND WIFE FROM DIANA C. HOOPES BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED ON OCTOBER 6, 2003, AS INSTRUMENT NUMBER: 10314370 IN BOOK: 5923, PAGE: 1644.

TAX I.D.# 60-5-96.4

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company
VS

DEFENDANT: **Jeffrey E. Hoopes, Tina M. Hoopes A/K/A Tina Hoopes & United States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

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: **22-4-133**

DEBT- **\$169,045.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-12296 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

Thursday, April 21, 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, May 23, 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 SADSBUURY, CHESTER County, Pennsylvania, being

BLR# 37-4A-1

PLAINTIFF: HBSC Bank USA, N.A. as Indenture Trustee for the Registered Noteholders of
Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes,
Series 2005-3

VS

DEFENDANT: **Linda K. Seal**

SALE ADDRESS: 47 Settlers Path A/K/A 47 Settlers Pa, Parkesburg, PA 19365

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: **22-4-134**

DEBT- **\$145,079.15**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-03164 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

Thursday, April 21, 2022 @ 11 AM

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

BLR# 56-7K-9

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust,
Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1

VS

DEFENDANT: **John Higgins**

SALE ADDRESS: 4651 Forge Road, 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: **22-4-135**

DEBT- **\$228,170.58**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01103 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

Thursday, April 21, 2022 @ 11 AM

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Gateway Bank, F.S.B. v. Jean M. Fash and Phillip R. Fash, 502 Victoria Gardens Drive, Township of Kennett Square, PA 19348. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$228,170.58.

UPI No. 62-04-0782

PLAINTIFF: Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC

VS

DEFENDANT: **Jean M. Fash & Phillip R. Fash**

SALE ADDRESS: 502 Victoria Gardens Drive, Kennett Square, PA 19348

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

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: **22-4-136**

DEBT- **\$494,307.34**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04973 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

Thursday, April 21, 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, May 23, 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 UNIT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN,
COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN
A DEED DATED DECEMBER 11, 1978 AND RECORDED ON MARCH 27, 1980 IN A PLAN FILE #2933.

TAX PARCEL NO. 54-1-263

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company
VS

DEFENDANT: **Linda Napoli, in her capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased; Mark Eastlake Derry, in his capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased & Unknown Heir(s) of the Estate of Charles T. Derry, Deceased**

SALE ADDRESS: 1205 Weatherstone Drive, Paoli, PA 19301

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

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: **22-4-137**

DEBT- **\$165,846.98**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-02143 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

Thursday, April 21, 2022 @ 11 AM

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ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of the Lot No. 38 on plan of lots of the Yost & Finkbiner farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a pint in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises which Rosemarie T. Wilhelm, bye Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

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: **22-4-138**

DEBT- **\$79,290.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06688 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

Thursday, April 21, 2022 @ 11 AM

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

BLR# 39-4D-1

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, National Association

VS

DEFENDANT: **George R. Crompton A/K/A G. Richard Crompton**

SALE ADDRESS: 618 Bondsville Road, Downingtown, PA 19335

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: **22-4-139**

DEBT- **\$599,798.84**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-12740 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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Thursday, April 21, 2022 @ 11 AM

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

BLR# 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust
2007-4, Mortgage Loan Asset- Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewski & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, 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.

Sheriff's Sale of Real Estate

SALE NO: **21-10-119**

DEBT- **\$366,816.46**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-00359 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

Thursday, April 21, 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, May 23, 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 Upper Uwchlan, Chester County, Commonwealth of Pennsylvania, as shown on a plan of "the reserve at eagle", made by Eastern States Engineering, Inc., dated November 19, 1999, last revised September 21, 2001 and recorded in Plan # 15948, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Prescott Drive (50 feet wide) a corner lot 32 on said plan: thence extending along the northwesterly side of Prescott Drive south 24 degrees 40 minutes 00 seconds west 4.98 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 135.41 feet to a point of tangent; thence still along the same south 69 degrees 00 minutes west 7.77 feet to a point; thence extending along lot 30 on said plan north 21 degrees (00 minutes west 125.00 feet to a point thence extending along open space on said plan north 48 degrees 03 minutes 09 seconds east 49.55 feet to a point; thence extending along lot 32 aforementioned south 65 degrees 20 minutes 00 seconds east 125.00 feet to a point and place of beginning.

UPI NO.: 32-3-456

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **Timothy P. Schwarz & Theresa R. Schwarz & the United States of America**

SALE ADDRESS: 217 Prescott Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQ. 610-530-2700**

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.