

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, May 19th, 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, May 19th, 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: **22-5-140**

DEBT- **\$3,386.12**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-06282 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, May 19, 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, June 20th, 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 Borough of West Chester, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 1-12-138.17

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Susan Bray**

SALE ADDRESS: 700 S. Brandywine 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: **22-5-142**

DEBT- **\$1,576.42**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-01190 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 two adjoining tracts of land, situate in the Southwest side of Strasburg Street, being Lots 2 and 3 of Famous Hills Development in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 50-5-179

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Dawn P. Handy**

SALE ADDRESS: 1856 West Strasburg Road, West Bradford, 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: **22-5-143**

DEBT- **\$1,412.82**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-08693 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 and tract of land, together with the brick dwelling house erected thereon known as No. 716 East Lincoln Highway, in the City of Coatesville, County of Chester, and State of Pennsylvania.

Tax Parcel No. 16-6-543

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Susan M. Hilton**

SALE ADDRESS: 716 East Lincoln Highway, 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: **22-5-144**

DEBT- **\$1,813.69**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03923 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 and State of Pennsylvania.

Tax Parcel No. 55-4-129.64

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Joseph E. Kravitz**

SALE ADDRESS: 810 Nathan Hale Road, 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: **22-5-145**

DEBT- **\$8,015.80**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-05997 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 Township of Westtown, County of Chester and State of Pennsylvania.

Tax Parcel No. 67-3-429

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Ann Therese Dougherty**

SALE ADDRESS: 1703 Newmarket Court, 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: **22-5-148**

DEBT- **\$1,315.97**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-09401 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 Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 47-6-162

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path 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: **22-5-149**

DEBT- **\$4,202.85**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-06966 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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ALL THAT CERTAIN tract of land situated in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 29-7-6.1

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **David Vanhorn**

SALE ADDRESS: 335 Hibernia 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: **22-5-150**

DEBT- **\$1,710.16**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-02001 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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ALL THAT CERTAIN tract of land upon which is built a dwelling house know as #736 Merchant Street,  
Coatesville, Chester County, PA.

Tax Parcel No. 16-2-281

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 736 Merchant 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: **22-5-151**

DEBT- **\$3,328.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-07052 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 Township of Easttown , County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 55-4-130.1

PLAINTIFF: Easttown Township

VS

DEFENDANT: **David C. Madeira**

SALE ADDRESS: 501 Newtown Road, 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: **22-5-152**

DEBT- **\$1,408.08**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-10240 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 land situate in the Northerly side of West Chester Road in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-2-10

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Bruce Holloway**

SALE ADDRESS: 2075 West Chester 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: **22-5-153**

DEBT- **\$308,645.97**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-09130 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 Unit or piece of ground with the buildings and improvements thereon erected Situate in the Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan entitled Title Plan of Complex XXVIII & XXVIII made for Willistown Woods II by Biedeman and Comstock, Professional Land Surveyors, plan Dated November 14, 1968 and last revised December 15, 1988 as follows to wit:

BEGINNING at a point in the dividing line between lots 2905 and 2906, said point being located the five following courses and distances from the intersection of the centerline of Cornell Court and the centerline of Dartmouth Road: (1) North 23 degrees 4 minutes 30 seconds East the distance of 90.23 feet to a point; thence (2) Along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 34.09 feet to a point, thence (3) North 62 degrees 8 minutes 52 seconds East the distance of 217 feet to a point; thence (4) North 15 degrees 6 minutes 33 seconds East the distance of 58.77 feet to a point; thence (5) South 27 degrees 31 minutes 39 seconds East the distance of 98 feet to a point; and from said beginning point the four following courses and distances: (1) North 27 degrees 31 minutes 39 seconds West the distance of 18 feet to a point, thence (2) North 62 degrees 28 minutes 21 seconds East the distance of 66 feet to a point; thence (3) South 27 degrees 31 minutes 39 seconds East the distance of 18 feet to a point; thence (4) South 62 degrees 28 minutes 21 seconds West the distance of 66 feet to the first mentioned point and place of beginning.

BEING 2905 on the aforementioned plan.

BEING THE SAME PREMISES which Louie Nazirides, by Deed dated 11/30/2005 and recorded in the Office of the Recorder of Deeds of Chester County on 12/9/2005 in Deed Book Volume 6715, Page 1583, granted and conveyed unto Colette M. Modres a/k/a Colette M. Edwards.

Tax Parcel # 54-8-1034.0000

PLAINTIFF: UMB Bank National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII

VS

DEFENDANT: **Colette M. Modres a/k.a Colette M. Edwards**

SALE ADDRESS: 2905 Cornell Court, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

# Sheriff's Sale of Real Estate

SALE NO: **22-5-154**

DEBT- **\$55,910.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00992 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 CALN, CHESTER County, Pennsylvania, being

BLR # 39-4L-90

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

VS

DEFENDANT: **Clyde L. Eshleman, Jr.**

SALE ADDRESS: 3320 Hazelwood Avenue, 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: **22-5-155**

DEBT- **\$178,988.25**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02652 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 Upper Uwchlan Township Chester County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Edgefield, drawn by Engineering Design Consultants, Inc., dated 8/2/1995 and recorded 2/8/1996 said Plan recorded in Chester County as Plan No. 13281 as follows to wit: BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South 72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299.83 feet to a point in line of land s of Robert P. Barth; thence along said lands of Robert P. Barth North 22 degrees 26 minutes 00 seconds East, 77.29 feet to the first mentioned point and place of beginning. BEING Lot No. 22 as shown on said plan.

BEING THE SAME PREMISES which Kulwinder Singh, by Deed dated 09/02/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 09/07/2016 in Deed Book Volume 9385, Page 47, In Instrument No. 11495191 granted and conveyed unto James T. Gibbons and Jennifer Gibbons a/k/a Jennifer A. Gibbons.

\*PROPERTY IS BEING SOLD SUBJECT TO FIRST MORTGAGE\*

Tax Parcel # 32-3-54.080

PLAINTIFF: TFC NATIONAL BANK

VS

DEFENDANT: **James T. Gibbons & Jennifer Gibbons a/k/a Jennifer A. Gibbons**

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

# Sheriff's Sale of Real Estate

SALE NO: **22-5-156**

DEBT- **\$384,311.07**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-09801 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, May 19, 2022 @ 11 AM

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ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A PLAN MADE FOR JOSEPH PALMER BY CHESTER VALLEY ENGINEERS, PAOLI, PENNSYLVANIA, DATED JUNE 2ND, 1958 AND REVISED AS TO THIS LOT DECEMBER 15TH AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHWEST SIDE OF OLD STATE ROAD, AS NOW WIDENED, SAID SIDE BEING 25 FEET NORTHWESTERLY AND AT RIGHT ANGLES TO THE ORIGINAL CENTER LINE THEREOF, AT THE DISTANCE OF 227.40 FEET MEASURED ALONG SAID NORTHWEST SIDE THEREOF FROM A POINT OF TANGENT OF A CURVE ON THE NORTHEAST SIDE OF CEDAR HOLLOW ROAD (50 FEET WIDE), THE TWO FOLLOWING COURSES AND DISTANCES: (1) ON A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 33.39 FEET; (2) NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST, 194.01 FEET; THENCE FROM SAID POINT OF BEGINNING, EXTENDING ALONG THE SAID NORTHWEST SIDE OF OLD STATE ROAD, NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST. 84.22 FEET TO A CORNER OF LOT #1; THENCE ALONG LOT #1, NORTH 09 DEGREES, 44 MINUTES, 20 SECONDS WEST, 172.67 FEET TO A POINT IN LINE OF LOT #43, THENCE ALONG THE SAME AND LOT #44, SOUTH 66 DEGREES, 54 MINUTES, 30 SECONDS WEST, 85.44 FEET TO A CORNER OF LOT #3, THENCE ALONG LOT #3, SOUTH 09 DEGREES, 19 MINUTES, 50 SECONDS EAST, 152.35 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #2 ON SAID PLAN.

BEING THE SAME PREMISES which Mary C. Furman, by Deed dated 1/2/1977 and recorded in the Office of the Recorder of Deeds of Chester County on 2/1/1977 in Deed Book Volume 50, Page 201, granted and conveyed unto Robert C. Hutchison and Jill P. Hutchison.

Jill P. Hutchison departed this life on 12/9/2004.

Tax Parcel # 54-01Q-0284

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Robert C. Hutchison**

SALE ADDRESS: 61 Devon Road, Paoli, PA 19031

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

# Sheriff's Sale of Real Estate

SALE NO: **22-5-157**

DEBT- **\$124,677.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05846 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, May 19, 2022 @ 11 AM

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ALL THAT CERTAIN property situated in the Township of Londonderry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #46-3-16 being more fully described in a Deed Dated 04/09/1998 and recorded 04/17/1998, Among the land records of the county and state set forth above, in Deed Volume 4334 and Page 1356, Tax Map or Parcel id No: 46-03-0016.

Tax Parcel # 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven and Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxton Road, Cochranville, PA 19330

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: **22-5-158**

DEBT- **\$601,660.09**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-07685 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)

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Property situate in the TOWNSHIP OF CALN

Tax Parcel No. 39-04-0510

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Raza Gilani & Shazia Hashmi**

SALE ADDRESS: 2820 Westerham Road, 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: **22-5-159**

DEBT- **\$461,121.61**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-07363 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 BRADFORD TOWNSHIP

Tax Parcel No. 50-5-112.10

PLAINTIFF: KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A. S/B/M  
HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY S/B/M WILLOW FINANCIAL BANK  
VS

DEFENDANT: **Nancy E. Beery & Eric W. Reitelbach aka Eric Reitelbach**

SALE ADDRESS: 1301 Crestmont Drive, 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: **22-5-160**

DEBT- **\$479,781.13**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-05187 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)

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Property situate in NEW GARDEN TOWNSHIP

Tax Parcel No. 60-06-0091

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Kathleen Morgan**

SALE ADDRESS: 9 West Shore Court, Landenberg, PA 19350

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: **22-5-161**

DEBT- **\$131,643.18**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10437 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)

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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 Bradford, County of Chester and Commonwealth of Pennsylvania, and described according to a Certain Plan thereof, known as "Section of Lafayette Park" made by James R. Pennell, Registered Surveyor, on the 27th day of August A.D., 1953 as follows to wit:

BEGINNING at a point in the title line on the bed of Boot Road at the distance of 41.98 feet measured North 51° 12' West, along said title line in the bed of Boot Road form a point of tangent in the same, which point of tangent is at the distance of 100.08 feet measured in a Northwesterly direction, still along the said title line in the bed of Boot Road, on the arc of a circle, curving to the right with a radius of 780.40 feet form a point of curve in the same, which point of curve is at the distance of 206 feet measured North 58° 28' West, still along said title line in the bed of Boot Road form a point of tangent in the same, which point of tangent is at the arc distance of 100.02 feet measured in a Northwesterly direction, still along said title line in the bed of Boot Road, on the arc of a circle curving to the left with a radius of 3,189.60 feet from a point of curve in the same, which point of curve is at the distance of 224.50 feet measured North 58° 34' West, still along said title line in the bed of Boot Road from its point of intersection with the middle of Highland Avenue, thence extending from said beginning point South 33° 26' West, crossing the Southwesterly side of Boot Road, 225.51 feet to a point; thence extending North 56° 34' West, 100 feet to a point; thence extending 33° 26' East, recrossing the said Southwesterly side of Boot Road 232.90 feet to a point in the said title line in the bed of Boot Road; thence extending South 51° 12' East, along said title line in the bed of Boot Road 100.44 feet to the first mentioned point and place of BEGINNING.

CONTAINING 0.524 acres of land, be the same more or less.

BEING Lot No. 5 on the aforesaid Plan.

BEING THE SAME PREMISES which Vuong Le and Myson Pham; and Vincent Can Wong and Mimi T. Duong, by Deed dated 12/23/1996 and recorded 1/9/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4128, Page 1432, granted and conveyed unto Anthony Tran.

Tax Parcel # 51-2-41

PLAINTIFF: CITIZENS BANK N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Anthony Tran**

SALE ADDRESS: 1016 Boot Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

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: **22-5-162**

DEBT- **\$13,814.02**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03815 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)

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Property situate in VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-2-69

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A. F/K/A First Union National Bank  
VS  
DEFENDANT: **Gerald F. Conway**  
SALE ADDRESS: 150 Country Club Road, Coatesville, PA 19320  
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: **22-5-163**

DEBT- **\$202,050.12**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-02580 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN message or tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J.W. Harry, C.E. as follows: BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along said land formerly of Minnie M. Hayes, deceased, South 78 degrees East 208.71 feet to an iron pin, thence still along said land formerly of the said Minnie M. Hayes, deceased, North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased, North 78 degrees West 208.71 feet to an iron pin in the middle of the said Manor Road; thence the place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows: BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas P. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas P. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along other said land of Henry G. Saylor, et ux, North 12 degrees East 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, South 12 degrees West 80 feet to an iron pin, the point and place of beginning.

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

Tax Parcel # 29-8-9

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

VS

DEFENDANT: **Joseph W. Stern Jr. and Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be made within twenty-one (21) days from the date of sale via Bid4Assets.

# Sheriff's Sale of Real Estate

SALE NO: **22-5-164**

DEBT- **\$125,638.78**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04318 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 ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc., dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

BEGINNING at a point on the easterly side of Lloyd Avenue, said point being the Southwesterly corner of Lot 55, as shown on said plan and being on the center line of a 20 feet wide right of way extending between Lot 52 and Lot 55 and being on the northwesterly corner of the about to be described tract, thence extending on said center line which is the boundary between Lots 52 and Lot 55, South 88 degrees 00 minutes 00 seconds East 137.58 feet to a point, a corner common to Lots 52, 53, and 55; thence along Lot 53, South 02 degrees 00 minutes 80 seconds West, 80.00 feet to a point in line of Lot 51 as shown on said plan; said point being on the center line of a 20 feet wide easement extending between Lot 52 and Lot 51; thence extending along center line which is the boundary between Lot 51 and Lot 52, North 88 degrees 00 minutes, 00 seconds West 137.50 feet to a point on the aforementioned easterly side of Lloyd Avenue; thence along said side of Lloyd Avenue passing through the aforementioned 20 feet wide easement and 20 feet wide right of way, North 02 degrees 00 minutes 00 seconds East 80.00 feet to the first mentioned point and place of beginning.

BEING Lot #52 on said plan.

UNDER AND SUBJECT to various conditions, agreements, obligations and easements for installation, maintenance and repair including but not limited to the following: common driveway, water sewer, gas, electric, telephone, cable TV and Storm water control systems. SUBJECT to the use by owners of Lots 53, 54 and 55 to that part of the subject premises including the 20 feet wide driveway as shown on Recorded Plan #2337.

driveway not included in subject premises.

TOGETHER with the use of that part of the above mentioned 20 feet wide

SUBJECT to a proportionate share

of the cost of maintenance of said 20 feet wide common driveway.

SUBJECT to a life Estate Herein Granted by Grantors/Grantees to Alice S. Henley.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Robert E. Childs and Patricia Henley Childs as Tenants by the Entirety by deed from Robert E. Childs, Patricia Henley Childs and Alice S. Henley, dated 9/11/2007, recorded 3/4/2008, in the Chester County Clerk's Office in Deed Book 7376, Page 2179 as Instrument No. 10826085.

Tax Parcel #11-10-56.5A

PLAINTIFF: Cross Country Mortgage, Inc.

VS

DEFENDANT: **Robert E. Childs and Patricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

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: **22-5-165**

DEBT- **\$315,710.79**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05158 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 IN, IN THE BOROUGH OF PHOENIXVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to the record Plan for "Northridge Village" Phase I, prepared by Conover and Smith Engineering, Inc., dated 9/4/2003, last revised 11/1/2004 and recorded in Chester County as plan #17241 as follows, to wit:

Beginning at a point on the Southerly side of Joplin Lane, a corner of Lot #25 as shown on said plan, thence from said point of beginning, along the said side of Joplin Lane South 89 degrees, 42 minutes, 18 seconds East 22.00 feet to a corner of Lot #27; thence along Lot #27 South 00 degrees 17 minutes 42 seconds West 75.00 feet to a point on the northerly side of Rosemary Alley; thence along the said side of Rosemary Alley North 89 degrees 42 minutes 18 seconds West 22.00 feet to a corner of Lot #25; thence along Lot #25 North 00 degrees 17 minutes 42 seconds East 75.00 feet to the first mentioned point and place of beginning.

Under and subject to covenants, easements and restrictions of record.

BEING Lot #26.

BEING THE SAME PROPERTY CONVEYED TO BRIAN M. VARANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION, DATED APRIL 11, 2012, RECORDED JULY 27, 2012, AT DOCUMENT ID 11198776, AND RECORDED IN BOOK 8480, PAGE 1364, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 15-04-0697

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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: **22-5-166**

DEBT- **\$515,388.80**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10792 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, May 19, 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, June 20th, 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 NEW GARDEN TOWNSHIP LOCATED IN NEW GARDEN TOWNSHIP, PA A PORTION OF A DUAL-STATE RESIDENTIAL PROPERTY WITH A MAILING ADDRESS OF 10 IRONWOOD DRIVE, NEWARK, DE 19711. SOLD AS THE PROPERTY OF: CHARLES A. FERRIS and BRENDA B. FERRIS

Tax Parcel # 60-07-0019.100

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

VS

DEFENDANT: **Charles A. Ferris & Brenda B. Ferris**

SALE ADDRESS: Tax Parcel 60-7-19.1 New Garden Township PA

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: **22-5-167**

DEBT- **\$195,763.18**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04500 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 parcel of ground, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u43, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Number 16944 as follows to wit.

BEING Lot No.46.

BEING THE SAME PREMISES which James C. Schwarz, by Deed dated November 20, 2009 and recorded December 16, 2009 and Book 7830 Page 2211 #10982753, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Brooks A. Courtney and Lindsay E. Courtney, in fee.

UPI # 37-4-40.17C

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F  
VS  
DEFENDANT: **Brooks A. Courtney and Lindsay E. Courtney**  
SALE ADDRESS: 508 Broad Meadow Drive, Parkesburg, PA 19365  
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: **22-5-168**

DEBT- **\$369,738.80**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-01079 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/chestercopasherrifsaes](http://www.bid4assets.com/chestercopasherrifsaes)

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Easttown Township, County of Chester and State of Pennsylvania, described according to a Survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follow, to wit:

BEGINNING at a point on the Southerly side of Conestoga Road, as shown on said plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue;

(1) extending from said point of intersection in a Westerly direction along the said center line of Conestoga Road, Seven hundred forty and ninety-five one-hundredths feet to a point; and

(2) South four degrees, twenty minutes East, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning; thence extending from said beginning point South four degrees, twenty minutes East, Two hundred seven and seventy-two one-hundredths feet to a point; thence extending South eighty-five degrees, forty-four minutes West, one hundred feet to a point thence extending North four degrees, twenty minutes West, two hundred twenty and eighty-four one-hundredths feet to a point on the Southerly side of Conestoga Road, aforesaid; thence extending along the same, the two following courses and distances:

(1) South eighty degrees East, sixty-six and eighty-nine one-hundredths feet to a point; and

(2) North eighty degrees, nineteen minutes East, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and covenants as now appear of record.

BEING the same premises which Charles M.W. Russell and Frances M. Russell, husband and wife by Deed dated June 20, 1994 and recorded in the Office of the Recorder of Deeds of Chester County on June 27, 1994 at Book 3775, Page 691 granted and conveyed unto Karen J. Grozinski.

Tax Parcel #55-02H-0134

PLAINTIFF: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
VS

DEFENDANT: **Karen J. Grozinski**

SALE ADDRESS: 328 West Conestoga Road, Devon, PA 19333

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: **22-5-169**

DEBT- **\$267,887.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-01918 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 BOROUGH OF PARKESBURG

Tax Parcel No. 08-07-0019.010

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Katlyn M. Broomell & Taylor W. Megill**

SALE ADDRESS: 815 West 8th Avenue AKA 815 W 8th Avenue, Parkesburg, PA 19365

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: **22-5-170**

DEBT- **\$185,315.67**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-10282 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 FALLOWFIELD, CHESTER County, Pennsylvania, being

BLR # 47-05-0041

PLAINTIFF: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION  
VS  
DEFENDANT: **Jack Lebow**  
SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320  
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.