

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, June 16th, 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, June 16th, 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: **22-6-171**

DEBT- **\$1,443.86**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-09196 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, June 16, 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, July 18, 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 East Fallowfield Township, CHESTER County, Pennsylvania.

Tax Parcel # 47-6-12.27

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Lark Kemper & Theresa Kemper**

SALE ADDRESS: 1613 Horseshoe Trail, 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: **22-6-172**

DEBT- **\$1,598.66**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-08541 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 or lot or piece of land, Situate in Caln Township, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel # 39-3R-199

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **Stephanie J. Bradley**

SALE ADDRESS: 306 Andrew Road, 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: **22-6-173**

DEBT- **\$7,767.88**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05791 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN tract of land, SITUATE in West Brandywine Township, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel # 29-7-148.3

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Robert H. Hanna & Doris E. Hanna**

SALE ADDRESS: 23 Prout Drive, West Brandywine, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-6-174**

DEBT- **\$7,779.27**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05928 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, East Fallowfield Township, County of Chester, and State of Pennsylvania.

Tax Parcel # 47-4P-33

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Harry E. McMinimee & Joan H. McMinimee**

SALE ADDRESS: 11 Prince Edward Drive, 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: **22-6-175**

DEBT- **\$4,209.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-11415 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 with the dwelling thereon erected, Situate on the North side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 15-9-38

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **ATL Associates**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, PA 19460

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: **22-6-176**

DEBT- **\$1,394.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05337 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 three story brick message or dwelling thereon erected, Hereditaments and Appurtenances, situate in West Brandywine, County of Chester, and State of Pennsylvania.

Tax Parcel # 29-4-118

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, West Brandywine, PA 19343

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: **22-6-177**

DEBT- **\$4,978.47**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-01851 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 Caln Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel # 39-5E-73

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Justin A. Nuelle & Dixie E. Nuelle**

SALE ADDRESS: 227 Westbury Court, Caln Township, PA 19335

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-6-178**

DEBT- **\$1,600.20**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05325 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 Uwchlan Township, County of Chester, Pennsylvania.

Tax Parcel # 33-5F-130

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **Maura L. Dillon**

SALE ADDRESS: 317 Kidwelly Court, Uwchlan, PA 19341

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-6-179**

DEBT- **\$6,265.38**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05662 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 ground SITUATE in Sadsbury Township, Chester County, Pennsylvania.

Tax Parcel # 37-4-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **David H. Mulvaney**

SALE ADDRESS: 939 Old Wilmington Road, Sadsbury 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: **22-6-181**

DEBT- **\$5,112.23**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-00556 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 on which is located a frame dwelling house No. 800 Stirling Street, in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-866

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Theodore R. Andrzejczyk**

SALE ADDRESS: 800 Stirling 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: **22-6-182**

DEBT- **\$4,724.83**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05318 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 Caln Township, County of Chester and State of Pennsylvania.

Tax Parcel # 39-3Q-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Keith Cooper**

SALE ADDRESS: 1413 Olive 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: **22-6-183**

DEBT- **\$1,348.60**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-08621 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 frame dwelling house and lot or parcel of land situate in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-6-306

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Frederick Slater Butler, IV**

SALE ADDRESS: 15 N. Eighth 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: **22-6-184**

DEBT- **\$13,734.62**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05941 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 West Caln, Chester County, Pennsylvania.

Tax Parcel # 28-4-55.8

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Maria DaSilva**

SALE ADDRESS: 247 Cambridge Road, West 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: **22-6-185**

DEBT- **\$11,226.61**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05619 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, June 16, 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, July 18, 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 West Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 28-6-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 139 Creamery Road, West 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: **22-6-186**

DEBT- **\$1,720.50**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-00010 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 upon which is erected the North half of a block of two brick dwelling houses designated as No. 72 South Sixth Avenue, SITUATE in the Second Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-765

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jeffrey C. Stanley, Executor of the Estate of Charles W. Stanley**

SALE ADDRESS: 72 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: **22-6-187**

DEBT- **\$2,554.87**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05817 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN lot or tract of land Situated in Valley Township, County of Chester and State of Pennsylvania.

Tax Parcel # 38-6A-12

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Marlon Long**

SALE ADDRESS: 64 Gap Road, Valley Township, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-6-188**

DEBT- **\$4,879.48**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-07771 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, Situate in the Township of Caln, County of Chester and State of Pennsylvania.

Tax Parcel # 39-3M-82

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Shane L. McNear**

SALE ADDRESS: 1818 Olive 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: **22-6-189**

DEBT- **\$360,456.82**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02407 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 PENNSBURY

TAX PARCEL # 64-01-0017.01E

PLAINTIFF: Manufacturers and Traders Trust Company, aslo known as M&T Bank Successor by  
Merger to Hudson City Savings Bank, FSB c/o Bank of America, N.A.

VS

DEFENDANT: **Jyll A. Spano & Richard A. Spano Jr.**

SALE ADDRESS: 10 Misty Meadow Drive, West Chester, PA 19382-7096

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: **22-6-190**

DEBT- **\$638,783.91**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2012-09196 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 EAST NOTTINGHAM TOWNSHIP

TAX PARCEL # 69-3-161

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. F/K/A  
Countrywide Home Loans Servicing L.P.

VS

DEFENDANT: **Matthew J. Gibson**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352

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: **22-6-191**

DEBT- **\$149,222.77**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00628 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-013-0660.0000

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **Paul Levengood Jr. & Nicole Wertz**

SALE ADDRESS: 236 Nutt Road, 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: **22-6-192**

DEBT- **\$468,220.84**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-00233 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 UPPER UWCHLAN

TAX PARCEL # 32-4-30.5

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee , in Trust for the Registered Holders of Morgan Stanley ABS Capital 1 Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6

VS

DEFENDANT: **Anita Mastrog AKA Anita D. Mastrog & F. Michael Mastrog**

SALE ADDRESS: 705 Orchard Valley, 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: **22-6-193**

DEBT- **\$295,338.11**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05027 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 VALLEY TOWNSHIP

TAX PARCEL # 8-02-0552

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Dolly Ferebee & Nathaniel E. Snipe**

SALE ADDRESS: 859 West Chestnut 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: **22-6-194**

DEBT- **\$276,897.37**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-01898 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL # 5005A03640000

PLAINTIFF: Rocket Mortgage, LLC. F/K/A Quicken Loans, LLC FKA Quicken Loans, Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell 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: **22-6-195**

DEBT- **\$365,955.12**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03939 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF  
PARKESBURG, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 8-3-34.2

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1

VS

DEFENDANT: **Lawrence Hand & Dawn Hand**

SALE ADDRESS: 230 Washington Avenue, 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: **22-6-196**

DEBT- **\$280,621.69**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10643 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN lot or tract of land situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Southdown (Marshallton Chase), prepared by Eastern States Engineering, Inc., dated April 19, 1996 and last revised April 16, 1997 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13851, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ridge Crest Drive as shown on said Plan a corner of Lot 47 on said Plan; THENCE extending along the Southwesterly side of Ridge Crest Drive South 22 degrees 32 minutes 47 seconds East 41.50 feet to a point of curve, thence still along the same on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 6.19 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 20.87 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the left having a radius of 100.00 feet the arc distance of 149.90 feet to a point; thence extending along Lot 45 on said Plan South 63 degrees 47 minutes 38 seconds West 58.30 feet to a point; thence still along the same South 21 degrees 28 minutes 41 seconds West 130.00 feet to a point; thence still along the same North 84 degrees 16 minutes 32 seconds West 162.62 feet to a point; thence still along the same and through Wetlands on said Plan North 24 degrees 26 minutes 57 seconds West 163.12 feet to a point; thence extending along Lot 47 aforementioned North 51 degrees 31 minutes 00 seconds East 113.90 feet to a point; thence still along the same North 67 degrees 27 minutes 13 seconds East 278.00 feet to the point and place of beginning.

BEING Lot #46 on said plan.

BEING the same premises which Guy Radossevich and Suzanne Erwin, husband and wife, by Deed dated July 1, 2002 and recorded December 26, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5508, Page 238, granted and conveyed unto Robert Axenfeld and Paula Axenfeld.

BEING UPI Number 51-5-81.54

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A.

VS

DEFENDANT: **Robert Axenfeld a/k/a Robert R. Axenfeld & Paula Axenfeld**

SALE ADDRESS: 206 Ridge Crest Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP 215-979-1000**

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: **22-6-197**

DEBT- **\$44,030.23**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-08867 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 CERTAIN tracts of land, more particularly bounded and described as follows:

TRACT NO. 1 ALL THAT CERTAIN lot or piece of ground on Prospect Avenue, in that City of Coatesville, in the County of Chester and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the eastern curb line of Prospect Avenue distant one hundred and ten feet northward from the northern curb line of Coates Street and extending thence along said curb line nine degrees forty-nine minutes West, twenty feet to a corner of remaining land now or late of Robert Young, Senior; thence along said land North eighty degrees eleven minutes East, one hundred feet to the western side of twelve feet wide alley; thence along the western side thereof South nine degrees and forty-nine minutes East twenty feet to a corner of other land now or late of the Estate of Robert Young; thence along said land South eighty degrees and eleven minutes West, one hundred feet to the place of beginning.

CONTAINING two thousand square foot of land.

TRACT NO. 2 ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the City of Coatesville, Chester County, Pennsylvania, described as follow:

BEGINNING at a point in the Eastern curb line of Prospect Avenue, distant Northward from Northern curb line of Coates Street ninety feet and extending thence along said Eastern curb line of Prospect Avenue, North nine degrees forty nine minutes West twenty feet to land now or late of Nelson B. Spencer, thence along said land North eighty degrees eleven minutes East one hundred feet to a twelve foot wide alley; thence along the twenty feet to a corner of land now or late of N. Lawrence; thence along said Lawrence land South eighty degrees eleven minutes West one hundred feet to the beginning.

CONTAINING two thousand square foot of land, more or less.

Tax Parcel # 16-2-102

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Mary Jane Hardy & Michelle Hardy**

SALE ADDRESS: 409 Prospect Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQ 215-569-2400**

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: **22-6-198**

DEBT- **\$469,320.03**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-08739 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY 21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS INSTRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA

VS

DEFENDANT: **Todd Boyer & United States of America**

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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: **22-6-199**

DEBT- **\$288,894.97**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-07836 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 WEST WHITELAND, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA AND DESCRIBED ACCORDING TO A PLAN THEREOF KNOWN AS "SUNSET GROVE" SECTION #3 SAID PLAN MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED 11/7/1958 AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF SUNSET LAND (40 FEET WIDE) AT THE DISTANCE OF 347.21 FEET MEASURED ON A BEARING OF NORTH 55 DEGREES 10 MINUTE EAST, ALONG THE SAID SIDE OF SUNSET LANE AND ITS EXTENSION FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF A PUBLIC ROAD; THENCE EXTENDING FROM SAID POINT OF BEGINNING NORTH 55 DEGREES 10 MINUTES EAST MEASURED ALONG THE SAID SIDE OF SUNSET LANE 105 FEET TO A POINT; THENCE EXTENDING SOUTH 34 DEGREES 50 MINUTES EAST 248.11 FEET TO A POINT IN THE BED OF A CERTAIN 20 FEET WIDE EASEMENT; THENCE EXTENDING SOUTH 32 DEGREES 05 MINUTES WEST THROUGH THE BED OF THE EASEMENT 114.14 FEET TO A POINT; THENCE EXTENDING NORTH 34 DEGREES 50 MINUTES WEST, 292.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN DELMAR W. JONES BY DEED FROM DELMAR W. JONES AND BARBARA P. JONES, HUSBAND AND WIFE, DATED NOVEMBER 28, 1989 AND RECORDED DECEMBER 29, 1989 IN DEED BOOK 1832, PAGE 184. THE SAID DELMAR W. JONES DIED ON DECEMBER 6, 2019. ON DECEMBER 26, 2019, LETTERS OF TESTAMENTARY WERE GRANTED TO KATHY ANN LANDIS, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF DELMAR W. JONES.

TAX I.D. # 41-08-0122.170

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **Kathy Ann Landis, Executrix of the Estate of Delmar W. Jones**

SALE ADDRESS: 520 Sunset Lane, 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: **22-6-200**

DEBT- **\$91,131.82**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02424 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)

## Thursday, June 16, 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, July 18, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF  
MODENA, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 10-5-13

PLAINTIFF: Specialized Loan Servicing LLC  
VS

DEFENDANT: **Barbara A. Sarmiento**

SALE ADDRESS: 101 N. Brandywine Avenue, 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: **22-6-201**

DEBT- **\$143,178.96**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00425 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasherrifsales](http://www.bid4assets.com/chestercopasherrifsales)

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VALLEY TOWNSHIP, CHESTER COUNTY,  
PENNSYLVANIA

Tax Parcel # 3805C00860500

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Lehman Mortgage Trust  
Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **Michael Galli & Vincent Pasquarella**

SALE ADDRESS: 1011 Charles Street, 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: **22-6-202**

DEBT- **\$164,386.83**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-07387 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasherrifsales](http://www.bid4assets.com/chestercopasherrifsales)

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

Tax Parcel # 690601700400

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee , for Ameriquest Mortgage  
Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11

VS

DEFENDANT: **James Lafferty, Jr.**

SALE ADDRESS: 114 Graves Road, Oxford, PA 19363

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: **22-6-203**

DEBT- **\$222,841.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-09836 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, June 16, 2022 @ 11 AM

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

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **Carl D. Snyder**

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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: **22-6-204**

DEBT- **\$483,861.24**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02805 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, June 16, 2022 @ 11 AM

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN NORTH COVENTRY  
TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 1706 00721200

PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (Successor by Merger to Lasalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR Pursuant to the Pooling and Servicing Agreement Dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown, PA 19456

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: **22-6-205**

DEBT- **\$118,871.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-01935 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, June 16, 2022 @ 11 AM

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ALL THAT CERTAIN lot, tract or piece of land with the buildings thereon erected, situate on the Northerly side of Ridge Avenue, in the 4th Ward of the Borough of Spring City, Chester County, Pennsylvania, being Lots No. 95 and 96 on Plan of "Emery Tract" as laid out by William P. Snyder, said Plan being of record in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book T-10, Vol. 241, page 72, the tract herein conveyed being bounded and described as follow, to wit:

BEGINNING at a point marking the intersection of the Northerly margin line of Ridge Avenue with the Easterly margin line of Glass Avenue; thence along the Easterly margin line of Glass Avenue, said line marking the Westerly side of Lot No. 96 on the aforesaid Plan, in a Northerly direction, 150 feet to the Southerly margin of an alley; thence along the Southerly margin of said alley, parallel with Ridge Avenue, in an Eastwardly direction, 60 feet to a point in a line dividing the aforesaid Lot No. 96 from Lot No. 94, premises of Daniel W. Smith, et ux, in a Southerly direction in parallel with Glass Avenue, 150 feet to a point in the Northerly margin line of Ridge Avenue; thence along the Northerly margin line of Ridge Avenue, in a Westerly direction, 60 feet to the first mentioned point and place of beginning.

BEING UPI No. 14-1-11

PLAINTIFF: Bryan Hydier

VS

DEFENDANT: **Robert C. Berkey, Sr.**

SALE ADDRESS: 445 Ridge Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **GREGORY W. PHILLIPS, ESQ. 610-323-1400**

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: **22-6-206**

DEBT- **\$297,473.18**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-02028 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, June 16, 2022 @ 11 AM

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ALL THAT CERTAIN tract of land, with a single family dwelling and swimming pool thereon, situated on the southerly side of Leike Road (T-391) in West Sadsbury Township, County of Chester, and Commonwealth of PA, as the same appears as Lot No. 2 on a final Plan numbered 9033 prepared by N.M. Lake & Associated, Inc., Civil Engineers & Land Surveyors, Oxford, PA, and recorded in the Office of the Recorder of deeds in and for Chester County, PA, as Plan No. 11250, bounded and described as follows:

BEGINNING at a railroad spike found 1.58 feet South of the centerline of Leike Road (T-391), at the Northwest corner of lands of Harriss A., III, & Barbara Butler; thence (1) along lands of Butler, South 03 degrees 07 minutes 25 seconds West, 300.00 feet to a ¾" iron pipe set, having passed over a ¾" iron pipe set 23.42 feet South of the railroad spike; thence (2) along the line of land of Edward A. & Edna S. Stolzhus, North 86 degrees 52 minutes 35 seconds West, 150.00 feet to a ¾" iron pipe set marking the Southeast corner of Lot No. 1; thence (3) along Lot 1, North 03 degrees 07 minutes 25 seconds East, 300.00 feet to a P.K. nail set in Leike Road at the Northeast corner of Lot 2, having passed over a ¾" iron pipe set 23.06 feet South of the P.K. nail in Leike Road; thence (4) along and South of the centerline of Leike Road, South 86 degrees 52 minutes 35 seconds East, the point of Beginning.

ACCESS to Lot No. 2 is provided by an access easement across Lot No. 1 for Lot No. 3 to continue to use the existing driveway. Maintenance and repair of the existing driveway will be shared equally by the owners of Lots 1 and 2. The driveway easement is shown on the above mentioned plan and described by the following courses and distances: Beginning at a ¾" iron pipe set on the Southerly ultimate right-of-way line of Leike Road (T-391), 23.06 feet South of the P.K. nail set at a corner of Lots 1 and 2 in Leike Road (T-391); thence (1) South 03 degrees 07 minutes 25 seconds West, 145.00 feet to a point; thence (2) North 10 degrees 26 minutes 46 seconds West, 149.17 feet to a point; thence (3) South 87 degrees 18 minutes 05 seconds East, 7.85 feet to a point; thence (4) South 86 degrees 44 minutes 12 seconds East, 27.15 feet to a ¾" iron pipe set, the point of Beginning.

CONTAINING 1.033 Acres Gros, 0.9533 Acres Net

BEING the same premises which Judith L. Fisher, by Deed dated 05/18/05 and recorded 06/07/05 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6511 Page 2235, granted and conveyed unto Charles F. Smith and Jennifer L. Smith, in fee.

UPI NO. 36-5-17.4

PLAINTIFF: Legacy Mortgage Asset Trust 2019-GS3

VS

DEFENDANT: **Charles F. Smith & Jennifer L. Smith**

SALE ADDRESS: 4730 Leike Road, Parkesburg, PA 19365

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: **22-6-207**

DEBT- **\$272,222.02**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-03469 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, June 16, 2022 @ 11 AM

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ALL THAT CERTAIN lot or piece of land situate in the West Whiteland Township, Chester County, State of Pennsylvania, as shown on Proposed Sub-Division of "Highland Glen Section No. 3", dated February 10th, 1966, and last revised July 23rd, 1969, made by Hottinger, Smith, Chatman, Royce Associates as follows, to wit:

BEGINNING at a point in the Southeast side of Scott Drive (fifty feet wide) a corner of Lot No. 104, thence along the same and leaving said Scott Drive South Eighteen degrees thirty-seven minutes East two hundred and no one hundredths feet to a point in line of Lots No. 133, thence along the same and Lot No. 112, South seventy one degrees twenty-three minutes West One hundred and no one hundredths feet to a point a corner of Lot No. 106; thence along the same North eighteen degrees thirty-seven minutes West Two hundred and no one hundredths feet to a point on the Southeast side of said Scott Drive; thence along the same North seventy-one degrees twenty-three minutes no seconds East one hundred and no one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

BEING THE SAME PREMISES AS Kenneth F. McCormick and Christina T. McCormick, Husband and Wife, dated March 27, 1995, and recorded on March 27, 1995, by the Chester County Recorder of Deeds in Deed Book 3875, at Page 2178, as Instrument No. 15937, granted and conveyed unto Kevin P. Anderson and Alisa L. Anderson, as Tenants by the Entireties.

TAX PARCEL # 41-8B-57

PLAINTIFF: Waterfall Victoria Mortgage Trust II, Series G  
VS  
DEFENDANT: **Alisa L. Anderson & Kevin P. Anderson**  
SALE ADDRESS: 482 Scott Drive, West Chester, PA 19380  
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: **22-6-208**

DEBT- **\$977,821.82**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-03668 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/chesterkopasheriffsales](http://www.bid4assets.com/chesterkopasheriffsales)

## Thursday, June 16, 2022 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in West Brandywine Township, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point in line of Open Space; thence extending along same the two following courses and distances:

- (1) South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point in the Northerly right-of-way of Sunoco Pipeline L.P. easement; and
- (2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along the same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1

VS

DEFENDANT: **Jerard Brown & the United States of America**

SALE ADDRESS: 3 Pennswick Drive, 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: **22-6-209**

DEBT- **\$315,342.70**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05029 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, June 16, 2022 @ 11 AM

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Property situate in the SADSBUY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 37-4-154

PLAINTIFF: ARC Home LLC F/K/A Wei Mortgage LLC

VS

DEFENDANT: **Elionze Pierre**

SALE ADDRESS: 312 Flagstone Circle, 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: **22-6-210**

DEBT- **\$297,630.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-12377 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, June 16, 2022 @ 11 AM

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Property situate in the TOWNSHIP OF EAST VINCENT, CHESTER County, Pennsylvania

BLR # 21-5-197

PLAINTIFF: HBSC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: **David Kulp**

SALE ADDRESS: 739 West Seven Stars Road, Phoenixville, PA 19460-2534

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: **22-6-211**

DEBT- **\$239,033.94**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02535 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, June 16, 2022 @ 11 AM

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ALL THAT CERTAIN message and four tracts of land situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: BEGINNING at a point in the middle of the public road leading from Lincoln University to Elkview, Chester County, Pennsylvania; thence along the middle of said Road, North 60 degrees East 82 feet and 6 inches to a point in said road; thence by lands now or late of D.R. Johnson, North 28 degrees West, 200 feet to a point by lands now or late of C.W. Shortlidge & Company, South 60 degrees West 87 feet and 6 inches to a point; thence by lands of the Lower Oxford Public School Board, South 30 degrees East 201.79 feet to the place of Beginning. Containing 17,478 square feet of land, be the same more or less.

TRACT #2: BEGINNING near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 100 feet; thence by land now or late of Henry Cope, South 31 degrees East 51 feet; thence by land now or late of D.R. Johnson, North 59 degrees East 100 feet, thence by land now or late of O.W. Shortlidge & Co. land, north 31 degrees West, 51 feet to the place of Beginning. Containing 5,100 square feet of land more or less.

TRACT #3: BEGINNING at a point in the middle of the public road leading from Harmony Grove School House toward Elkview Station, a corner of other lands now or late of Henry Cope, and running thence by other lands of the same which this was formerly a part, north 32 degrees West, 150 feet to a corner, thence by same South 57 degrees West 50 feet (erroneously omitted from previous deeds) to a corner; thence by the same South 32 degrees East, 150 feet to the middle of the public road aforesaid; thence along the middle of the said road, north 57 degrees 50 feet to the place of Beginning. Containing 7,500 square feet of land be the same more or less.

TRACT #4: BEGINNING at a post or stone, a corner of land now or late of John Otley, and running thence South 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East, 50 feet to a stone; Thence by land late of Josiah Cope & Co., Now of the Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by lands now or late of Josiah Lukens, South 56.75 degrees West, 50 feet to the place of Beginning. Containing 7,500 square feet of land, be the same more or less.

PLAINTIFF: Reverse Mortgage Funding, LLC  
VS

DEFENDANT: **Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased**

SALE ADDRESS: 103 Elkview Road, Lincoln University, PA 19352

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: **22-6-211X**

DEBT- **\$239,033.94**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02535 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, June 16, 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, July 18, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Excepting and reserving thereout and therefrom all that certain message and lot of land which Louis W. Millis and Clara R. Millis, his wife, granted and conveyed unto Francis O'Connor and Mary O'Connor, his wife, by Deed dated September 15, 1946 and recorded in the Recorder of Deeds Office in and for the County and State aforesaid in Deed Book S-22, Volume 540, page 272, and bounded and described as follows: Beginning at a post or stone, a corner of lands now or late of John Otley and running thence south 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East 45 feet to a stone, thence by land now or late of Josiah Cope & Co., now or late of Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by land now or late of Josiah Lukens, South 56.75 West 45 feet to the place of Beginning. Containing 6,750 square feet of land. Also Beginning at a post or stone near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 45 feet; thence by land now or late of Louis W. Millis, South 31 degrees East 51 feet; thence by land now or late of Louis W. Millis, North 59 degrees East 45 feet; thence by land now or late of O.W. Shortlidge & Co., North 31 degrees West, 51 feet to the place of Beginning. Containing 2,295 square feet of land (surveyed 7/29/1911 magnetic bearing).

And Also, excepting and reserving the following described tract of land: Beginning at the northwest corner of land of Francis O'Connor, and wife; thence by land now or late of O.W. Shortlidge & Co., South 57 degrees West 5 feet to a corner of land above conveyed; thence by the same South 32 degrees East 201 feet to a point in the middle of the public road; thence by the middle of said road, North 57 degrees East 5 feet to a corner of land of O'Connor aforesaid; thence by said land, North 32 degrees West 201 feet to the point of beginning. Containing 1,005 square feet of land.

BEING THE SAME PREMISES which Charles M. Shoop and H. Jean Shoop by Deed dated March 7, 1978 and recorded March 8, 1978 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book N 52, Page 441, granted and conveyed unto Aaron M. Shoop and Clarabelle J. Shoop, husband and wife, as tenants by the entireties, in fee.

AND THE SAID Clarabelle J. Shoop departed this life on or about 06-22-2016 thereby vesting title unto Aaron M. Shoop by operation of law.

AND THE SAID Aaron M. Shoop departed this life on or about 09-10-2019 thereby vesting title unto Judy Shoop, Known Heir of Aaron M. Shoop, deceased and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased.

Tax ID # 56-10A-29

PLAINTIFF: Reverse Mortgage Funding, LLC  
VS

DEFENDANT: **Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased**

SALE ADDRESS: 103 Elkview Road, Lincoln University, PA 19352

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: **22-6-212**

DEBT- **\$855,333.32**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-10105 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, June 16, 2022 @ 11 AM

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All that certain tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey of Property made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S. Kimberton, PA, dated February 6, 1968 and revised February 13, 1968, as follow, to wit:

Beginning at a point on the Southeasterly side of PA Route #113 (LR 270-5)(sixty feet wide) which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Conestoga Pike (LR. 15139) (Various widths) (as shown on said Plan);

1) extending from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen one-hundredths feet to an iron pin marking a pint of compound curve; and

2) on a line curving to the right having a radius of one thousand four hundred two and sixty-nine one hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning.

thence extending from said beginning point, along the Southeasterly side of PA Route #113, on a line curving to the right having a radius of One thousand four hundred two and sixty-nine one hundredths feet the arc distance of Four hundred twenty-two and fifty-three one-hundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall;

thence extending along the same and long lands now of late of Everett C. McNear and Paul Charles Draper, North Eighty-Two degrees, five minutes, thirty seconds East, five hundred forty-eight and seventeen one-hundredths feet to P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh;

thence extending along the same South seven degrees, thirty-eight minutes, fifty seconds East, Four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham;

thence extending along the same and partly along land now or late of George W. Griseman, South Eighty degrees, twenty-three minutes, fifty seconds West, Three hundred fourteen and one one-hundredths feet to an iron pin;

thence extending still along land now or late of George W. Griseman, the following courses and distances:

1) South ten degrees, twenty-seven minutes, fifty seconds West, Seventy-five and eighty-four one-hundredths feet to an iron pin; and

2) South Seventy-nine degrees, fifty minutes, forty-five seconds West, Three hundred three and eighty-six one-hundredths feet to an iron pin;

thence extending North Forty-five degrees, thirty-three minutes, fifty-three seconds West, Two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which George C. Morelli, Executor under the will of Loretta M. Cimeo, aka Loretta Morelli Cimeo, deceased, by Deed dated 9/26/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5937, Page 815, granted and conveyed unto Christopher C.J. Wurts, in fee.

BEING UPI Number 34-4-67.2

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: Christopher C.J. Wurts and United States of America

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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: **22-6-213**

DEBT- **\$425,627.83**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-10019 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, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View", prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan # 17245 as follow, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

Being UPI 28-8-23.19

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A  
VS

DEFENDANT: **Kevin McCoy Hunt & Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, 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: **22-6-214**

DEBT- **\$401,899.74**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-10253 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, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan # 17957, as follows, to wit:

BEING Lot #227, as shown on said Plan.

BEING THE SAME PREMISES which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

BEING TAX PARCEL # 18-1-442

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP

VS

DEFENDANT: **Anthony Dustin Locklear**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

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

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

# Sheriff's Sale of Real Estate

SALE NO: **22-1-13**

DEBT- **\$155,897.11**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-01130 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales)

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PROPERTY SITUATE IN BOROUGH OF OXFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 06-08-0103

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **Tyler M. Harris**

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

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

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