

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, July 21st, 2022 @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, July 21st, 2022 are as follows:

1. All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Chester County Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property, the bidder assumes all responsibility for "due diligence".

2. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000.00 deposit (plus a \$35.00 processing fee) to Bid4Assets before the start of the auction. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date. If the prospective bidder is not a winning bidder, only the deposit will be reimbursed.

3. When each sale is exposed to sale, the selling creditor will submit the upset price via Bid4Assets. The submitted upset price SHALL be the minimum starting bid for that property and no lesser bids will be accepted.

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

5. The highest bidder, by a fair and open bid at or above the announced upset price, via Bid4Assets, shall be the purchaser. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff plus an additional 1.5% buyer's premium (on the total purchase price) to Bid4Assets at the time of sale via Bid4Assets. The balance of the purchase amount shall be paid via Bid4Assets within 21 days after the date of the sale without any additional demand made by the Sheriff. If the purchaser does not pay 10% of the purchase amount to the Sheriff via Bid4Assets at the time of sale, the second highest bidder will be contacted for purchase.

6. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale, forfeit the 10% sale deposit and the 1.5% buyer's premium will be retained by Bid4Assets. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.

7. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.

8. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff & the 1.5% buyer's premium to Bid4Assets at the time of the sale.

9. The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets. Sheriff sales shall begin at 11:00 a.m. on the third Thursday of every month, except December.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market St., West Chester, Pennsylvania, approximately thirty (30) days from the sale date. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **22-7-215**

DEBT- **\$258,719.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-01576 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, July 21, 2022 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN NEW LONDON TOWNSHIP

TAX PARCEL # 71-03-0024.03G

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **BARRY BOLT**

SALE ADDRESS: 479 Kirks Mill Road, 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: **22-7-216**

DEBT- **\$1,540.06**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-08564 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or land, Situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-649

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Wayne H. Dahl**

SALE ADDRESS: 434 Maple 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: **22-7-217**

DEBT- **\$1,343.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-01838 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN tract of land upon which is built a dwelling house in the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-6-20

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Ursella L. Young**

SALE ADDRESS: 118 N. Fifth Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-7-219**

DEBT- **\$1,343.36**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-00158 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the City of Coatesville City, County of Chester, and Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-351

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Raul A. Portillo**

SALE ADDRESS: 837 Coates Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-7-221**

DEBT- **\$85,145.40**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02310 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN BOROUGH OF DOWNINGTOWN

TAX PARCEL # 11-5-72.26

PLAINTIFF: STATE FARM BANK, F.S.B.

VS

DEFENDANT: **SIDNEY E. REASON, JR. & HELENE T. REASON**

SALE ADDRESS: 507 Mark Lane, 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: **22-7-222**

DEBT- **\$355,282.85**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-04440 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lots situated in East Pikeland Township, Chester County and State of Pennsylvania, being lot nos. 85A and 85B laid out on the survey and plan of lots of Valley Dell, Kimberton, made by C., Raymond Weir, R.S. of Ambler, PA, on 11-30-1940 and revised on 04-22-1941 said plan being recorded in plan book 2 page 48 in the Office of the Recording of Deeds in and for Chester County, PA as follows:

BEGINNING at a point in the Northwestern side of Forrest Avenue (33 feet wide) which is the point intersection with the center line of Hillcrest Avenue (40 feet wide) a corner of lot nos. 85B and 101A; thence along the northwesterly side of Forrest Avenue north 55 degrees 46 minutes East, 124.35 feet to a point, a corner of lot nos. 85A and 84B; thence extending along the westerly side of lot no. 84B south 49 degrees 29 minutes 30 seconds East, 167 feet to a point on the Northerly side of lot no 86; thence along the Northerly side of lot no. 86 south 55 degrees 46 minutes west, 124.35 feet to a point in the center line of Hillcrest Avenue, aforesaid; thence along the center line of Hillcrest Avenue North 49 degrees 29 minutes 30 seconds West, 167 feet to the first mentioned point and place of beginning.

BEING the same which Leonard J. Levi, Jr and Louise Anne Levi by Indenture dated June 24, 1993 and recorded on June 29, 1993 in and for the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 3579, Page 1888 granted and conveyed unto Bruce R. Mattis.

BEING Tax Parcel: 26-2P-31

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB

VS

DEFENDANT: **BRUCE R. MATTIS**

SALE ADDRESS: 153 Hillcrest Avenue, East Pikeland Township, Kimberton, PA 19442

PLAINTIFF ATTORNEY: **MILLER, TURETSKY, RULE & McLENNAN 610-489-3300**

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: **22-7-223**

DEBT- **\$86,921.63**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-07976 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN property situated in the Township of East Nottingham in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI #69-6-468.28 being more fully described in a Deed Dated July 7, 2006 and recorded July 18, 2006, Among the land records of the county and state set forth above, in Deed Volume 6900 and Page 895, Tax Map or Parcel id No: 690604682800

UPI # 69-6-468.28

PLAINTIFF: Paper Profits LLC

VS

DEFENDANT: **Mary C. Hamilton & Richard P. Hamilton**

SALE ADDRESS: 700 Exeter Drive, Oxford, PA 19363

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: **22-7-224**

DEBT- **\$1,732.46**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-06015 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in Westtown Township, Chester County, Pennsylvania.

TAX PARCEL NO. 67-4F-80

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Ulric D. Moore & Patricia P. Moore**

SALE ADDRESS: 6 Jacqueline Drive, 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: **22-7-225**

DEBT- **\$218,367.73**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-11680 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN TOWNSHIP OF SADSBURY

TAX PARCEL # 37-04-0040.08B

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES,
SERIES 2006-24

VS

DEFENDANT: **GERALDINE A. HALL**

SALE ADDRESS: 307 Fox Trail, Parkesburg, PA 19365-0000

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: **22-7-226**

DEBT- **\$1,459.75**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-11538 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN TRACT OR LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 29-7-131.34C

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Ronald E. Allison & Barbara J. Allison**

SALE ADDRESS: 12 Landover 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: **22-7-228**

DEBT- **\$324,221.29**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-11683 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROVIDENCE HILL, MADE BY EDWARD B. WALSH AND ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 14, 2004, AND RECORDED AS PLAN NO. 17297, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF NARRAGANSETT LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 216, AS SHOWN ON SAID PLAN; THENCE, FROM SAID POINT OF BEGINNING EXTENDING ALONG SAID LANE, ON A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 22.00 FEET TO POINT, A CORNER OF LOT NO. 214; THENCE, LEAVING SAID LANE EXTENDING ALONG LOT NO. 214, NORTH 39 DEGREES 03 MINUTES 53 SECONDS WEST, 114.19 FEET TO A POINT IN LINE OF OPEN SPACE AFORESAID, A CORNER OF LOT NO. 214; THENCE EXTENDING PARTIALLY ALONG SAID OPEN SPACE, NORTH 50 DEGREES 50 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT, A CORNER OF LOT NO. 216, NORTH 50 DEGREES 56 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT, A CORNER OF LOT NO. 216; THENCE, LEAVING SAID OPEN SPACE EXTENDING ALONG LOT NO. 216, SOUTH 39 DEGREES 03 MINUTES 53 SECONDS EAST, 114.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO ANTHONY M. PENZARELLA AND MARIE ANDERSON FROM ANTHONY M. PENZARELLA BY DEED DATED APRIL 8, 2015, AND RECORDED ON JUNE 12, 2015, AS INSTRUMENT NUMBER 11412601 IN BOOK 9123, PAGE 2319.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY M. PENZARELLA AND MARIE ANDERSON BY DEED FROM ANTHONY M. PENZARELLA DATED APRIL 8, 2015 AND RECORDED JUNE 12, 2015 IN DEED BOOK 9123, PAGE 2319 INSTRUMENT NUMBER 11412601.

BEING PARCEL NUMBER 47-5-344

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Anthony M. Penzarella & Marie Anderson**

SALE ADDRESS: 47 Narragansett Lane, Coatesville, PA 19320

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: **22-7-229**

DEBT- **\$104,022.55**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00966 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

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

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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: **22-7-230**

DEBT- **\$136,717.07**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-09862 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Register, Jr., and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/16/1973 and recorded ad Chester County Plan # 49 page 18, as follows, to wit:

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

BEING Lot #15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated May 10, 1999 and recorded May 11, 1999 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4561, Page 0886, as Instrument Number 38881, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell, in fee.

AND THE SAID Mitzi Baron-Campbell departed this life on or about May 3, 2011 thereby vesting title unto Daniel Thomas Campbell by operation of law.

Tax Parcel No. 69-07-0098.120

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: Daniel Thomas Campbell

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-7-231**

DEBT- **\$323,402.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-01211 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, July 21, 2022 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 22, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment. New London Township

UPI # 71-03-0035.370

PLAINTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bobs Lane, Lincoln University, PA 19352

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: **22-7-232**

DEBT- **\$332,403.08**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-07056 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

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Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET
SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2005-AR2

VS

DEFENDANT: **RICHARD WANNEMACHER, JR A/K/A RICHARD WANNEMACHER & NANI
WANNEMACHER A/K/A NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348

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: **22-7-233**

DEBT- **\$2,885.70**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2014-06016 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

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ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances, thereon erected, designated as Lot #3 of the Development known as "Whiteland Hills" laid out by Lewis S. Hickman, Jr. and Situate in West Whiteland Township, Chester County, Pennsylvania.

TAX PARCEL NO. 41-6K-89

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Deborah A. Smith, Trustee of the Deborah Doran Smith Family Residence Trust**

SALE ADDRESS: 1334 Phoenixville Pike, West Whiteland Township, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-7-234**

DEBT- **\$201,419.88**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-08785 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

Thursday, July 21, 2022 @ 11 AM

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Property to be sold is situated in the borough/township of Parkesburg, County of Chester and State of Pennsylvania.

Tax Parcel Number: 370100190100

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust
VS

DEFENDANT: **Christine Moore a/k/a Christine M. Moore & John C. Moore**

SALE ADDRESS: 309 Compass Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ADAM FREIDMAN, ESQ. 212-471-5100**

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.