

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 18th, 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, August 18th, 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: **22-8-236**

DEBT- **\$1,955.57**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-08799 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, August 18, 2022 @ 11 AM

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ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON
ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY
OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 55-5-29.12

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Kathleen M. Carbonetti & Stephen Somers**

SALE ADDRESS: 1025 Waltham Road, Easttown Township, PA 19312

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-237**

DEBT- **\$2,635.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05296 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 9-10-93

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Janet S. Bailey**

SALE ADDRESS: 37 Wood Street, South 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: **22-8-238**

DEBT- **\$381,357.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10840 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL # 6003 01480200

SOLD AS THE PROPERTY OF: CHICHEE MAE DILLOW AKA CHICHEE DILLOW

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Chichee Mae Dillow aka Chichee Dillow**

SALE ADDRESS: 405 Bucktoe Road, Avondale, PA 19311

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: **22-8-239**

DEBT- **\$838,570.72**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-11110 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

TAX PARCEL NO. 34-05-0012.050

SOLD AS THE PROPERTY OF: CHRISTINE MCCLOSKEY and TIMOTHY J. MCCLOSKEY A/K/A TIMOTHY MCCLOSKEY

PLAINTIFF: HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST

VS

DEFENDANT: **Christine McCloskey & Timothy J. McCloskey a/k/a Timothy McCloskey**

SALE ADDRESS: 1253 Street Road, 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: **22-8-240**

DEBT- **\$339,420.93**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01236 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF UWCHLAN, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 33-05J-0324

PLAINTIFF: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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: **22-8-241**

DEBT- **\$26,511.06**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2006-01473 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 Schuylkill, County of Chester and Commonwealth of PA, bounded and described according to subdivision plan for Loretta Stine, made by Earl R. Ewing, Inc., Phoenixville, PA, 8/28/1975 as follows, to wit:

BEGINNING at a point in the bed of Pennsylvania State Highway Route No. 23, a corner of land of Anthony Buono, said point being 483.4 feet measured Southeastwardly along the bed of Pennsylvania State Highway Route No. 23 from a point in the center line of Pawling Road; thence extending from said point of beginning along land of Anthony Buono North 65 degrees 11 minutes 35 seconds East 279.50 feet to a point a corner of land of William R. Weightman; thence extending South 64 degrees 48 minutes 24 seconds East 130.50 feet to a point; thence still along land of Rev. Hamilton G. Reeve, South 34 degrees 18 minutes 25 seconds East 50 feet to a point; thence extending along Lot No. 2 South 65 degrees 11 minutes 35 seconds West 350 feet to a point in the bed of Pennsylvania State Highway Route No. 23; thence extending along the same North 34 degrees 18 minutes 25 seconds West 150.90 feet to the first mentioned point and place of beginning.

BEING the same premises which James C. McCloskey and Elizabeth L. McCloskey, husband and wife by Deed dated February 25, 2000 and recorded March 10, 2000 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4724 page 294, granted and conveyed unto Theodore Nemceff, in fee.

BEING Chester County UPI # 27-6-101

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Theodore Nemceff**

SALE ADDRESS: 1257 Valley Forge Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-242**

DEBT- **\$160,744.12**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-03467 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 37-4-63

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2 VS

DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; KEITH WALKER A/K/A KEITH A. WALKER A/K/A KEITH WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville (Sadsbury Township), 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: **22-8-243**

DEBT- **\$1,169.51**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-01937 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN tract of land known as Lot No. 119 on Plan of Lots of Megargee Heights, Caln Township, Chester County, Pennsylvania.

TAX PARCEL NO. 39-3Q-84

PLAINTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: **Harry Mapp, III & Jennifer Mapp**

SALE ADDRESS: 1403 Oak 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: **22-8-244**

DEBT- **\$1,422.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-03185 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground situate in the Township on West Brandywine, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 29-7-171

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Jay C. Hayes, Jr. & Dawn Hayes**

SALE ADDRESS: 301 Reeceville Road, West Brandywine, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-245**

DEBT- **\$2,405.79**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-06366 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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All that certain lot or piece of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 29-7-134.18

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **John Fossett & Lisa Fossett**

SALE ADDRESS: 7 Castle Lane, 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: **22-8-246**

DEBT- **\$2,490.69**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-06275 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances, Situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 1-5-70

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Timothy N. Bossert & Jennifer M. Bossert**

SALE ADDRESS: 303 E. Marshall Street, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-247**

DEBT- **\$125,762.72**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-01455 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 Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan known as Brookmead Farm made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated 4/30/1959 and last revised 6/4/1959 as follows, to wit:

BEGINNING at a point of reverse curve in the Southwesterly side of a cul-de-sac, said cul-de-sac being at the Northwesterly side of Woodford Drive (50 feet wide), said point being measured by the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Brookmead Road (50 feet wide): (1) leaving Brookmead Road on the arc of a circle curving to the left, having a radius of 23.51 feet, the arc distance of 35.43 feet to a point of compound curve on the Northwesterly side of Woodford Drive; (2) Northeastwardly and Northwestwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of Woodford Drive on the arc of a circle curving to the left, having a radius of 348.13 feet, the arc distance of 260.58 feet to a point of tangent on the Southwesterly side of Woodford Drive; (3) North 22 degrees 20 minutes West, along the Southwesterly side of Woodford Drive, 156.66 feet to a point of curve on the Southwesterly side of the cul-de-sac; and (4) Northwestwardly along the said side of cul-de-sac on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 41.26 feet to a point of beginning; thence extending from said point of beginning, South 76 degrees 20 minutes West, 289.54 feet to a point; thence extending North 22 degrees 10 minutes West, 234.74 feet to a point; thence extending South 75 degrees 4 minutes East, on a radial line, 357.48 feet to a point in the Northwesterly side of the cul-de-sac; thence extending Southwestwardly and Southeastwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 66.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 102 on said plan.

BEING THE SAME PREMISES which Audrey W. Sanderson, by Deed dated 9/7/2004 and recorded in the Office of the Recorder of Deeds of Chester County on 9/20/2004 in Deed Book Volume 6285, Page 171, Instrument No. 10461071 granted and conveyed unto Che Chang Liu and I-Fua Kathy Yang.

PARCEL # 43-05H-0128

PLAINTIFF: CitiBank, N.A. as s/b/m to Citibank, FSB

VS

DEFENDANT: **Che Chang Liu a/k/a Che-Chang Liu a/k/a Cheechang Liu & I-Fua Kathy Young a/k/a Ifua K. Yang**

SALE ADDRESS: 1448 Woodford Drive, Wayne, Pa 19087

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-248**

DEBT- **\$1,480,222.35**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06947 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07/1969, as follow, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured by the two (2) following courses and distances from a point marking the intersection of the title line in bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39 degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NATASHA BOLIS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD B. KENT AND EDITH M. KENT, NO MARITAL STATUS SHOWN, DATED AUGUST 2, 2002 RECORDED AUGUST 12, 2002, AT DOCUMENT ID 10115471, AND RECORDED IN BOOK 5355, PAGE 608, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 5504-01180500

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5

VS

DEFENDANT: **Natasha Bolis, AKA Natasha Anna Bolis & Gary Bolis, AKA Gary Bolis, Jr.**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, AKA Berwyn, PA 19312

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-249**

DEBT- **\$1,715.58**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10032 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
URL www.bid4assets.com/chestercopasheriffsales

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ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania.

TAX PARCEL NO. 39-2-151

PLAINTIFF: Caln Township Municipal Authority & Township of Caln
VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 2205 Potters Mill Circle, 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: **22-8-250**

DEBT- **\$1,707.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06082 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-4-17.2A

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Brian Kilgarif**

SALE ADDRESS: 1575 Poorhouse Road, West Bradford, 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: **22-8-251**

DEBT- **\$1,807.42**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-11781 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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All that certain lot or piece of ground together with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-5B-156

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Charles F. Hugo & Karen L. Hugo**

SALE ADDRESS: 1335 Kerwood Lane, West Bradford, 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: **22-8-253**

DEBT- **\$1,938.70**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-02177 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or parcel of land SITUATE in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-5-359

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Barbara J. Rucker**

SALE ADDRESS: 321 Adams Drive, 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: **22-8-254**

DEBT- **\$2,643.67**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05221 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 lots or pieces of ground situate in the Borough of West Chester County of Chester and State of Pennsylvania.

TAX PARCEL NO. 1-11-132

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **William H. Lockhard & Beth D. Lockhard**

SALE ADDRESS: 710 S. Everhart Street, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-255**

DEBT- **\$507,096.10**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-08477 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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The land referred to herein below is situated in the County of CHESTER, State of Pennsylvania, and described as follows:
ALL THAT CERTAIN tract or piece of land Situate on the South side of State Route 100, known as the Pottstown Pike (40 feet wide) and being Lot No. 1 on the James E. Twaddell Minor Subdivision in the Township of East Nantmeal, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 210-003-03, as follows, to wit:

BEGINNING at a point in Route 100, a corner of Lot No. 2; thence along State Road 100 the two following courses and distances: (1) North 73 degrees 26 minutes 15 seconds East a distance of 204.93 feet to a point; (2) North 78 degrees 17 minutes 15 seconds East a distance of 252.99 feet to a point in line of lands of Raymond P. Grazel and Constance E. Grazel; thence leaving said road and along lands of the same South 27 degrees 44 minutes 04 seconds East, passing through a concrete monument on line 47.39 feet distance, a total distance of 465.93 feet to an iron pin in a stonewall, the common boundary line of West Vincent Township and East Nantmeal Township, and a corner of lands of Stephen J. Theis and Essie Theis, and a corner of lands of Walter Leroy Latshaw, Jr. and Marie Knauer Latshaw Watson; thence along lands of Walther Leroy Latshaw, Jr., et al, and along the East Nantmeal Township and West Vincent Township boundary line, South 47 degrees 57 minutes 06 seconds West, a distance of 379.38 feet to an iron pin, a corner of Lot No. 2, thence along Lot No. 2, North 34 degrees 15 minutes 46 seconds West, passing through a concrete monument on a line 41.91 feet from the net described corner, a total distance of 673.63 feet to a point, the place of BEGINNING.
BEING Lot No. 1 on said Plan.

BEING the same premises which James E. Twaddell, by Deed dated 12/18/2020 and recorded 12/23/2020 on the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10387, Page 1682, granted and conveyed unto Contractors M D, Inc.

UPI NO. 24-6-31

PLAINTIFF: Crowdcopia, LLC

VS

DEFENDANT: **Contractors M D Inc.**

SALE ADDRESS: 1870 Pottstown Pike, Glenmoore, PA 19343

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: **22-8-256**

DEBT- **\$403,405.19**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-03662 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 property situated in the Township of Upper Uwchlan in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #32-3-5.2 being more fully described in a Deed Dated September 23, 2016 and recorded September 28, 2016 Among the land records of the county and state set forth above, in Deed Volume 9399 and page 2257, Tax Map or Parcel id No: 3203-00050200

UPI: #32-3-5.2

PLAINTIFF: New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing
VS
DEFENDANT: **Christopher Schiavino & Melinda Ann Weisgal**
SALE ADDRESS: 226 Styer Road, Glenmoore, PA 19343
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: **22-8-257**

DEBT- **\$227,748.20**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-07909 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Owner(s) of the property situate in the Township of East Fallowfield, CHESTER County, Pennsylvania

Tax Parcel No: 4705 00220700

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS

DEFENDANT: **Cynthia Noonkester-Reichert Known Heir of Ida D. Noonkester, Deceased
and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and
Interest From or Under Ida. D. Noonkester, Deceased**

SALE ADDRESS: 2 Whitetail Way, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-8-258**

DEBT- **\$71,420.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2011-02593 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Tract 1:

ALL THAT CERTAIN lot of land, Situate on the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the north line of Olive Street intersects the west curb line of Columbia (now South 8th) Avenue; thence measuring along the west curb line of Columbia (now South 8th) Avenue, Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to said Columbia (now South 8th) Avenue, a distance of 160 feet to the east line of Stone alley.

BOUNDED on the north by land of John Liggett; on the east by the west curb line of Columbia (now South 8th) Avenue; on the south by Olive Street and on the west by the east line of Stone Alley.

CONTAINING 8,888.00 square feet of land, be the same more or less.

Tract 2:

ALL THAT CERTAIN LOT of land together with the frame dwelling house erected thereon, Situate in the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of South 8th Avenue, a corner of other land of the First Church of the Nazarene of Coatesville, PA, and distant 50 feet Northwardly from the point where the north line of Olive Street intersects the said west curb line of South 8th Avenue, measuring along the said west curb line on South 8th Avenue, thence from said point of beginning measuring along the said west curb line of South 8th Avenue Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to the said west curb line of South 8th Avenue, a distance of 160 feet to the east line of Stone Alley.

BOUNDED on the north by other lands of the said Paul B. Liggett; on the east by the west curb line of the said South 8th Avenue, formerly Columbia Avenue; on the south by other land of the said First Church of the Nazarene of Coatesville, and on the west by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

PLAINTIFF: LSC 164A. LLC, as successor in interest to Branck Banking and Trust Company, successor by merger to Elverson National Bank, a division of National Penn Bank

VS

DEFENDANT: **Trinity United Bible Church**

SALE ADDRESS: 50 S. 8th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

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: **22-8-258X**

DEBT- **\$71,420.89**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2011-02593 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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Tract 3:

ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western curb line of South 8th Avenue a distance 100 feet North on the north line of Olive Street; thence measuring Northwardly along said curb line 50 feet and extending back Westwardly between parallel lines of that width at right angles to said South 8th Avenue a distance of 160 feet.

BOUNDED on the north by land now or late of William K. Matthewson; on the east by the west curb line of South 8th Avenue; on the south by land now or late of John Liggett and on the east by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

LESS AND EXCEPT THAT portion of the above described property which the Trinity United Bible Church, by Deed dated 12/30/1998 and recorded 01/07/1999 in Chester County at Record Book 4486 Page 2210, granted and conveyed unto Francis Green and Carmen Green, husband and wife, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Coatesville, County of Chester and State of Pennsylvania and being described from a Plan of Property for Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 03/13/1998, last revised 08/04/1998 and recorded 08/27/1998 in Chester County as Plan No. 14562 and being more fully described as follows, to wit:

BEGINNING at a point on the West side of 8th Avenue said point also being the Southeast corner of lands now or formerly of Oscar L. Moore, as shown on said Plan; thence extending from said point and place of beginning and extending along 8th Avenue South 17 degrees 00 minutes 00 seconds East 76.00 feet to a point; thence extending South 73 degrees 00 minutes 00 seconds West 160.00 feet to a point along Palmer Avenue; thence extending along Palmer Avenue North 17 degrees 00 minutes 00 seconds West 76.00 feet to a point; thence extending North 73 degrees 00 minutes 00 seconds East 160.00 feet to the first mentioned point and place of BEGINNING. Being Lot No. 2 as shown on said Plan. Containing 12,160 square feet of land, more or less.

BEING PART OF the same premises which First Church of the Nazarene of Coatesville, Pennsylvania, a Pennsylvania corporation n/k/a Philadelphia District Advisory Board, Church of the Nazarene, by Deed dated 08/16/1994 and recorded 09/02/1994 in Chester County at Record Book 3804 Page 736, granted and conveyed unto The Trinity United Bible Church, a Pennsylvania non-profit corporation, in fee.

BEING UPI No. 16-6-602-E

PLAINTIFF: LSC 164A. LLC, as successor in interest to Branck Banking and Trust Company, successor by merger to Elverson National Bank, a division of National Penn Bank

VS

DEFENDANT: **Trinity United Bible Church**

SALE ADDRESS: 50 S. 8th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

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: **22-8-259**

DEBT- **\$267,139.38**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-12847 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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SOLD AS THE PROPERTY OF: SALVATORE A. NUCIFORA A/K/A SALVATORE A. NUCIFORA JR A/K/A
SALVATORE NUCIFORA and MARIA L. NUCIFORA

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper
VS

DEFENDANT: **Salvatore A. Nucifora a/k/a Salvatore A. Nucifora Jr a/k/a Salvatore Nucifora
& Maria L. Nucifora**

SALE ADDRESS: 1102 Coventry Pointe Lane, Pottstown, PA 19465

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.