

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, September 15th, 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, September 15th, 2022 are as follows:

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".

1. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$10,000.00 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.

2. 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.

3. All bidding after the opening bid shall be in increments of at least One Thousand Dollars and 00/100 (\$1,000.00).

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. The Sheriff of Chester County reserves the right to ban participation by any person from future Chester County Sheriff Sales for failure to comply with the Chester County Conditions of Sale, or other policy violation, including but not limited to, situations where a winning bidder fails to comply with the requirements after placing the winning bid for a property. The Chester County Sheriff takes bidder performance very seriously and expects every winning bidder to complete their transaction. The Chester County Sheriff will vigorously enforce any violation of policy and/or the Conditions of Sale. In addition to any ban imposed by the Chester County Sheriff, Bid4Assets may also impose bans on future participation in Sheriff Sales for failure to comply with its policies; see the Bid4Assets website for more information on situations that may necessitate a ban from participation by Bid4Assets.

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 the Schedules of Distribution ("Schedules") 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**

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Downingtown . . . . .	Robert M. Lilley, III . . . . .	21
Borough of Parkesburg . . . . .	Ronald A. Whitney & Andrea M. Whitney . . . . .	10
Borough of West Grove . . . . .	Heidi E. McLaughlin a/k/a Heidi McLaughlin and Scott T. McLaughlin . . . . . a/k/a Scott McLaughlin	23
City of Coatesville . . . . .	Jonathan Wolf . . . . .	20
East Nottingham Township . . . . .	Jeffrey David Livezey & Erin Elizabeth Livezey . . . . .	12
East Pikeland Township . . . . .	Kayla Evan . . . . .	19
Honey Brook Township . . . . .	Richard A. Ross & Rebecca L. Ross . . . . .	22
London Grove Township . . . . .	Melanie M. Hicks and William E. Hicks . . . . .	16
North Coventry Township . . . . .	Gary S. Leader & Sandra A. Leader . . . . .	25
Penn Township . . . . .	Clarence Gray, III . . . . .	17
Penn Township . . . . .	Juan A. Ortega . . . . .	18
Thornbury Township . . . . .	Donald Lowry; Rita Lowry; and the United States of America, . . . . . Department of the Treasury - Internal Revenue Service	4
Tredyffrin Township . . . . .	Richard Bohner and Patricia Bohner . . . . .	15
Tredyffrin Township . . . . .	Kurt Van Tassel . . . . .	24
West Bradford Township . . . . .	Linda Ziegler . . . . .	5
West Bradford Township . . . . .	Claudia P. Roemer a/k/a Claudia Roemer and Paul M. Roemer . . . . . a/k/a Paul Roemer	6
West Bradford Township . . . . .	Clyde W. Shearman a/k/a Clyde Shearman, Executor of the Estate . . . . . of Joanne W. Shearman, deceased	8
West Caln Township . . . . .	ADRIAN LUPU A/K/A ADRIAN OF THE FAMILY LUPU; . . . . . RODICA LUPU A/K/A RODICA OF THE FAMILY LUPU	3
West Caln Township . . . . .	Kimberly A. Rhodes . . . . .	11
West Caln Township . . . . .	DANIEL SCHWARZER . . . . .	13
West Goshen Township . . . . .	Juan Colon a/k/a Juan R. Colon . . . . .	14
West Whiteland Township . . . . .	Dana Bowles A/K/A Dana Y. Bowles . . . . .	7
Westtown Township . . . . .	Michael R. Stark . . . . .	9

# Sheriff's Sale of Real Estate

SALE NO: **22-9-260**

DEBT- **\$557,808.01**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-11108 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, September 15, 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, October 17, 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 LOT S OR PIECES OF GROUND SITUATE IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER: 28-8-101.5

PLAINTIFF: PHH MORTGAGE CORPORATION  
VS

DEFENDANT: **ADRIAN LUPU A/K/A ADRIAN OF THE FAMILY LUPU; RODICA LUPU A/K/A  
RODICA OF THE FAMILY LUPU**

SALE ADDRESS: 1332 Airport Road, 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: **22-9-261**

DEBT- **\$530,725.96**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-06008 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, September 15, 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, October 17, 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 Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Register Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 82,599 square feet of land more or less.

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/07/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

UPI # 66-2-1.24

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation,  
Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **Donald Lowry; Rita Lowry; and the United States of America, Department of the Treasury - Internal Revenue Service**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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: **22-9-262**

DEBT- **\$207,734.61**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00030 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/chestercopasherrifffsales](http://www.bid4assets.com/chestercopasherrifffsales)

## Thursday, September 15, 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, October 17, 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 parcel of land being Lot Number 9 of Montclare Development and laid out by Clarence H. Kemery and Monroe J. Green situate in the Township of West Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

Beginning at a spike in the middle of State Road, Route #15073 a corner of Lots Numbered 8 and 9, said spike being three hundred forty-five feet measured north eighty-seven degrees fifty-one minutes east from the intersection of the middle of State Road Route #15073, and the middle of another public road leading from Caln to Romensville; thence extending by State Road aforesaid north eighty-seven degrees fifty-one minutes east one hundred and twenty-five feet to a spike corner of Lot No. 10; thence leaving the road and extending by Lot No. 10 and passing over an iron pipe set on the south side of the road south two degrees and nine minutes east two hundred eighteen and sixty-six hundredths feet to an iron pin; thence extending by property belonging to I. Willard Gray, south eighty-seven degrees and fifty-one minutes west one hundred and twenty-five feet to an iron pin a corner of Lot No. 8; thence extending by Lot No. 8, and passing over an iron pin set on the south side of the state road aforesaid north two degrees nine minutes west two hundred eighteen and sixty-six hundredths feet to the first mentioned point and place of beginning.

CONTAINING twenty-seven thousand three hundred thirty-two square feet of land be the same more or less.

Being the same premises which Thomass C. McClain and Mary Lou McClain, his wife and Lewis R. Kish, Jr., by Deed dated 3/1/1977 and recorded 3/3/1977 in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 050 Page 302 granted and conveyed unto Karl T. Ziegler and Linda L. Ziegler, his wife, in fee. AND THE SAID Karl T. Ziegler passed away on or about November 13, 2002, thereby vesting title of the premises unto Linda L. Zeigler, by operation of law.

UPI # 50-1-64.4

PLAINTIFF: JPMC Specialty Mortgage LLC F/K/A WM Specialty Mortgage, LLC

VS

DEFENDANT: **Linda Ziegler**

SALE ADDRESS: 2720 West Chester Road, Downingtown, PA 19335

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: **22-9-263**

DEBT- **\$1,074,243.62**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-09306 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, September 15, 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, October 17, 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 property situated in the Township of West Bradford in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI #50-4-111 being more fully described in a Deed Dated October 25, 2006 and recorded January 10, 2007 Among the land records of the county and state set forth above, in Deed Volume 7055 and Page 1754, Tax Map or Parcel Id No: 5-4-204

PARCEL NO.: 50-4-111

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Claudia P. Roemer a/k/a Claudia Roemer and Paul M. Roemer a/k/a Paul Roemer**

SALE ADDRESS: 1475 Luna 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: **22-9-264**

DEBT- **\$372,123.54**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-04316 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, September 15, 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, October 17, 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 TOWNSHIP OF WEST WHITELAND

TAX ID NO. 41-05-0706

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **Dana Bowles A/K/A Dana Y. Bowles**

SALE ADDRESS: 969 Roundhouse Court, West Chester, PA 19380

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: **22-9-265**

DEBT- **\$232,765.36**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01367 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, September 15, 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, October 17, 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 Bradford, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Lots of "Fox Trail" Phase I, made for J.W.H. Construction Company by Berger and Hayes, Inc., dated 11/1/1977 and recorded at West Chester, PA as Plan No. 2108 as follows, to wit:

BEGINNING at a point in the Northwestern side of Steeplechase Drive a corner of Lot No. 17 on said Plan; thence extending from said point of beginning along line of Lot No. 17, North 11°03'07" West, 198.94 feet to a point on line of land of Francis Detar; thence extending along the same, North 59°05'25" East, 210.78 feet to a point, a corner of Lot No. 19; thence extending along the same, South 03°44'39" West, 269.28 feet to a point on the Northeastly side Steeplechase Drive; thence extending along the Northeastly, Northerly and Northwestern sides of Steeplechase Drive along the arc distance of 123.96 feet to the first mentioned point and place of beginning.

BEING LOT NO. 18 ON THE AFORESAID PLAN.

BEING THE SAME PREMISES which Susan Chiesa (a/k/a Susan Koschik), Clyde Shearman and Joanne Kratz, individually and as Co-Trustees of the Joanne W. Sherman Qualified Personal Residence Trust dated September 1, 1993, by Deed dated May 12, 2016 and recorded March 31, 2017 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9516, Page 427, Instrument No. 11535314 granted and conveyed unto Joanne W. Shearman, in fee.

AND THE SAID Joanne W. Shearman departed this life on or about September 10, 2021 thereby vesting title unto Clyde W. Shearman a/k/a Clyde Shearman as Executor of the Estate of Joanne W. Shearman, deceased.

TAX PARCEL # 50-2Q-10

PLAINTIFF: Finance of America Reverse LLC

VS

DEFENDANT: **Clyde W. Shearman a/k/a Clyde Shearman, Executor of the Estate of Joanne W. Shearman, deceased**

SALE ADDRESS: 1419 Steeple Chase Road, Downingtown, PA 19335

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: **22-9-266**

DEBT- **\$194,471.10**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-00812 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, September 15, 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, October 17, 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 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Parcel Number: 67-3-114

PLAINTIFF: Carrington Mortgage Services, LLC  
VS

DEFENDANT: **Michael R. Stark**

SALE ADDRESS: 1538 Overhill Road, West Chester, PA 19382

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: **22-9-267**

DEBT- **\$107,788.20**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-09935 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, September 15, 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, October 17, 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 BOROUGH OF PARKESBURG

TAX PARCEL NO. 08-05-0334.170

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: **Ronald A. Whitney & Andrea M. Whitney**

SALE ADDRESS: 604 Bridge Street W, Parkesburg, PA 19365

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

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

# Sheriff's Sale of Real Estate

SALE NO: **22-9-268**

DEBT- **\$152,914.49**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01034 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, September 15, 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, October 17, 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, hereditaments and appurtenances situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan for Donald L. Marshman Phase II, dated 10/19/1978 and last revised 3/8/1981 and recorded in Plan file #3500, as follows, to wit:

BEGINNING at a point in the title line in the bed of Telegraph road thence extending from said beginning point along lands of Robert C. Sweeley, North 25 degrees 12 minutes 11 seconds West 354.88 feet to a point in line of phase I; thence extending along same North 80 degrees 17 minutes 0 seconds East 155.65 feet to a point a corner of Lot #12 on said plan; thence extending along the same South 25 degrees 12 minutes 11 seconds East 329.77 feet to a point on the title line in the bed of Telegraph Road; thence extending along the same South 71 degrees 3 minutes 20 seconds West 150.90 feet to the first mentioned point and place of beginning.

BEING Lot #13 on said plan;

BEING the same premises which Federal Home Loan Mortgage Corporation, by Gregory Javardian, Esquire, Powers Kirn & Javardian, its Attorney-in-Fact, by virtue of a Power of Attorney, recorded June 17, 2008, in the Recorder of Deeds in and for the County of Chester, at instrument Number 10853359, by Deed dated 06/21/13 and recorded 07/26/13 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8776 Page 302, granted and conveyed unto Kimberly A. Rhodes, in fee.

BEING UPI # 28-2-98.1

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Juniper Mortgage Loan Trust A  
VS

DEFENDANT: **Kimberly A. Rhodes**

SALE ADDRESS: 1059 Telegraph Road, Coatesville, PA 19320

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: **22-9-269**

DEBT- **\$262,974.98**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-10609 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)

## Thursday, September 15, 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, October 17, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the TOWNSHIP OF EAST NOTTINGHAM, CHESTER County, Pennsylvania, being

BLR # 69-3-77.34

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **Jeffrey David Livezey & Erin Elizabeth Livezey**

SALE ADDRESS: 257 Joseph Road, Oxford, PA 19363

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: **22-9-270**

DEBT- **\$119,907.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10142 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, September 15, 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, October 17, 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 WEST CALN TOWNSHIP

TAX PARCEL NO. 28-01-0018.010

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **DANIEL SCHWARZER**

SALE ADDRESS: 132 Engletown Road, Honey Brook, PA 19344

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: **22-9-271**

DEBT- **\$170,065.99**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-02420 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, September 15, 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, October 17, 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 West Goshen Township, Chester County, Pennsylvania, bounded and described according to a survey made for William Drayman, by Damon and Foster, Civil Engineers on 6/17/1947 in Plan Book 2 Page 75, as follows, to wit:

Beginning at a point on the southeasterly side on the Wilmington Pike, measured the two following courses and distances from a point of tangent on the southerly side of Church Avenue (1) on the arc of a circle curving to the right with a radius of 25 feet the arc distance of 39.74 feet to a point of tangent on the southwesterly side of the Wilmington Pike; (2) thence extending along the southwesterly side of Wilmington Pike south 12 degrees 16 minutes 30 seconds east 449.44 feet to the point and place of beginning; thence along the Wilmington Pike south 12 degrees 16 minutes 30 seconds east 100 feet to a corner of lot 57 on said plan; thence along lot 57, south 77 degrees 43 minutes 30 seconds west 210 feet to a corner of lot 69; thence along the same north 12 degrees 16 minutes 30 seconds west 100 feet to a corner of lot 55; thence along lot 55; thence along lot 55, north 77 degrees 43 minutes 30 seconds east to the point and place of beginning.

Being the same premises in which Harry Abraham Marcus, by deed dated 058/31/2001 and recorded September 13, 2001 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5063, Page 1341, granted and conveyed unto Juan Colon.

Being UPI N 52-5P-45.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.

VS

DEFENDANT: **Juan Colon a/k/a Juan R. Colon**

SALE ADDRESS: 846 South High Street, West Chester, PA 19382

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: **22-9-273**

DEBT- **\$798,918.19**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-09643 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, September 15, 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, October 17, 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. Hereditaments and Appurtenances situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 n Plan #12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeasterly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet the arc distance of 123.34 feet to a point, a corner of Lot #8, thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

BEING THE SAME PREMISES which Foresite Land Corporation by Deed dated February 19, 1998 and recorded March 3, 1998 in Book 4309, page 1596 Instrument #13824 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Richard Bohner and Patricia Bohner, husband and wife, in fee.

Parcel # 43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

DEFENDANT: **Richard Bohner and Patricia Bohner**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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: **22-9-274**

DEBT- **\$371,987.90**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-00232 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, September 15, 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, October 17, 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 on London Grove Township, Chester County, Pennsylvania, BOUNDED and described according to a Final Subdivision Plan for Western Parcel for lands of Old Oak Development Corp., made by Brandywine Valley Engineers, Inc., dated May 14, 1991, last revised March 11, 1992 and recorded on May 5, 1992, as Plan No. 11625.

TAX PARCEL # 5908 01901000

PLAINTIFF: Select Portfolio Servicing, Inc.

VS

DEFENDANT: **Melanie M. Hicks and William E. Hicks**

SALE ADDRESS: 359 Indian Run Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

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: **22-9-275**

DEBT- **\$163,500.57**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-06901 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, September 15, 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, October 17, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE IN, IN THE TOWNSHIP OF PENN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in the Township of Penn, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Plan prepared for Emiline B. Gray, by N.M. Lake, Inc. Engineers and Surveyors (Oxford, PA) dated September 17, 1985 and revised January 6, 1986 and recorded as Chester County Plan No. 617 as follows, to wit:

Beginning at a point in the Southeasterly side of a certain 50 feet wide right of way which extends Southwestwardly from Ewing Road, at the Southwest corner of Lot #1, which point it measured the 3 following courses and distances along said right of way from its intersection with the Southwesterly side of Ewing Road; (1) South 37 degrees 00 minutes 12 seconds West 100.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 47.65 feet to appoint of tangent; (3) South 15 degrees 09 minutes 46 seconds West 191.70 feet to the beginning point; thence along Lot #1 South 74 degrees 50 minutes 14 seconds East 310.51 feet to a point in line of land of Earl M. Cole; thence along said Cole's land South 17 degrees 32 minutes 42 seconds West 286.42 feet to a point a corner of Lot #3; thence along Lot #3 North 74 degrees 50 minutes 14 seconds West 298.61 feet to an iron pin set on the Southeasterly side of the aforementioned 50 feet wide right of way; thence along the same North 15 degrees 09 minutes 46 seconds East 286.17 feet to the point and place of beginning.

Containing 2.001 acres of land be the same more or less.

Being a Lot #2 as shown on above mentioned Plan:

Together with the free and common use, right, liberty and privilege in and of the said 50 feet wide right of way as a passageway, watercourse and means of ingress and regress to and from Ewing Road on common with the other owners, tenants and occupiers of the other lots of ground abutting and bounding upon the same in entitled to the use and enjoyments thereof, at all times hereafter forever. Subject however to a proportionate part of the expense of maintaining and keeping said right of way in good order and repair at all times hereafter forever.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE W. GRAY III WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CLARENCE W. GRAY III AND KATHLEEN H. GRAY, DATED FEBRUARY 4, 2003, RECORDED FEBRUARY 25, 2003, AT DEED BOOK 5583, PAGE 768, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 58-1-12.2

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust

VS

DEFENDANT: **Clarence Gray, III**

SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

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: **22-9-276**

DEBT- **\$55,607.53**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01513 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/chestercoasheriffsales](http://www.bid4assets.com/chestercoasheriffsales)

## Thursday, September 15, 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, October 17, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

### PREMISES "A"

ALL THAT CERTAIN message land lot of land situate in Penn Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin and running thence by land now or late of Oscar G. Hoopes, South 62.25° East, 7.70 perches to a stone in a public road leading from Kelton to New London, thence along said road, South 28° West, 8.14 perches to a stone in said road; thence leaving said road and by land now or late of the Milton Hoopes Estate, West 8 perches to an iron pin; thence by land now or late of Oscar G. Hoopes, North 23.75° East, 11.68 perches to the place of BEGINNING.

CONTAINING 77.79 square perches of land, more or less.

### PREMISES "B"

ALL THAT CERTAIN piece or parcel of ground situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a preliminary subdivision plot plan of property owned by J. Lambert Smith to be conveyed to Christopher Shipp made by George E. Register, Jr. & Sons, Inc., Registered Land Surveyors, dated 10/31/1973, last revised 2/24/1977, as follows, to wit:

Tax Parcel # 58-5-7

PLAINTIFF: FIRST HORIZON BANK, A TENNESSEE BANKING CORPORATION SUCCESSOR BY  
CONVERSION TO FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Juan A. Ortega**

SALE ADDRESS: 360 South Jennersville Road, West Grove, PA 19390

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

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

# Sheriff's Sale of Real Estate

SALE NO: **22-9-277**

DEBT- **\$763,441.73**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-10012 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, September 15, 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, October 17, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN TRACT AND LOT OF LAND WITH THE BUILDINGS THEREON, SITUATE IN THE TOWNSHIP OF EAST PIKELAND AND COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, IN ACCORDANCE WITH A MAP OF PROPERTY MADE FOR BENJAMIN MARTIN BY HOPKINS & SCOTT, INC. REGISTERED SURVEYORS, KIMBERTON, PA, DATED AUGUST 28, 1973, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A SPIKE IN TO CENTER LINCOLN ROAD (33.00 FEET WIDE T-502), A COMMON CORNER OF LANDS OF EDMUND BACON, I. ROBERT MCPHERSON AND THE HEREIN DESCRIBED LANDS, THENCE LEAVING LINCOLN ROAD AND BEING ALONG LANDS OF J.R.MCPHERSON THE TWO FOLLOWING COURSES AND DISTANCES:

(1) NORTH 62 DEGREES 06 MINUTES EAST 528.00 FEET TO AN IRON PIPE;  
(2) NORTH 48 DEGREES 46 MINUTES EAST 704.09 FEET TO AN IRON PIPE, A CORNER OF J.R. MCPHERSON AND ON LINE OF LANDS OF JOHN LOGAN,  
THENCE ALONG LANDS OF J. LOGAN CROSSING OVER A 75.00 FEET WIDE RIGHT OF WAY THE PHILADELPHIA ELECTRIC COMPANY, SOUTH 45 DEGREES 26 MINUTES 30 SECONDS EAST 275.01 FEET TO AN OLD FIELD STONE, A CORNER OF J. LOGAN AND ON LINE OF LANDS OF ELIZABETH F. STONOROV, SAID FIELD STONE ALSO BEING ON THE LINE DIVIDING EAST PIKELAND AND CHARLESTOWN TOWNSHIP,  
THENCE ALONG LANDS OF E.F.STONOROV, BEING ALONG THE TOWNSHIP DIVIDING LINE, CROSSING LINCOLN ROAD, SOUTH 41 DEGREES 06 MINUTES 07 SECONDS WEST 1,937.26 FEET TO A POINT, IN THE PICKERING CREEK, A CORNER OF LANDS OF EDMUND BACON;  
THENCE ALONG LANDS OF E. BACON THE THREE (3) FOLLOWING COURSES AND DISTANCES;  
(1) NORTH 19 DEGREES 09 MINUETS WEST 255.75 FEET TO A POINT IN THE PICKERING CREEK HAVING RECROSSED THE AFOREMENTIONED PHILADELPHIA ELECTRIC COMPANY RIGHT OF WAY,  
(2) LEAVING SAID CREEK NORTH41 DEGREES 51 MINUTES EAST 396.00 FEET TO AN IRON PIN ON THE WESTERLY SIDE OF LINCOLN ROAD;  
(3) ALONG THE WESTERLY SIDE OF LINCOLN ROAD NORTH 15 DEGREES 24 MINUTES WEST 409.20 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN KAYLA EVAN BY DEED FROM BENJAMIN MARTIN DATED JULY 10, 1997 AND RECORDED JULY 28, 1997 IN DEED BOOK 4208, PAGE 0668.

TAX I.D. #: 26-4-27

PLAINTIFF: Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1

VS

DEFENDANT: **Kayla Evan**

SALE ADDRESS: 972 Lincoln Road, Phoenixville, PA 19460

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: **22-9-278**

DEBT- **\$70,713.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05643 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/chestercoasheriffsales](http://www.bid4assets.com/chestercoasheriffsales)

## Thursday, September 15, 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, October 17, 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 LAND ON WHICH IS LOCATED THE WEST HOUSE OF A BLOCK OF TWO FRAME HOUSES SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, DESIGNATED AS NO. 635 BELMONT STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH CURB LINE OF BELMONT STREET OPPOSITE THE CENTER OF THE MIDDLE DIVIDING PARTITION IN SAID BLOCK OF TWO FRAME DWELLING HOUSES, A CORNER OF LAND NOW OR FORMERLY OF WILLIAM STEELE AND DISTANT 27 FEET OF THE WEST LINE OF PEARL ALLEY; THENCE ALONG THE NORTH CURB LINE OF BELMONT STREET SOUTH 80 DEGREES 44 MINUTES WEST, 22.5 FEET TO A CORNER OF LAND NOW OR FORMERLY OF BANNER CONNER, THENCE BY SAID CONNER'S LAND NORTH 9 DEGREES 16 MINUTES WEST, 105 FEET TO THE SOUTH LINE OF HARMONY STREET, THENCE BY THE SAME NORTH 80 DEGREES 44 MINUTES EAST, 22.5 FEET TO ANOTHER CORNER OF WILLIAM STEELE'S LAND AND THENCE BY THE SAME AND PASSING THROUGH THE CENTER OF THE MIDDLE DIVIDING PARTITION IN SAID BLOCK OF TWO FRAME DWELLING HOUSES SOUTH 9 DEGREES 16 MINUTES EAST 105 FEET TO THE PIECE OF BEGINNING.

CONTAINING 2362 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

TITLE TO SAID PREMISES IS VESTED IN JONATHAN WOLF BY DEED FROM TANYA E. LILLY, FIRST SUCCESSOR TRUSTEE OF THE FRANCIS J. GASKA TRUST DATED DECEMBER 12, 2001 DATED JULY 22, 2005 AND RECORDED JULY 27, 2005 IN DEED BOOK 6563, PAGE 1971 INSTRUMENT NUMBER 10556771.

TAX I.D.#: 16-6-476

PLAINTIFF: Fifth Third Bank, National Association

VS

DEFENDANT: **Jonathan Wolf**

SALE ADDRESS: 635 Belmont Avenue, 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: **22-9-279**

DEBT- **\$28,293.81**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-09787 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, September 15, 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, October 17, 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 Downingtown, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 11-8-239

PLAINTIFF: Green Street Mews Association

VS

DEFENDANT: **Robert M. Lilley, III**

SALE ADDRESS: 326 Jefferson Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN, P.C. 610-565-4660**

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: **22-9-280**

DEBT- **\$189,426.56**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-10342 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, September 15, 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, October 17, 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 TOWNSHIP OF HONEY BROOK

TAX PARCEL # 22-8-60

PLAINTIFF: Quicken Loans, Inc.

VS

DEFENDANT: **Richard A. Ross & Rebecca L. Ross**

SALE ADDRESS: 138 Cupola Road, Honey Brook, PA 19344

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: **22-9-281**

DEBT- **\$331,965.05**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-11788 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, September 15, 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, October 17, 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 property situated in the Township of West Grove Borough in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #5-4-204 being more fully described in a Deed Dated April 21, 2010 and recorded April 26, 2010 Among the land records of the county and state set forth above, in Deed Volume 7904 and Page 748,

Tax Map or Parcel Id No: 5-4-204

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1, by its servicer PHH Mortgage Corporation  
VS

DEFENDANT: **Heidi E. McLaughlin a/k/a Heidi McLaughlin and Scott T. McLaughlin a/k/a Scott McLaughlin**

SALE ADDRESS: 117 Prospect Avenue a/k/a 117 South Prospect Avenue, West Grove, PA 19390

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: **22-9-282**

DEBT- **\$131,150.55**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-00223 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, September 15, 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, October 17, 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 TOWNSHIP OF TREDYFFRIN

TAX PARCEL #4306AA06250000

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1  
VS  
DEFENDANT: **Kurt Van Tassel**  
SALE ADDRESS: 425 Drummers Lane, Wayne, PA 19087  
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: **22-9-VA1**

DEBT- **\$173,803.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-00582 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, September 15, 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, October 17, 2022. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No 17-7-20.3A

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Gary S. Leader & Sandra A. Leader**

SALE ADDRESS: 1600 Chestnut Hill Road, Pottstown, PA 19464

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

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.