

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, October 20th, 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, October 20th, 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**

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# Sheriff's Sale of Real Estate

SALE NO: **22-10-283**

DEBT- **\$187,917.49**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02158 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, October 20, 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, November 21, 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 VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel Number: 38-5-47.29

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
VS

DEFENDANT: **SANDRA L. PROPER**

SALE ADDRESS: 150 Maple Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**  
**855-225-6906**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-10-284**

DEBT- **\$126,262.26**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02441 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole in the center of the concrete State Road from West Chester to Pottstown; thence by land now or late of Jesse D. Gilbert et ux, South 84° 55' East, 24534 feet to an iron pin, thence by land late of Philip M. Sharples, North 26° 48' 40" West, 117.54 feet to an iron pin, thence by land late of Joseph T. Shaffer et ux, North 84° 55' West, 176.7 feet to the center line of said road; thence along the same South 8° 50' West, 100 feet to the place of BEGINNING.

BEING THE SAME PREMISES which George M. Huey, by Deed dated 3/15/2000 and recorded 3/16/2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4726, Page 1683, granted and conveyed unto Thomas R. Gillespie, III.

TAX PARCEL NO.: 52-2-103

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

DEFENDANT: **Thomas R. Gillespie, III**

SALE ADDRESS: 1113 Pottstown Pike, West Chester, PA 19380

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: **22-10-285**

DEBT- **\$170,569.15**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-05412 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales)

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

BLR# 40-2B-12

PLAINTIFF: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO BANK SOUTHWEST, N.A.  
F/K/A WACHOVIA MORTGAGE, F.S.B F/K/A WORLD SAVINGS BANK, F.S.B.

VS

DEFENDANT: **JOHN M. SUPER JR & LAURIE G. SUPER**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-10-286**

DEBT- **\$5,556.57**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-09105 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No 12-2-117.1

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Adam D. Furlong**

SALE ADDRESS: 690 Chestnut Street, Honey Brook, PA 19344

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.

# Sheriff's Sale of Real Estate

SALE NO: **22-10-287**

DEBT- **\$250,402.16**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-08595 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 CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VALLEY TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

Tax Parcel Number: 38-2G-83

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-C

VS

DEFENDANT: **BERNADETTE J. MARCUM & MARLIN D. MARCUM**

SALE ADDRESS: 316 Revere Court, 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: **22-10-288**

DEBT- **\$271,103.35**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2012-09163 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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Situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, The Real Property. Or its address commonly known as 213 Veterans Drive, Nottingham, Pa.19362. Recorded October 9, 2003 in Chester County in Deed Book 5928 Page 2344.

UPI # 68-6-2.3N

PLAINTIFF: SMS Financial Recovery Services, LLC

VS

DEFENDANT: **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **DOLCHIN, SLOTKIN & TODD, P.C. 215-665-3506**

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: **22-10-289**

DEBT- **\$209,415.14**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-09495 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL NO. 38-02Q-0009.060

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE  
HOME EQUITY LOAN TRUST 2002-A

VS

DEFENDANT: **ALLEN T. SMITH**

SALE ADDRESS: 919 North Walnut Street, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **22-10-290**

DEBT- **\$146,019.43**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02567 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 situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 1994 and recorded in the Office of the Chester County Recorder of Deeds on September 7, 1994, in Deed Book Volume 3805 at Page 1786

Tax Parcel No 28-07-0005

PLAINTIFF: U.S. Bank Trust National Association, as Trustee for the Lodge Series IV Trust  
VS

DEFENDANT: **Carol A. Deatrck**

SALE ADDRESS: 100 Summit Ridge Road, Parkesburg, PA 16365 f/k/a 104 Summit Ridge, Gap, PA 17527 and 102 Summit Ridge Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

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: **22-10-291**

DEBT- **\$294,825.64**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02264 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the BOROUGH OF ELVERSON, CHESTER County, Pennsylvania, being

BLR# 13-04-0005

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **CHRISTINE JADE CAMUNAS A/K/A CHRISTINE J. CAMUNAS & TOMMY C. CAMUNAS, SR.**

SALE ADDRESS: 14 West Main Street, Elverson, PA 19520

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: **22-10-292**

DEBT- **\$88,582.60**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03101 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situated in Valley Township

Tax Parcel #38-6A-13.1

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **Long Term Ventures LLC**

SALE ADDRESS: 62 Gap Road, Coatesville, 19320

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

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: **22-10-293**

DEBT- **\$512,698.01**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-13132 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP

TAX PARCEL NO. 43-09D-0016

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST c/o  
RUSHMORE LOAN MANAGEMENT SERVICES

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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: **22-10-294**

DEBT- **\$107,697.27**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-01950 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 situated in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 22, 1990 and recorded in the Office of the Chester County Recorder of Deeds on March 26, 1990, in Deed Book Volume 1932 at Page 83.

Tax Parcel No. 04-02-0012.050

PLAINTIFF: Hoffy Unlimited, LLC

VS

DEFENDANT: **James H. Norman & Detra A. Brison a/k/a Detra A. Brison-Norman**

SALE ADDRESS: 403 Thompson Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

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: **22-10-295**

DEBT- **\$267,586.06**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2003-04081 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL #54-1P-299

PLAINTIFF: U.S.BANK NA, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355

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: **22-10-296**

DEBT- **\$468,220.84**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-00233 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chesterkopasheriffsales](http://www.bid4assets.com/chesterkopasheriffsales)

## Thursday, October 20, 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, November 21, 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 UPPER UWCHLAN

TAX PARCEL NO. 32-04-0030.050

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6

VS

DEFENDANT: **ANITA MASTROG AKA ANITA D. MASTROG & F. MICHAEL MASTROG**

SALE ADDRESS: 705 Orchard Valley, Chester Springs, PA 19425

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

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



# Sheriff's Sale of Real Estate

SALE NO: **22-10-297**

DEBT- **\$823,524.28**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2013-05089 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales)

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PROPERTY SITUATE IN WEST PIKELAND TOWNSHIP

TAX PARCEL NO. 34-04-0260

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBOR VIEW  
MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES,  
SERIES 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-MCKEON & MICHAEL MCKEON**

SALE ADDRESS: 1707 Chantilly Lane, 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: **22-10-298**

DEBT- **\$2,276,263.86**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06231 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasherrifsaes](http://www.bid4assets.com/chestercopasherrifsaes)

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a record plan of "Shadow Oak" First Valley Forge Corporation, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated 9/15/1977 and last revised 7/25/1978.

Tax Parcel # 43-9A-31

PLAINTIFF: Ajax Mortgage Loan Trust 2019-E, Mortgage-Backed Securities, Series 2019-E, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Crescent Wings, LLC**

SALE ADDRESS: 2275 Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, ESQ. 850-422-2520**

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: **22-10-299**

DEBT- **\$136,285.62**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05252 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
URL [www.bid4assets.com/chestercopasherrifsaes](http://www.bid4assets.com/chestercopasherrifsaes)

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All that certain tract or piece of land situate in the Township of London Grove, County of Chester, State of Pennsylvania and described according to a plan of land of Marshall Barnett, said plan made by T.G. Colesworthy, County Surveyor, dated September 12, 1963 and revised May 27, 1965.

Tax Parcel # 59-4-16.3

PLAINTIFF: Ajax Mortgage Loan Trust 2020-A, Mortgage-Backed Securities, Series 2020-A, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Kenneth Blaisdell Purinton & Lisa Michelle Purinton**

SALE ADDRESS: 685 North Guernsey Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, ESQ. 850-422-2520**

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: **22-10-300**

DEBT- **\$90,759.50**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02551 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)

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ALL THAT CERTAIN lot or tract of ground with the hereditaments and appurtenances, Situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West Section III, made January 15, 1970 by Henry S. Conrey, Inc., Surveyors, as follow, to wit:

BEGINNING at a point in the Northwesterly side of Biddle Drive (Fifty feet wide) a corner of Lot 121 A in the said Plan; thence along the said Northwesterly side of the said Biddle Drive the two following courses and distances; (1) along the arc of a circle curving to the left, having a radius of Six hundred twenty-five feet the arc distance of Sixteen and forty-three one-hundredths feet to a point, and (2) South Sixty-two degrees, forty-one minutes, eight seconds West, Eighty-three and fifty-seven one-hundredths feet to a point a corner of Lot 189 A on the said Plan; thence leaving the said Northwesterly side of said Biddle Drive along the said Lot 189 A, North Twenty-seven degrees, eighteen minutes, fifty-two seconds West partly crossing a certain Twenty feet wide drainage easement on the said plan Two hundred feet to a point in line of Lot 1120 on the said Plan; thence along the said Lot 120 North Sixty-two degrees, forty-one minutes, eight seconds East partly crossing the said Twenty feet wide drainage easements, One hundred five and twenty-six one-hundredths feet to a point a corner of the said Lot 121 A; thence along the said Lot 121 A South Twenty-five degrees, forty-eight minutes, twenty-nine seconds East, crossing the said Twenty feet wide drainage easement Two hundred feet and twenty-eight one-hundredths of a foot to the first mentioned point and place of beginning.

BEING the same premises which Richard A. Turturici by Deed dated 10/23/2013 and recorded 11/01/2013 in the County of Chester, Pennsylvania, in Deed Book 8839 Page 347 granted and conveyed unto Albert G. Metz III and Catherine M. Metz.

Tax Parcel No. 33-5N-46

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Albert G. Metz III & Catherine M. Metz**

SALE ADDRESS: 239 Biddle Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **ROBERT J. WILSON, ESQ. 610-566-7080**

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: **22-10-301**

DEBT- **\$64,998.36**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02281 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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City of Coatesville, Chester County, Pennsylvania

Tax Parcel # 16-9-264

PLAINTIFF: Albert P. Abdala, III

VS

DEFENDANT: **Robert Law**

SALE ADDRESS: 52 Scott Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY E. THOMPSON 610-431-3300**

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

# Sheriff's Sale of Real Estate

SALE NO: **22-10-302**

DEBT- **\$544,557.49**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02054 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)

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ALL THAT CERTAIN lot or parcel of land situated in the West Goshen Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 26, 2007 and recorded in the Office of the Chester County Recorder of Deeds on July 30, 2007, in Deed Book Volume 7225 at Page 162.

Tax Parcel No. 52-06E-0052

PLAINTIFF: CSMC 2020-RPL2 Trust  
VS

DEFENDANT: **Michael C. Zeminski & Amy P. Zeminski**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

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.