

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 17th, 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, November 17th, 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: **22-11-303**

DEBT- **\$11,206.33**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-08252 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, November 17, 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, December 19, 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 land with the buildings thereon erected, situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-165

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Emmett G. Hunt and Carrie A. Hunt**

SALE ADDRESS: 427 E. Lincoln Highway, 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: **22-11-304**

DEBT- **\$5,254.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05947 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 situated in Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2-78

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Rodney Senter & Mereda Senter**

SALE ADDRESS: 25 Country Club Road, Valley Township, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-11-305**

DEBT- **\$4,562.09**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-04761 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 Charlestown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 35-4-45.1

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **David M. Allen**

SALE ADDRESS: 4066 Hollow Road, Charlestown Township, PA 19355

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: **22-11-306**

DEBT- **\$7,327.64**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-05849 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or piece of ground Situate in Sadsbury Township, Chester County, Pennsylvania.

TAX PARCEL NO. 37-2-7

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Pauline Teresa Lera**

SALE ADDRESS: 253 Old Mill Road, Sadsbury Township, PA 19365

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: **22-11-307**

DEBT- **\$660,408.65**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02705 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 THE TOWNSHIP OF TREDYFFRIN,
CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel Number: 43-10F-155.1

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **KARYN ZINSER, IN HER CAPACITY AS HEIR OF EUGENE RIGDON; SHAUN RIGDON, IN HIS CAPACITY AS HEIR OF EUGENE RIGDON; ADRIANA HOGGE, IN HER CAPACITY AS HEIR OF EUGENE RIGDON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUGENE RIGDON**

SALE ADDRESS: 896 Conestoga Road, Berywn, PA 19312

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: **22-11-308**

DEBT- **\$62,312.53**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02505 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 the right, title and interest and claim of: Melvin P. Dutton Jr. of in and to: MUNICIPALITY: Caln Township,
Chester County

TAX PARCEL # 39-5E-57

PLAINTIFF: New Residential Mortgage Loan Trust 2019-4 c/o Citibank, N.A. as Owner Trustee
of NRMLT 2019-4

VS

DEFENDANT: **Melvin P. Dutton, Jr.**

SALE ADDRESS: 147 Ascot Court, Downingtown, PA 19335 PLAINTIFF ATTORNEY:

ROBERT P. WENDT, ESQ. 914-219-5787 x490

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: **22-11-309**

DEBT- **\$249,950.78**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-04601 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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Owner(s) of the property situate in the Township of Uwchlan, Chester County, Pennsylvania

Being parcel number and pin number 33-05F-0066

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee
for Legacy Mortgage Asset Trust 2020-GS2

VS

DEFENDANT: **Jaheen E. Beckett and Jacqueline Jones-Beckett**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341

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: **22-11-310**

DEBT- **\$91,460.70**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03268 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST SADSBUY, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel Number: 36-05-0124.040

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner
Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

VS

DEFENDANT: **Rhonda M. Ham & Jerry L. Ham**

SALE ADDRESS: 3626 Upper Valley Road, Parkesburg, PA 19365

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-11-311**

DEBT- **\$143,979.69**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-00411 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All the certain Condominium Unit situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, being known and designated as follows:

All that certain unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L., 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 258, a Declaration Plan dated November 10, 1972 land last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53, Page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, page 284, being and designated on said Declaration Plan as Unit No. 1206 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .722%.

BEING THE SAME PROPERTY CONVEYED TO MARGARET A. MAGUIRE AND JOHN A. MAGUIRE, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM MARGARET A. GRIFFITH N/K/A MARGARET A. MAGUIRE, MARRIED, DATED JANUARY 29, 1998, AT INSTRUMENT NUMBER 7841, AND RECORDED IN BOOK 4297, PAGE 1612, OFFICE OF RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: JOHN A. MAGUIRE DIED JUNE 15, 2019, AND PURSUANT TO THE TENANCY BY THE ENTIRETY ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO MARGARET A. MAGUIRE.

TAX PARCEL NO.: 53-06-0340

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **David Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Jeff Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Susan Griffith Grossman, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Unknown Heirs and/or Administrators to the Estate of Margaret A. Maguire, AKA Margaret A. Griffith (if any)**

SALE ADDRESS: 1206 Valley Drive, West Chester, PA 19382

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: **22-11-312**

DEBT- **\$251,375.60**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-01729 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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West Caln Township, County of Chester, Pennsylvania

UPI No. 28-5-140.1

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation
Mortgage Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **Geoffrey E. Freeman**

SALE ADDRESS: 1046 West Kings Highway, Coatesville, PA 19320

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: **22-11-313**

DEBT- **\$1,322.52**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-09929 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 Caln, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 39-3H-12

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Steven R. Alexy & Dianne M. Alexy**

SALE ADDRESS: 346 Sherry Lane, 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: **22-11-314**

DEBT- **\$2,304.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05614 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-11-315**

DEBT- **\$3,954.26**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2014-08287 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or piece of ground Situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **Susan L. McClain**

SALE ADDRESS: 112 Larson Drive, 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: **22-11-316**

DEBT- **\$15,562.03**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2013-07057 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, November 17, 2022 @ 11 AM

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All that certain lot or piece of ground.

Situate in the township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Title Plan for Chesterfield/d, Durham & Cumbrian Court buildings 100 & 500, made by Dennis S. DiBlasio P.D.S., dated 8/26/1986 and recorded, in Chester County as Plan No. 5465.

TAX PARCEL NO. 67-3-303

PLAINTIFF: Westtown Township

VS

DEFENDANT: **John R. Schiller, Barbara A. Schiller & United States of America**

SALE ADDRESS: 103 Cumbrian Court, Westtown Township, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-11-317**

DEBT- **\$289,407.27**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02416 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WILLISTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AS-BUILT PLAN FOR THE HANKIN GROUP MADE BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, DATED 12/21/1984 AND RECORDED AS PLAN NO. 5404.

BEGINNING AT AN INTERIOR POINT OF UNIT 402 ON SAID PLAN; THENCE EXTENDING SOUTH 83 DEGREES, 08 MINUTES, 17 SECONDS WEST 24.43 FEET TO A POINT; THENCE EXTENDING NORTH 06 DEGREES, 51 MINUTES, 43 SECONDS WEST 40.86 FEET TO A POINT; THENCE EXTENDING NORTH 83 DEGREES, 08 MINUTES, 17 SECONDS EAST 24.43 FEET TO A POINT A CORNER OF UNIT 402; THENCE EXTENDING ALONG SAME SOUTH 06 DEGREES, 51 MINUTES, 43 SECONDS EAST 40.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on 09/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI # 54-3B-256

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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: **22-11-318**

DEBT- **\$190,962.66**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-13001 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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PROPERTY SITUATE IN TOWNSHIP OF VALLEY

SOLD AS THE PROPERTY OF: CRYSTAL G. BROWN A/K/A CRYSTAL BROWN

TAX PARCEL # 38-05C-0006.0000

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **Crystal G. Brown A/K/A Crystal Brown**

SALE ADDRESS: 967 West Main 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: **22-11-319**

DEBT- **\$188,487.64**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-02040 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING
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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described according to a survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth. BEING part of Lot #117, all of Lot #118 on Plan of Lots called "Valmont" made by J.W. Harry, Civil Engineer, Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **22-11-320**

DEBT- **\$212,388.14**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02943 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 Lower Oxford Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 6, 1997 and recorded in the Office of the Chester County Recorder of Deeds on August 27, 1997, in Deed Book Volume 4223 at Page 493.

Tax Parcel No. 56-4-34.3

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS3

VS

DEFENDANT: **Jerry Gillespie**

SALE ADDRESS: 301 Dalton Road, Oxford, PA 19363

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: **22-11-321**

DEBT- **\$956,057.35**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-13390 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 Township of London Grove, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 29, 2006 and recorded in the Office of the Chester County Recorder of Deeds on January 9, 2007, in Deed Book Volume 7053 at Page 2304, as Instrument No, 200710719197

Tax Parcel No. 5908 01440900

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2

VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

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: **22-11-322**

DEBT- **\$725,166.02**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-09720 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 North Coventry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI # 17-06-0057 being more fully described in a Deed dated March 26, 1993 and recorded April 6, 1993 Among the land records of the county and state set forth above, in Deed Volume 3535 and Page 0268

UPI # 17-06-0057

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1

VS

DEFENDANT: **Allan S. Rink and Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

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: **22-11-323**

DEBT- **\$393,960.79**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02944 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 Valley in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI # 38-2-274 being more fully described in a Deed dated February 28, 2006 and recorded March 02, 2006 Among the land records of the county and state set forth above, in Deed Volume 6778 and Page 408

UPI # 38-2-274

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

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: **22-11-324**

DEBT- **\$836,964.84**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2014-05272 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF THORNBURY, COUNTY OF CHESTER AND THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS LOT NO. 90, AS SHOWN AND ILLUSTRATED ON A PLAN ENTITLED "SUBDIVISION PLAN", BRIDLEWOOD FARM PHASE 3B, THORNBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA DATED DECEMBER 1996, LAST REVISED NOVEMBER 3, 1997" AND FILED IN THE CHESTER COUNTY RECORDER OF DEED'S OFFICE ON NOVEMBER 25, 1997 AS PLAN NO. 14146.

TITLE TO SAID PREMISES IN VESTED IN MARIAN J. MCQUAY BY DEED FROM K. HOVNIANIAN AT THORNBURY, INC., A PENNSYLVANIA CORPORATION DATED DECEMBER 14, 1998 AND RECORDED FEBRUARY 1, 1999 IN DEED BOOK 4499, PAGE 1306.

TAX PARCEL # 66-3-193

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Marian J. Mcquay**

SALE ADDRESS: 116 Leadline Lane, West Chester, PA 19382

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: **22-11-325**

DEBT- **\$5,114.98**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-03511 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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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.: 12-1-71

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Carol A. Harkins**

SALE ADDRESS: 25 Waynebrook Drive, 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: **22-11-326**

DEBT- **\$6,395.19**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2017-01418 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 unit designated as Unit No. 19 and being a Unit in Red Oak Condominiums, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania

Tax Parcel No.: 12-1-126

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Ronald Kauffman and Michael Young**

SALE ADDRESS: 146 Red Oak Court, 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: **22-11-327**

DEBT- **\$4,743.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-00593 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.: 22-03-0061.160

PLAINTIFF: Northwestern Chester County Municipal Authority
VS

DEFENDANT: **Jason Martin**

SALE ADDRESS: 137 Whitehorse Drive, 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: **22-11-328**

DEBT- **\$384,189.59**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03871 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 THE PENN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel Number: 5803-04390000

PLAINTIFF: Freedom Mortgage Corporation
VS

DEFENDANT: **Brian M. Cross A/K/A B.M. Cross**

SALE ADDRESS: 328 Winchester Lane, West Grove, PA 19390

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: **22-11-329**

DEBT- **\$255,633.37**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-00371 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Owner(s) of the property situate in the Township of West Pikeland, Chester County, Pennsylvania

Being parcel number and pin number 3401 0081 10000

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

DEFENDANT: **Erle W. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith and Brian A. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith**

SALE ADDRESS: 1402 Village Lane, Chester Springs, PA 19425

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.