

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, January 19th, 2023 @ 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, January 19th, 2023 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: **23-1-1**

DEBT- **\$1,923.50**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-03489 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, January 19, 2023 @ 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 Tuesday, February 21, 2023. 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 situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 33-5-45

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **Conpro Realty Associates, L.P.**

SALE ADDRESS: 601 N. Pottstown Pike, Uwchlan, PA 19341

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: **23-1-2**

DEBT- **\$1,931.20**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02738 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 West half of a double frame message and lot of land, Situate in Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-5F-36.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Jonathan M. London, Sr.**

SALE ADDRESS: 1269 Valley 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: **23-1-3**

DEBT- **\$1,198.93**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-08833 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, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 38-5C-88.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Dale Welsh**

SALE ADDRESS: 925 Madison Street, 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: **23-1-4**

DEBT- **\$6,100.66**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-01113 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 WESTTOWN,  
CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO. 67-2-34.2

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Mark Reber and Krista Reber & United States of America**

SALE ADDRESS: 1426 Carroll Brown Way, 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: **23-1-5**

DEBT- **\$6,206.88**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-05665 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, hereditaments and appurtenances.

SITUATE in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 39-4D-61

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Mark C. Baldwin, Executor of the Estate of Regina B. Mayer**

SALE ADDRESS: 5 Marshall Circle, Caln Township, PA 19335

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

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

# Sheriff's Sale of Real Estate

SALE NO: **23-1-6**

DEBT- **\$1,634.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-07576 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 Uwchlan Township, Chester County, PA.

Tax Parcel No. 33-3-109

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **Joseph P. Gallagher and Shannon Deegan Gallagher**

SALE ADDRESS: 102 Victoria Court, Uwchlan, 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: **23-1-7**

DEBT- **\$1,881.60**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02614 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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ALL THAT CERTAIN tract of land situate in Valley Township, County of Chester, Pennsylvania.

Tax Parcel No. 38-5C-86.12

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Marque L. Bilinski**

SALE ADDRESS: 905 Charles Street, 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: **23-1-8**

DEBT- **\$3,607.10**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-07641 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 situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-108.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Ernest Douglas**

SALE ADDRESS: 651 Lumber 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: **23-1-9**

DEBT- **\$2,023.31**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01767 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 two story brick dwelling and lot of land known as No. 29 Fairview Terrace situate in the southerly side of High Street between Fairview Street and Taylor Street in the Fifth Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania.

Tax Parcel No. 15-9-2

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **Marci A. Rumsey and Brian S. Rumsey**

SALE ADDRESS: 572 High Street, Phoenixville, PA 19460

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: **23-1-10**

DEBT- **\$1,310.80**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2014-05646 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 an improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 41-8C-125

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Adam J. DeAngelo and Alexis J. DeAngelo**

SALE ADDRESS: 39 Sheffield Lane, West Whiteland, PA 19380

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

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

# Sheriff's Sale of Real Estate

SALE NO: **23-1-11**

DEBT- **\$72,925.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-01785 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 VALLEY

TAX PARCEL NO. 38-5C-86.7

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Susan F. Boyd-Noel a/k/a Susan Bradley**

SALE ADDRESS: 915 Charles 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: **23-1-12**

DEBT- **\$232,015.54**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-02007 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 NO. 54-3-326

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

VS

DEFENDANT: **LINDA B PATTON AKA LINDA BALL PATTON and DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, 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: **23-1-13**

DEBT- **\$332,403.08**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2015-07056 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT A PUBLIC ON-LINE AUCTION VIA BID4ASSETS, BY ACCESSING  
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Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **RICHARD WANNEMACHER, JR. A/K/A RICHARD WANEMACHER and NANI WANNEMACHER A/K/A NANI SHIN-WANNEMACHER**

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **23-1-14**

DEBT- **\$252,047.58**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02197 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 SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 27-5B-1

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **MICHAEL J. FINEGAN and COURTNEY JOHNS**

SALE ADDRESS: 1016 Livingston Avenue, Phoenixville, PA 19460

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: **23-1-15**

DEBT- **\$94,263.74**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-11263 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 BOROUGH OF HONEY BROOK, CHESTER County, Pennsylvania, being

BLR # 12-02-0073

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **DAVID W. PURCELL A/K/A DAVID PURCELL**

SALE ADDRESS: 2519 Conestoga Avenue, Honey Brook, PA 19344

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: **23-1-16**

DEBT- **\$409,552.43**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2016-02606 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 piece of ground situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Sutton Woods made by Bursich Associates, Inc., dated 6/20/2001 revised 8/22/2001 recorded in Chester County as Plan No. 15913, as follows, to wit:

BEGINNING at a point in the East side of Lahawa Drive a corner of Lot No. 27 as shown on said plan; thence from said point of beginning along Lahawa Drive, North 4°47'27" East, 150 feet to a point a corner of Lot No. 25; thence along Lot No. 25, South 85°12'33" East, 295 feet to a point in line of Open Space, thence along Open Space, South 4°47'27" West, 150 feet to a point a corner of Lot No. 27; thence along Lot No. 27, North 85°12'38" West, 295 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 26 on said Plan.

BEING THE SAME PREMISES which Charles S. Schell, by Deed dated 7/21/2010 and recorded 7/26/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7958, Page 1963, granted and conveyed unto Stephen M. Ignatin and Kristine E. Strecker.

Tax Parcel No.: 29-5-25.2

PLAINTIFF: CITIZENS BANK, N.A. F/K/A CITIZENS, N.A.

VS

DEFENDANT: **Stephen M. Ignatin & Kristine E. Strecker**

SALE ADDRESS: 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

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: **23-1-17**

DEBT- **\$230,475.34**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01664 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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ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE IN , IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOW, TO WIT:

All that certain lot or piece of ground situate in East Fallowfield Township, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the North right of way line of the Strasburg Road, the Southwest corner of property of Roy W. Rubincan and wife; thence along the North right of way line of said Road, South seventy-eight degrees thirty minutes West one hundred and eighty feet to a point, thence leaving the Strasburg Road, North eleven degrees thirty minutes West two hundred forty and eight tenths feet, more or less, to a point; thence along a line, North seventy-eight degrees thirty minutes East one hundred eighty feet to the Northwest corner of the said property of the Grantors herein; thence along the same, South eleven degrees thirty minutes East two hundred forty and eight tenths feet to the place of beginning.

Bounded on the South by the Strasburg Road, on the West and North by other land of the said Horace G. Brown, and on the East by land of the said Roy. W. Rubincan and wife.

BEING THE SAME PROPERTY CONVEYED TO JOY E. WINDLE AND ROSS W. WIGGINS, HER HUSBAND WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JOSEPH A. MASCHERINO AND JOAN A. MASCHERINO, NO MARITAL STATUS SHOWN, DATED AUGUST 8, 1991, RECORDED AUGUST 13, 1991, AT BOOK 2544, PAGE 120, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA. ROSS W. WIGGINS DECEASED, AND THROUGH THE TENANCY BY ENTIRETY ON THE ABOVE DEED ALL OF THIS INTEREST PASSED TO JOY E. WINDLE.

Tax Parcel No.: 4705 00300000

PLAINTIFF: MidFirst Bank

VS

DEFENDANT: **Lucinda Ann Stonesifer, as Administratrix of the Estate of Joy E. Windle**

SALE ADDRESS: 2255 Strasburg Road AKA 2255 Strasburg Road, East Fallowfield, PA 19320, Coatesville, PA 19320

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: **23-1-18**

DEBT- **\$240,533.26**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-11852 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 PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 30 NORTH HAWTHORNE DRIVE, COATESVILLE, PENNSYLVANIA 19320.

TAX PARCEL NO. 29-7-155.21

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Charlene Hudson, George Hickman and Walter Hudson**

SALE ADDRESS: 30 North Hawthorne Drive, 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: **23-1-19**

DEBT- **\$90,682.41**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-06386 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 piece or parcel or Tract of land situate in West Sadsbury Township, Chester County, Pennsylvania and being known as 614 North Limestone Road, Parkesburg, Pennsylvania 19365

Tax Parcel No. 36-5-79 AND 36-5-80

PLAINTIFF: LoanCare, LLC

VS

DEFENDANT: **Marcella Gray A/K/A Marcella C. Gray**

SALE ADDRESS: 614 North Limestone Road, Parkesburg, PA 19365

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: **23-1-20**

DEBT- **\$69,263.83**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-04061 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 No. 38-6A-12

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **Marlon Long**

SALE ADDRESS: 64 Gap Road, Coatesville, PA 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: **23-1-21**

DEBT- **\$15,393.78**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02046 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 in the Property, known, named and identified as Goshen Commons Condominium located in West Goshen Township, Chester County, Pennsylvania, which has previously been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3103, et seq., by the recording of a Declaration of Condominiums, dated 4/28/1989 and recorded 7/24/1989 in Record Book 1627 page 023, and a First Amendment thereto dated 7/24/1989 and recorded 7/24/1989 in Record Book 1659 page 426, a Second Amendment thereto dated 9/29/1989 and recorded 10/18/1989 in Record Book 1738 page 144, a Third Amendment thereto dated 11/17/1989 and recorded 11/22/1989 in Record Book 1784 page 108, a Fourth Amendment thereto dated 11/30/1990 and recorded 12/20/1990 in Record Book 2258 page 324, a Fifth Amendment thereto dated 11/9/1990 and recorded 12/27/1990 in Record Book 2258 page 336, a Sixth Amendment thereto dated 11/27/1995 and recorded 12/7/1995 in Record Book 3971 page 754, a Seventh Amendment thereto dated 5/30/1996 and recorded in Record Book 4068 page 306.

BEING UNIT #611, together with a proportion of undivided interest in the common elements (as defined in such Declaration, as amended, to be 1.130826%).

BEING the same premises which Lori M. Anderson Greene, by Deed dated May 24, 2002 and recorded at Chester County in Deed Book 5236 page 953, et seq., granted and conveyed unto Keith Anderson, in fee. BEING ALSO the same premises which P&W Developers, Inc., a Pennsylvania Corporation, by Deed dated October 31, 1996 and recorded at Chester County in Deed Book 4102 page 1934, granted and conveyed unto, granted and conveyed unto Lori M. Anderson Greene, in fee.

AND THE SAID Keith Anderson, a/k/a Keith J. Anderson, did depart this life on June 18, 2017, leaving a Last Will and Testament dated April 13, 2014, duly admitted to probate and registered at the Chester County Register of Wills (File No. 1517-1407) wherein Letters Testamentary thereon were granted to Lori M. Anderson-Greene, on July 10, 2017. Keith Anderson, a/k/a Keith J. Anderson's Last Will and Testament dated April 13, 2014 bequeaths his estate to Lori M. Anderson-Greene, as the sole residuary beneficiary.

BEING UPI 52-5A-294

PLAINTIFF: Goshen Commons Condominium Association

VS

DEFENDANT: **Lori M. Anderson Green**

SALE ADDRESS: 750 East Marshall Street, Unit #611, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQ. 610-696-8500**

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: **23-1-22**

DEBT- **\$467,777.48**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2021-07119 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE  
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All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Green Hill Manor No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit:

Beginning at a point in the southwest side of Howard Avenue (40 feet wide) at the distance of 120, south 01 degree 22 minutes east, from a point of intersection of the southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet south 72 degrees 52 minutes 20 seconds west along southeast side of Howard Road from the southwest side of Greenhill Avenue; thence from the last mentioned point of beginning along the southwest side of Howard Avenue, south 01 22 minutes east 120 feet to a point a corner of Lot 11; thence leaving the said Howard Avenue along Lot 11 south 88 degrees 38 minutes west 100 feet to a point in land now or late of Walter J. Few; thence along the same north 01 degree 22 minutes west 120 feet to a point a corner of Lot 12; thence along Lot 12; the first mentioned point and place of beginning.

Subject to any restrictions, easements and/or adverbs that pertain to this property.

BEING UPI # 52-3E-16

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Zachery A. Pickard and Amanda L. Brandt**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOSHUA D. BRADLEY 410-727-6600**

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: **23-1-23**

DEBT- **\$80,961.31**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01502 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 Oxford, in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #57-3-22 being more fully described in a Deed Dated July 22, 1986 and recorded March 29, 1994 Among the land records of the county and state set forth above, in Deed Volume 3730 and Page 0081.

UPI: #57-3-22

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I  
Inc. Trust, Series 2007-SEA1

VS

DEFENDANT: **Billy Ray Rowe a/k/a Billy R. Rowe, solely in his capacity as Executor of the  
Estate of Hazel M. Cooper a/k/a Hazel Mae Cooper a/k/a Hazel Cooper a/k/a Hazle Cooper,  
deceased**

SALE ADDRESS: 300 Village Road, Cochranville, PA 19330

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: **23-1-24**

DEBT- **\$14,759.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01265 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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Township of Sadsbury, Chester County, Pennsylvania

Tax Parcel No. 37-4-40.13B

PLAINTIFF: Sadsbury Village Homeowners Association

VS

DEFENDANT: **Vincent T. Wolsky**

SALE ADDRESS: 207 Broad Meadow Drive, Parkesburg, PA 19365

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: **23-1-25**

DEBT- **\$199,726.90**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02945 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 EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/01 1987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO. 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST. 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO (2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET, AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY.  
CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS.

BEING LOT #2 ON SAID PLAN

Fee Simple Title Vested in WILLIAM E. SUPPLEE, JR., by deed from WILLIAM E. SUPPLEE, JR., AND MICHELLE L. FENNIMORE, N/K/A MICHELLE SUPPLEE, HUSBAND AND WIFE, dated 10/07/2003, recorded 11/10/2003, in the Chester County Clerk's Office in Deed Book 5971, Page 1711.

TAX PARCEL NO. 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320-4620

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: **23-1-26**

DEBT- **\$159,767.72**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2018-04609 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 in the property, known named and identified in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous deed Book 687 page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

Fee Simple Title Vested in ALEXANDER B. ANDERSON and KATHLEEN J. ANDERSON, husband and wife, as tenants by entireties., by deed from, Sharon Sellstedt, dated 12/31/1992, recorded 01/08/1993, in the Chester County Recorder of deeds, as Book 3449 Page 241.

Tax Parcel No.: 02-030266

PLAINTIFF: Wells FARGO BANK, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

VS

DEFENDANT: **Alexander B. Anderson and Kathleen J. Anderson**

SALE ADDRESS: 199 West King Street Apartment G-1, Malvern, PA 19355

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: **23-1-27**

DEBT- **\$218,039.23**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-00303 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, January 19, 2023 @ 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 Tuesday, February 21, 2023. 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 THE TOWNSHIP OF KENNETT SQUARE, CHESTER COUNTY, PENNSYLVANIA:

TAX PARCEL NO.: 6204 00390000

PLAINTIFF: Finance of America Reverse, LLC  
VS

DEFENDANT: **KAY LYNN COOPER A/K/A KAY L. COOPER A/K/A KAY LYNN COOPER LUTSKY**  
SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

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.