

Sheriff's Sale of Real Estate

SALE NO: **23-2-50**

DEBT- **\$286,514.94**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02279 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, February 16, 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 Monday, March 20, 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 UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER: 33-5A-49

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
VS

DEFENDANT: **GERALDINE DRAKE**

SALE ADDRESS: 135 Neyland Court, Exton, PA 19341

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-2-51**

DEBT- **\$350,429.44**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00634 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

TAX PARCEL # 41-6N-149

PLAINTIFF: M&T BANK

VS

DEFENDANT: **KRISTY M. CASTAGNA and JUAN RIVERA JR. AKA JUAN RIVERA**

SALE ADDRESS: 1390 Kirkland Avenue, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **23-2-53**

DEBT- **\$277,262.35**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02500 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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Township of Caln, Chester County, Pennsylvania

Tax Parcel # 39-1-22

PLAINTIFF: COBA, INC., ASSIGNEE OF TD BANK, N.A.

VS

DEFENDANT: **MICHAEL GAMBONE**

SALE ADDRESS: 3707 East Fisherville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP 215-979-1000**

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: **23-2-54**

DEBT- **\$190,570.71**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-02259 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or parcel of land situated in the Borough of West Grove, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 8, 2006 and recorded in the Office of the Chester County Recorder of Deeds on December 13, 2006, in Deed Book Volume 7033 at Page 1114, as Instrument No. 200610712785.

Tax Parcel No. 5-4-187

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-3

VS

DEFENDANT: **John Turley**

SALE ADDRESS: 140 West Evergreen Street, 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: **23-2-55**

DEBT- **\$149,222.77**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-00628 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-13-660

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **PAUL LEVENGOOD JR. and NICOLE WERTZ**

SALE ADDRESS: 236 Nutt Road, Phoenixville, PA 19460

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: **23-2-56**

DEBT- **\$211,061.75**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-06962 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN tract of land, Situate in Caln Township and partly in East Fallowfield Township, County of Chester and State of Pennsylvania, bounded and described according to a Survey made by J.W. Harry C.E., dated March 16, 1955, as follows, to wit:

BEGINNING at a pin in the North Street line of Robin Road, a corner of remaining land now or formerly of Jesse Shallcross, Jr., one of the grantors herein distant 585.83 feet measured North 81 degrees 34 minutes East along said North Street line of Robin Road from a pin at its intersection with the East Street Line of 15th Avenue, said point of beginning being also in the East curb line of 16th Avenue of Megargee Heights (extends Southwardly) thence leaving Robin Road and along said land now or formerly of Jesse Shallcross, Jr., crossing the Township Line between East Fallowfield Township and Caln Township and along said East curb line of 16th Avenue North 4 degrees 5 minutes West 214.67 feet to its point of intersection with the South curb line of Reed Street, thence along the South curb line of Reed Street North 85 degrees 55 minutes East 104.11 feet to a point, a corner of remaining land of Dr. Charles E. Stone one of the grantors herein; thence leaving Reed Street and along the same recrossing said Township Line between Caln Township and East Fallowfield Township and along remaining land of Jesse Shallcross, Jr., one of the grantors herein, South 8 degrees 26 minutes East 206.19 feet to a point in the North Street line on Robin Road aforesaid, thence along the same South 81 degrees 34 minutes West 120 feet to the first mentioned point and place of beginning.

CONTAINING 23,542.74 square feet of land more or less.

BEING the same premises which Trident mortgage Company, LP, recorded on October 23, 2003, in the Recorder of Deeds in and for the County of Chester, by Deed dated October 16, 2003 and recorded October 23, 2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5950 and Page 2145, granted and conveyed unto Todd C. Alexander and Melanie G. Alexander.

Being UPI # 47-1R-8

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **TODD C. ALEXANDER and MELANIE F. ALEXANDER**

SALE ADDRESS: 1601 Robin Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

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

Sheriff's Sale of Real Estate

SALE NO: **23-2-57**

DEBT- **\$607,391.66**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-01501 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN lot or tract of land situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Southdown (Marshallton Chase) prepared by Eastern States Engineering, Inc., dated April 19, 1996 and last revised April 16, 1997 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13851, as follow, to wit:

BEGINNING at a point on the Southwesterly side of Ridge Crest Drive as shown on said Plan a corner of Lot 47 on said Plan; thence extending along the Southwesterly side of Ridge Crest Drive South 22 degrees 32 minutes 47 seconds East 41.50 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 6.19 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius 15.00 feet the arc distance of 20.87 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the left having a radius of 100.00 feet the arc distance of 149.90 feet to a point; thence extending along Lot 45 on said Plan South 63 degrees 47 minutes 38 seconds West 58.30 feet to a point; thence still along the same South 21 degrees 28 minutes 41 seconds West 130.00 feet to a point; thence still along the same North 84 degrees 16 minutes 32 seconds West 162.62 feet to a point; thence still along the same and thorough wetlands on said Plan North 24 degrees 26 minutes 57 seconds West 163.12 feet to a point; thence extending along Lot 47 aforementioned North 51 degrees 31 minutes 00 seconds East 113.90 feet to a point; thence still along the same North 67 degrees 27 minutes 13 seconds East 278.00 feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which Guy Radossevich and Suzanne Erwin, by Deed dated 7/1/2002 and recorded in the Office of the Recorder of Deeds of Chester County on 12/26/2002 in Deed Book Volume 5508, Page 238, granted and conveyed unto Robert Axenfeld and Paula Axenfeld.

TAX PARCEL # 51-5-81.54

PLAINTIFF: WILMINGTON TRUST Company Not In Its Individual Capacity But Solely As Successor Trustee to U.S. Bank National Association, As Trustee, Successor In Interest to Wachovia Bank, N.A., as Trustee for MASTR Asset Securitization Trust 2004-6

VS

DEFENDANT: **Robert R. Axenfeld & Paula Axenfeld**

SALE ADDRESS: 206 Ridge Crest Drive, West Chester, PA 19382

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: **23-2-58**

DEBT- **\$127,001.76**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-05487 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE THORNDALE, CHESTER COUNTY,
PENNSYLVANIA.

BEING TAX PARCEL NUMBER: 39-4G-208

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **ROBERT A. GIGLIUTO A/K/A ROBERT GIGLIUTO**

SALE ADDRESS: 3601 Homestead Lane, Thorndale, PA 19372

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: **23-2-59**

DEBT- **\$74,181.23**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-09377 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN tract of parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No.: 53-6-520

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Rian Poltrone**

SALE ADDRESS: 1806 Valley Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 610-436-4400**

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: **23-2-60**

DEBT- **\$1,964.30**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2020-08560 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Charlestown, County of Chester, and Commonwealth of Pennsylvania being shown as Lot 82 on a plan #19553 titled "Spring Oak, Traditional Neighborhood Development" prepared by Langan Engineering, dated October 5, 2009, last revised December 9, 2013 and being more particularly described as follows:

BEGINNING at the point of the westerly right-of-way lone of Quigley Drive (varying width) (45 feet wide at this point), said point being the following two (2) courses and distances from the southerly right-of-way line of Milton Drive (varying width) (40 feet wide at the point of commencement):

A. From the point of commencement, on the arc of a circle curving to the right, in a southeast direction, having a radius of 10.00 feet and an arc length of 15.71 feet, subtended by a chord bearing of South 56 degrees 24 minutes 41 seconds East and a chord distance of 14.14 feet to a point of tangency, thence;

B. South 11 degrees 24 minutes 41 seconds East, a distance of 136.16 feet along the westerly right-of-way line of said Quigley Drive to point of curvature, thence;

C. On the arc of a circle curving to the left, in a southeast direction, having a radius of 170.00 feet and an arc length of 60.60 feet, subtended by a chord bearing of South 22 degrees 38 minutes 02 seconds East and a chord distance of 66.17 feet to the first mentioned point, and running, thence;

1. From the point of beginning, on the arc of a circle curving to the left, in a southeast direction, having a radius of 170.00 feet and an arc length of 31.77 feet, subtended by a chord bearing of South 39 degrees 12 minutes 39 seconds East and a chord distance of 31.73 feet to a point, thence;

2. South 41 degrees 24 minutes 06 seconds West, a distance of 121.68 feet, along Lot 83 as designated on said plan and the center of a 16" wide drainage easement to a point on the easterly right-of-way line of Pine Lane (Alley 4) (16' wide), thence;

3. On the arc of a circle curving to the right, in a northwest direction, having a radius of 282.00 feet and an arc length of 72.07 feet, subtended by a chord bearing of North 37 degrees 38 minutes 54 seconds West and a chord distance of 71.87 feet along easterly right-of-way line of said Pine Lane to point, thence;

4. North 60 degrees 31 minutes 46 seconds East, a distance of 119.82 feet along Lot 81 as designated on said plan to the first mentioned point and the place of BEGINNING.

Tax Parcel # 34-4-389

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: Changdong Gao and Yuqing Zhang

SALE ADDRESS: 350 Quigley Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: LAMB McERLANE PC 610-430-8000

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

Sheriff's Sale of Real Estate

SALE NO: **23-2-61**

DEBT- **\$125,638.78**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2019-04318 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc. dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

Tax Parcel # 11-10-56.5A

PLAINTIFF: CrossCountry Mortgage, Inc.

VS

DEFENDANT: **Robert E. Childs and Patricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC 215-572-8111**

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

Sheriff's Sale of Real Estate

SALE NO: **23-2-65**

DEBT- **\$31,112.54**

BY VIRTUE WITHIN MENTIONED Writ of Execution No. 2022-03636 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE
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ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF WEST GROVE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground Situate in the Borough of West Grove, County of Chester, County and State of Pennsylvania, bounded and described according to a subdivision of Harmony Hill made by N.M. Lake and Associates, Inc., Land Surveyors, Oxford, Pennsylvania, dated September 24, 1987 and revised October 3, 1988 and recorded in Chester County as plan File Number 9013, and being more fully described as follows, to-wit:

Beginning at a point on the Southeasterly side of Haines Drive, a corner of Lot 17 on said plan, thence extending from said point of beginning and extending along said side of Lot 17 South 60 degrees 30 minutes 18 seconds East 163.51 feet to a point and corner of Lot 23 on said plan, thence extending along said side of lot 23 South 24 degrees 37 minutes 30 seconds West 100.36 feet to a point and corner of Lot 18 on said Plan, thence extending along said side of Lot 19, North 60 degrees 30 minutes 18 seconds West 163.51 feet to a point on the Southeasterly side of Haines Drive; thence extending along said side of Haines Drive, North 24 degrees 37 minutes 30 seconds East 100.36 feet to the first mentioned point and place of beginning.

Being Lot 18 on said plan.

Excepting and reserving unto the Grantor its successors and assigns, the perpetual right to dedicate and convey to the Borough of West Grove ("Borough"), Chester County, Pennsylvania, a Pennsylvania municipal corporation duly organized and existing as a borough, perpetual and exclusive easements, right-of-way and right of entry, all upon, over under and across any and all areas, shown on the above identified Plan, recorded at plan file no. 9013-9020, as public roads, water supply, sanitary and/or stormwater managements easements, rights-of-way and/or facilities; any easement, right-of-way and/or right conveyed to the Borough, pursuant to this exception and reservation, shall be for the purpose of placing, constructing, operating, using, maintaining, repairing, rebuilding, replacing, relocating and/or removing any/or all public water supply, sanitary sewer, stormwater management and/or any and all other utilities, lines, services and/or facilities and/or public road all such rights to be free from interference; which right to dedicate and convey to the Borough shall be limited only by any prior conveyance of such rights to the Borough.

BEING THE SAME PROPERTY CONVEYED TO STEVEN M. GENTILE AND ANNE F. GENTILE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ERIK REICHELDT AND CHRISTINA REICHELDT, HUSBAND AND WIFE, DATED JUNE 22, 2006, RECORDED JULY 21, 2006, AT DEED BOOK 6903, PAGE 495, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 5-2-37.15

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Steven M. Gentile & Anne F. Gentile**

SALE ADDRESS: 5 Haines Drive, West Grove, PA 19390

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

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