

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 15th @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, October 15th, 2020 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
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 and forfeit the 10% sale deposit. 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 at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, October 15th, 2020 at 11AM.

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 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, November 16th, 2020. 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 and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

FREDDA L. MADDOX, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **20-10-339**

DEBT- **\$760,954.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-03820 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 15, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Exton Commons, Section 1, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated 12/10/1982 and last revised 03/11/1983 and recorded as Plan No. 4349 as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Swedesford (55 feet wide) and the Northeasterly side of Mall Entrance Road; thence extending along the said side of Swedesford Road measured North 79 degrees 26 minutes 49 seconds East 159.83 feet to a point; thence leaving the said Swedesford Road and extending along line of Common Area of Exton Commons, measured the following (2) courses and distances, to wit: (1) South 01 degree 57 minutes 40 seconds East 161.45 feet to a point in the bed of a 20 feet wide Sanitary Sewer and Water Main Easement (2) thence South 88 degrees 02 minutes 20 seconds West, 119.38 feet to a point on the Northeasterly side of Mall Entrance Road; thence extending along the said side of the Mall Entrance Road the following (3) courses and distances to wit: (1) North 24 degrees 17 minutes 11 seconds West, 106.54 feet to a point of curve (2) thence on the arc of a circle curving to the right having a radius of 35.00 feet, the arc distance of 35.49 feet to a point of tangent (3) thence North 24 degrees 17 minutes 11 seconds West, 5.70 feet to a point of intersection of the Northeasterly side of Mall Entrance Road and Southeasterly side of Swedesford Road, the first mentioned point and place of beginning.

CONTAINING 21,903 square feet of land, more or less.

BEING known as Unit No. 74 on said plan.

UPI NO. #41-5C-222

PLAINTIFF: ESSA Band & Trust
VS

DEFENDANT: **DAT Enterprises, LLC, Schwarz Enterprises, LLC, Schwarz Enterprises II, LLC**

SALE ADDRESS: 100 Exton Commons, Exton, PA 19341

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQUIRE 610-530-2700**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **20-10-340**

DEBT- **\$312,160.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10310 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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SOLD AS THE PROPERTY OF: BRENDA A. HOAGLAND AKA BRENDA HOAGLAND and R. MARK HOAGLAND AKA R. HOAGLAND.

TAX ID / UPI PARCEL NO. #22-08-0158/ 22-8-158

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York As Trustee For Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, C/O Carrington Mortgage Services, LLC

VS

DEFENDANT: **Brenda A. Hoagland AKA Brenda Hoagland R. Mark Hoagland AKA R. Hoagland Mortgagor(s) and Record Owner(s)**

SALE ADDRESS: 390 Grieson Road A/K/A 374 Cupola Road, Honey Brook, PA 19344

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **20-10-341**

DEBT- **\$141,228.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07996 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN Westerly ½ of a dwelling house and appurtenant lot of land, Situate in the Borough of Spring City, County of Chester, Commonwealth of Pennsylvania, known and designated as No. 306 Broad Street, bounded and described according to a Survey made by Earl R. Ewing, Registered Surveyor, No. 6015 under date of I 0/18/1948 as follows, to wit:

BEGINNING at a center point in the center line of Broad Street, being 68.59 Southwesterly from the intersection of the center lines of Penn Street and Broad Street, and in line with the partition wall between Nos. 304 and 306 Broad Street; thence through the partition wall along other lands of the grantors South 13 degrees 05 minutes East 227.22 feet to an iron pin in the proposed extension of Hall Street; thence along said street South 78 degrees 17 minutes West 18.72 feet to an iron pipe a corner of Lot No. 33; thence along the same North 13 degrees 00 minutes West 226.80 feet to the center line of Broad Street; thence along the same North 77 degrees 00 minutes East 18.41 feet to the place of beginning.

BEING UPI No. #14-4-314

BEING the same premises that the Federal Home Loan Mortgage Corporation by Deed dated October 24, 2013 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8845, at page 527, granted and conveyed unto Megan D'Alonzo, a single woman in fee.

PLAINTIFF: Lucille Carroll Austin

VS

DEFENDANT: **Megan Renee D' Alonzo**

SALE ADDRESS: 306 Broad Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **VALOCCHI & FISCHER 610-269-0900 EXT 2**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **20-10-342**

DEBT- **\$192,629.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02863 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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

All that certain brick house and lot of land situate on the South side of First Avenue, being the West house of a block of two similar brick houses and designated as No. 336, in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the South side of First Avenue, a corner of lot now or late of Joseph Philips distant East from the East line of Lincoln Avenue, 75 feet and 30 feet from the center of said First Avenue; thence South 9-1/2 degrees East (incorrectly given in prior deed as West) 80 feet to a point; thence at right angles North the word "North" omitted in prior deeds) 80-112 degrees East 18 feet, 9 inches to a point; thence North 9-1/2 degrees West 80 feet to the South line of First Avenue aforesaid; thence along the same, and 30 feet from the center thereof, South 80-1/2 degrees West 18 feet and 9 inches to the place of beginning.

BEING UPI # 15-13-0328

PARCEL NO.: 15-13-0328

BEING KNOWN AS: 336 First Avenue, Phoenixville, PA 19460

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. STOCKTON WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM PATRICK CALIGIURI, DATED JANUARY 10, 2011, RECORDED JANUARY 25, 2011, AT DOCUMENT ID 11074022, AND RECORDED IN BOOK 8106, PAGE 5, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner
Trustee for VRMTG Asset Trust

VS

DEFENDANT: **William H. Stockton**

SALE ADDRESS: 336 First Avenue, Phoenixville, PA 19460

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **20-10-343**

DEBT- **\$62,751.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-01815 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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BEING THE SAME PREMISES which Constance Axe, Administrator of the Estate of Richard M. Thomas a/k/a Richard Morgan Thomas, Deceased, by Deed dated October 26, 2007 and recorded November 8, 2007 in Record Book 7302, Page 1071, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Samuel E. Fisher, I.

Tax ID #12-2-48, Honeybrook Borough

PLAINTIFF: The Ephrata National Bank
VS

DEFENDANT: **Samuel E. Fisher, I**

SALE ADDRESS: 630-640 Vine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **JOSEPH P. SCHALK, ESQUIRE 717-299-5201**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

Sheriff's Sale of Real Estate

SALE NO: **20-10-344**

DEBT- **\$216,728.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06079 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground situate in the township of London Grove, County of Chester and State of Pennsylvania being bounded and described in accordance with a Plan of Section II Wickerton Farms, made by Manley N. White, Surveyor on 3/10/1967, corrected 4/3/1967 and recorded 7/5/1967 in Plan Book 26 page 28 as follows, to wit:

BEGINNING at a point the intersection of the title line in the bed of State Road with the Northwesterly side line of Buttonwood Drive (50 feet wide) if extended; thence extending from said point of beginning along said Buttonwood Olive (50 feet wide) South 05 degrees East 200 feet to a point, a corner of other lands of grantors; thence extending along same South 78 degrees 53 minutes 40 seconds West 121.14 feet to a point, a corner of Lot #29 on Plan; thence extending along said Lot #29 North 05 degrees East crossing the Southerly side of State Road, 200 feet to a point on the title line in the bed of said State Road; thence extending along the said title line in the bed of said State Road, North 78 degrees 53 minutes 40 seconds East 121.14 feet to the first mentioned point and place beginning.

CONTAINING 24,090 square feet of land more or less.

BEING Lot #30 on said Plan.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 399 State Road, West Grove, PA 19390

UPI# 59-8-133.31; PIN 5980133100

BEING THE SAME PREMISES which Alfred W. Roy and Doris M. Roy, his wife, by Deed dated July 9, 1968 and recorded July 9, 1968 in Book G38 Page 302, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Robert Thomas Baylis, and Mary G. Baylis, his wife, in fee. And the said Robert Thomas Baylis departed this life on May 14, 2006 thereby vesting title in Mary G. Baylis by operation of law.

AND THE SAID Mary G. Baylis departed this life on or about December 30, 2018 thereby vesting title unto Dawn G. Scanlon, Executrix of the Estate of Mary G. Baylis a/k/a Mary Baylis.

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

VS

DEFENDANT: **Dawn G. Scanlon, Executrix of the Estate of Mary G. Baylis a/k/a Mary Baylis, deceased**

SALE ADDRESS: 399 State Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC 610-278-6800**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.