

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 19th @ 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 19th, 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, November 19th, 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, December 21st, 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

SALE NO. 20-11-345**Writ of Execution No. 2017-08433****DEBT \$17,904.50**

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon, SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for Harry A. Siter, made by DeArmit & Hayes, Engineers and Surveyors, Coatesville, PA., dated April 29, 1963, as follows, to wit:

BEGINNING at a point of the Northeasterly side of T-427, which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of T-364: (1) on an arc of a circle curving to the left, having a radius of 24.29 feet, the arc distance of 54.81 feet to a point of reverse curve; and (2) on the line curving to the right, having a radius of 194.51 feet, the arc distance of 112.82 feet to the point and place of beginning; thence extending from said beginning point, North 16 degrees 49 minutes East, 197.11 feet to a point; thence extending South 68 degrees 24 minutes 25 seconds East; 139.14 feet to a point; thence extending South 21 degrees 35 minutes 35 seconds West, 201.33 feet to a point in the Northeasterly side of T-427, aforesaid; thence extending along the same and 2 following courses and distances; (1) North 65 degrees 15 minutes West, 95.97 feet to a point of curve and (2) on a line curving to the left, having a radius of 194.51 feet the arc distance of 26.93 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan

BEING UPI NO. 28-5-55

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated December 6, 1996 and recorded December 6, 1996 at West Chester,

Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4115 page 1420, granted and conveyed unto Thomas C. Reynolds, in fee.

PLAINTIFF: West Caln Township

VS

DEFENDANT: **Thomas C. Reynolds**

SALE ADDRESS: 283 Coffroath Road
(311 Coffroath Road) Coatesville, PA
19320

PLANTIFF ATTORNEY: **JONATHAN R. LONG 610-436-4400**

SALE NO. 20-11-346**Writ of Execution No. 2018-12911****DEBT \$6,543.51**

ALL THAT CERTAIN message and lot or piece of ground, hereditaments and appurtenances, Situate in the Village of Pomeroy, Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the East line of a public alley intersects the Northern line of Middle Street; thence along the Eastern line of said alley, North 1 degree East 150 feet to a corner of the Church property; thence along the Southern line of the Church property, North 89 degrees East 24.6 feet to a corner, thence along land now or late of Albert M. Suckle, South 1 degree West 150 feet to the North line of Middle Street; thence along the North line of Middle Street, South 89 degrees West 24.6 feet to the place of beginning. The East line of the above conveyed property passes through the middle of the partition between the house herein conveyed and that adjoining to the East.

BEING the same premises which Charles D. Wert and Saretta R. Wert, husband and wife, by Indenture bearing date the 28th day of April 1989,

and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book 1525, page 360, granted and conveyed unto Bruce D. Potter and Cheryl M. Potter, husband and wife, in fee.

UNDER AND SUBJECT, however, to the right of the owners of the two lots adjoining on the East to the use of the pump and its water located in this property.

Tax Parcel: 37-4L-23

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **Bruce Potter & Cheryl M. Potter**

SALE ADDRESS: 7 Middle Street, Parkersburg, PA 19365

PLANTIFF ATTORNEY: **LAMB McERLANE 610-701-3260**

SALE NO. 20-11-347

Writ of Execution No. 2017-09612

DEBT \$140,835.99

PROPERTY SITUATE IN THE BOROUGH OF MALVERN

TAX PARCEL #02-02-0081

SOLD AS THE PROPERTY OF: ELIGIO BONELLI

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA19355

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

SALE NO. 20-11-348

Writ of Execution No. 2020-01854

DEBT \$40,143.95

ALL THAT CERTAIN tract of land of improved ground with buildings erected thereon situate on the north side of Shadyside Road (T-309) northeast of its intersection with Forge Road in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania according to a survey by Concord Land Planners and Surveyors, Oxford, PA being Plan Number 8861 dated August 21, 1988 and described as follows:

BEGINNING at a point in the centerline of Shadyside Road (T-309) marking the southwest corner of this and the southeast corner of land of Alvin R. Johnson; thence leaving said centerline of Shadyside Road and along said land of Alvin R. Johnson (1) North 15 degrees 43 minutes 45 seconds West crossing over a 1 inch diameter iron pin found 8.34 feet from center line of Shadyside Road, a total distance of 281.55 feet to a $\frac{3}{4}$ inch diameter by 12 inch tall iron pin found marking the northwest corner of this, the northeast corner of said land of Alvin R. Johnson and set in the line of land of J. Albert Featherman; thence along said land of Featherman (2) North 46 degrees 36 minutes 21 seconds East 108.31 feet to an iron pin set marking the northeast corner of this and the northwest corner of land of Joseph D. and Ruth A. Furches; thence along said land of Furches (3) South 16 degrees 41 minutes 00 seconds East crossing over a 1 inch diameter iron pin found 15.32 feet from aforementioned center line of Shadyside Road, a total distance of 331.69 feet to a point in said center line of Shadyside Road marking the southeast corner of this and the southwest corner of said land of Furches; thence along said center line of Shadyside Road (4) South 74 degrees 10 minutes 00 seconds West 101.45 feet to the point and place of beginning.

CONTAINING 30,327 square feet
BEING Chester County Tax Parcel 69-5-30

BEING the same premises which Yvonne R. Johnson by Deed dated December 29, 1988 and recorded in Chester County, in Record Book 1405 page 263 conveyed unto Becky J. Andriole, her heirs and assigns.

PLAINTIFF: McCormick 112, LLC

VS

DEFENDANT: **Emma J. Stewart A/K/A E. Jean Stewart Blount**

SALE ADDRESS: 1020 a/k/a 1702 Shadyside Road, East Nottingham Township (Oxford), PA 19363

PLAINTIFF ATTORNEY: **BRIAN J. SCHAFFER 610-994-1137**

SALE NO. 20-11-349

Writ of Execution No. 2019-07650

DEBT \$802,375.92

Property situate in Uwchlan Township, Exton, PA 19341

UPI No. 33-4-69.1B

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, not individually but solely as Trustee for the BlueWater Investment Trust 2018-1

VS

DEFENDANT: **Gregory G. Truskey & Diane M. Truskey**

SALE ADDRESS: 106 Steeplewood Drive, Exton, PA 19341

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

SALE NO. 20-11-350

Writ of Execution No. 2017-11729

DEBT \$173,787.81

ALL THAT CERTAIN parcel of land situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Tax Parcel # 28-4-1

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **Hugh McLennan a/k/a Hugh McLennan III & Claire M. McLennan**

SALE ADDRESS: 1501 W. Kings Highway, Gap, PA 17527

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 20-11-351

Writ of Execution No. 2018-06642

DEBT \$98,317.22

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

All that certain tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, recorded in Chester County as Plan No. 7365, as follows:

Beginning at a point on the east right of way line of Caln Mortonville Road a corner of Lot No. 1; thence leaving said right

of way line along Lot No. 1, South 79 degrees 23 minutes 21 seconds East, 220 feet to a point in line of land remaining of grantor herein; thence along land remaining of grantor herein, South 10 degrees 36 minutes 39 seconds West, 200 feet to a point; thence continuing along land remaining of grantor herein, North 79 degrees 23 minutes 21 seconds West, 220 feet to a point in the aforesaid east right of way line of Caln Mortonville Road; thence along the same, North 10 degrees 36 minutes 39 seconds East, 200 feet to the first mentioned point and place of beginning.

Containing 1.010 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. BARNHART AND KAREN A. BARNHART WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM R. CRAIG JENKINS AND SHIRLEY M. JENKINS, HIS WIFE, DATED MARCH 15, 1991, RECORDED MARCH 20, 1991, AT DOCUMENT ID 012015, AND RECORDED IN BOOK 2344, PAGE 295, OFFICE IF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 47-06-0054.020

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

VS

DEFENDANT: **Karen A. Barnhart, AKA Karen Barnhart & Robert M. Barnhart, AKA Robert Barnhart**

SALE ADDRESS: Lot 2 Caln Road, AKA 960 South Caln Road, Coatesville, AKA East Fallowfield, PA 19320

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

SALE NO. 20-11-352

Writ of Execution No. 2019-12510

DEBT \$2,142.45

ALL THAT CERTAIN lot or piece of ground, Situate in Uwchlan Township, Chester County, Pennsylvania described according to a Final Subdivision Plan Phase IV, V and VI for Rondda Sheet NO. 4-A prepared by Robert F. Harach and Associates, Inc. Consulting Engineers dated December 5th, 1978 and last revised September 15th, 1979 and recorded in Chester County as Plan No. 2529 known as 234 Towyn Court.

Tax Parcel No. 33-5E-154

PLAINTIFF: Rhondda Homeowners Association

VS

DEFENDANT: **Lisa A. Shoats**

SALE ADDRESS: 234 Towyn Court, Exton, PA 19341

PLANTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

SALE NO. 20-11-353

Writ of Execution No. 2018-00284

DEBT \$94,043.43

ALL THAT CERTAIN Western half of a double brick and frame house and frame stable and a piece of land thereunto belonging, SITUATE on the North side of Ridge Avenue in the Borough of Spring City, County of Chester and State of Pennsylvania, being Lot No. 86 on a plan of lots laid out by William P. Snyder, known as the Emery Addition to Spring

City, which plot remains in the Recorder's Office in Chester County in Deed Book T-10, Page 72

Tax Parcel # 14-1-7

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **Kari Newman**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 20-11-354

Writ of Execution No. 2020-03146

DEBT \$99,645.93

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL # 38-5C-74

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-2

VS

DEFENDANT: **Nazario Tapia & Rosa Tapia**

SALE ADDRESS: 918 Charles Street, Coatesville, PA 19320

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

SALE NO. 20-11-355

Writ of Execution No. 2019-00473

DEBT \$2,286,500.19

ALL THAT CERTAIN TRACT OF LAND situate in New Garden Township, Chester County, Pennsylvania, being and designat-

ed as 116 Center Street, Toughkenamon, PA 19374

ALL THAT CERTAIN TRACT OF LAND situate in New Garden Township, Chester County, Pennsylvania, being and designated as 120 Center Street, Toughkenamon, PA 19374

PARCEL ID NO.: 60-1-108

PARCEL ID NO.: 60-1-107

PLAINTIFF: Shore United Bank

VS

DEFENDANT: **Gary M. Schroeder & Laura D. Schroeder, Jointly and Severally**

SALE ADDRESS: 116 & 120 Center Street, Toughkenamon, New Garden Township, PA 19374

PLANTIFF ATTORNEY: **KLEHR HARRISON HARVEY BRANZBURG LLP 215-569-2700**

INDEX

| Location | Defendant | Page |
|-------------------------------------|--|-------------|
| Borough of Malvern | Eligio Bonelli | 3 |
| Borough of Spring City | Kari Newman | 5 |
| East Fallowfield Township | Karen A. Barnhart, AKA Karen Barnhart & Robert M. Barnhart, AKA Robert Barnhart | 4 |
| East Nottingham Township | Emma J. Stewart A/K/A E. Jean Stewart Blount | 3 |
| New Garden Township | Gary M. Schroeder & Laura D. Schroeder, Jointly and Severally | 6 |
| Sadsbury Township | Bruce Potter & Cheryl M. Potter | 2 |
| Uwchlan Township | Gregory G. Truskey & Diane M. Truskey | 4 |
| Uwchlan Township | Lisa A. Shoats | 5 |
| Valley Township | Nazario Tapia & Rosa Tapia | 6 |
| West Caln Township | Thomas C. Reynolds | 2 |
| West Caln Township | Hugh McLennan a/k/a Hugh McLennan III & Claire M. McLennan | 4 |