

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, March 18th @ 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, March 18th, 2021 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.

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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, March 18th, 2021 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, April 19th, 2021. 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: **21-3-15**

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03668 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, March 18, 2021 @ 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, April 19, 2021. 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 ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly bounded and described as follows, to-wit;

BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point inline of Open Space; thence extending along same the two following courses and distances:

(1) South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point on the Northerly right-of-way so Sunoco Pipeline L.P. easement; and

(2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL 1, Asset-Backed Certificates, Series 2007-HL 1

VS

DEFENDANT: **Jerard Brown and the United States of America**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335

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

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: **21-3-16**

DEBT- **\$287,522.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07313 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, March 18, 2021 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan made for F. H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/3/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)' (1) leaving Conestoga Road on the arc of a circle curving to the right with the radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped courses)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook Circle, 92.64 feet to a point of curve in the same; (3) northeastwardly measured still along the said side of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook Circle, on the arc of a circle curving to the right having a radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81 degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, 23.9 feet to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

Being Lot #23 as shown on the above-mentioned Plan.

Being the same premises which Carol R. Judge nka Carol Burke by deed dated 1/23/93 and recorded 2/8/93 in Chester County in Record book 3502 Page 291 conveyed unto Barbara R. Guenther and Richard W. Guenther, W/H, in fee.

And being the same premises which Richard Guenther by Deed dated 6/27/11 and recorded in Chester County in record book 8210 page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

Being UPI # 42-3-32.7

PLAINTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **Diane D. Weaver and James E. Weaver, Jr.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

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

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: **21-3-17**

DEBT- **\$529,586.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02485 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, March 18, 2021 @ 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, April 19, 2021. 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 EAST VINCENT TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:  
BEING KNOWN AS: 7 COOKS ROAD, SPRING CITY, PA 19475  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
BEING PARCEL NUMBER: 21-04-0032.0400

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-2

VS

DEFENDANT: **Nancy W. Pine, Esquire, in her Capacity as Administratrix of the Estate of Jeffrey Stiles a/k/a Jeffrey D. Stiles**

SALE ADDRESS: 7 Cooks Glen Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

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: **21-3-18**

DEBT- **\$29,782.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-09330 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, March 18, 2021 @ 11 AM

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN TOWNSHIP OF VALLEY,  
CHESTER COUNTY, PENNSYLVANIA:  
BEING KNOWN AS: 909 CHARLES STREET COATESVILLE, PA 19320  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
BEING PARCEL NUMBER: 3805C00861000

PLAINTIFF: Liberty Savings Bank, FSB  
VS

DEFENDANT: **Larry M. Dovin; United States of America, Department of the Treasury - Internal Revenue Service**

SALE ADDRESS: 909 Charles Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

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: **21-3-19**

DEBT- **\$315,539.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-05925 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, March 18, 2021 @ 11 AM

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All that certain tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, Bounded and described according to a plan of Fern M. Pike estate, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA dated 4/5/1988.

BEING UPI # 39-3L-110

All that certain lot or tract of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania said land being known as lot no. 32 as shown on a plan known as Carver Court, Caln Township, Chester County, Pennsylvania, dated 11/23/1948, revised 1/4/1954, and recorded on 3/12/1954 in plan book 3 page 53, in the land records of Chester County, Pennsylvania.

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank

VS

DEFENDANT: **Coatesville Solar Initiative LLC**

SALE ADDRESS: 1103 Foundry Street and 110 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQUIRE 610-374-7320**

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: **21-3-20**

DEBT- **\$1,338,969.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07880 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, March 18, 2021 @ 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, April 19, 2021. 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 parcel of land with buildings and improvements thereon erected, SITUATE in the Township of Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Final Overall Title Plan of "Valley Park" for Valley Park Realty Associates, L.P. made by D.L. Howell & Associates, INC., West Chester, PA dated 12/4/2003, last recorded 8/11/2004 as Plan # 17146 as follows, to wit:  
BEGINNING at a point on the Southwest side of Waverly Circle (50 feet wide), said of being a corner of Lot #24 (as shown on said plan): Thence from the said point of beginning extending along the 6 following courses and distances: 1) South 56 degrees 45 minutes 06 seconds East 27.84 feet to a point of curve, thence 2) On a line curving to the right having a radius of 130.00 feet an arc distance of 83.36 feet to a point, thence 3) South 20 degrees 01 minutes 42 seconds East 175.85 feet to a point of curve, thence 4) On a line curving to the right having a radius of 25.00 feet and arc distance of 39.43 feet to a point on the Northwesterly side of said road, thence 5) South 70 degrees 20 minutes 20 seconds West 86.79 feet to a point of curve, thence 6) On a line curving to the left having a radius of 175.00 feet an arc distance of 125.00 feet to a point, a corner of Lot #1; Thence leaving said road extending along Lot #1 North 25 degrees 10 minutes 54 seconds West 207.96 feet to a point, a corner of Lot #24, Thence extending along Lot #24 the 4 following courses and distances: 1) North 44 degrees 34 minutes 48 seconds East 117.84 feet to a point, thence 2) North 36 degrees 13 minutes 21 seconds East 41.47 feet to a point, thence 3) North 10 degrees 52 minutes 52 seconds East 41.95 feet to a point, thence 4) 37 degrees 37 minutes 48 seconds East 48.12 feet to the first mentioned point and place of beginning.  
Tax parcel # 27-6-68.22

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Timothy A. Yocum and Nicole Lembo, The United States of America c/o The Eastern District of the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 99 Waverly Circle, Phoenixville, PA 19460

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

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: **21-3-21**

DEBT- **\$39,312.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12851 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, March 18, 2021 @ 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, April 19, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN BOROUGH OF HONEYBROOK

TAX PARCEL NO.: 12-02-0134.070

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: HAROLD J. DUNN AKA HAROLD DUNN and KATHRYN L. DUNN AKA KATHRYN DUNN

PLAINTIFF: ABS REO Trust V

VS

DEFENDANT: **Harold J. Dunn aka Harold Dunn and Kathryn L. Dunn aka Kathryn Dunn**

SALE ADDRESS: 99 Dorsheimer Lane, 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: **21-3-22**

DEBT- **\$30,249.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03428 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, March 18, 2021 @ 11 AM

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ALL THAT CERTAIN tract or piece of ground, Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.  
TAX PARCEL NO. 43-5-85

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan**

SALE ADDRESS: 966 N. Valley Forge Road, Tredyffrin Township, PA 19333

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

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: **21-3-23**

DEBT- **\$241,276.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01307 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, March 18, 2021 @ 11 AM

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PROPERTY SITUATE IN TOWNSHIP OF CALN  
TAX PARCEL NO. 39-04-0359.0000  
IMPROVEMENTS: A RESIDENTIAL DWELLING  
SOLD AS THE PROPERTY OF: JOHN P. BOCCELLI

PLAINTIFF: U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1

VS

DEFENDANT: **John P. Boccelli**

SALE ADDRESS: 404 Country Edge Road, Downingtown, PA 19335

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: **21-3-24**

DEBT- **\$204,458.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09957 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, March 18, 2021 @ 11 AM

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ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et. Seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq. First Amendment to Declaration recorded in Book 7229 page 314, Second Amendment to Declaration recorded in Book 7345 page 2155, Third Amendment to Declaration recorded in Book 7397 page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412, page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440, Page 556, Sixth Amendment to Declaration as set forth in Book 7454, page 037, Seventh Amendment to Declaration, as set forth in Book 7495 page 258, Corrective Amendment to Seventh Amendment to Declaration as set forth in Book 7516, page 1912, Eighth Amendment to Declaration as set forth in Book 7558 page 1160, Ninth Amendment to Declaration as set forth in Book 7575 page 788, Tenth Amendment to Declaration as set forth in Book 7669 page 1906, Eleventh Amendment to Declaration as set forth in Book 7801 page 192 and any and all amendments hereto. Being designated as Unit No. 386 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

BEING PART OF THE SAME PREMISES WHICH EGTC LP, a Pennsylvania limited partnership, by Indenture bearing date March 5, 2010 and recorded March 16, 2010 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7882 page 423, granted and conveyed unto NVR, Inc., a Virginia corporation trading as Ryan Homes, in fee.

ALL THAT CERTAIN concrete foundation, located approximately 184 feet west of the intersection of Larose Drive and Tifton Lane situate on the northerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 386 on a plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into land of the Round Hill Development herein, North 28 degrees 25 minutes 32 seconds West, as distance of 1444.78 feet to the point of beginning.

PLAINTIFF: J.P.Morgan Mortgage Acquisition Corporation

VS

DEFENDANT: **Brian D. Fernald**

SALE ADDRESS: 386 Larose Drive, 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 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: **21-3-24X**

DEBT- **\$204,458.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09957 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, March 18, 2021 @ 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, April 19, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

THENCE from said Place of Beginning continuing along exterior perimeter of the concrete foundation the following twelve (12) courses and distances:

1. South 73 degrees 43 minutes 03 seconds West, a distance of 22.64 feet to a point;
2. North 16 degrees 16 minutes 57 seconds West, as distance of 2.67 feet to a point;
3. North 73 degrees 43 minutes 03 seconds East, a distance of 0.32 feet to a point;
4. North 16 degrees 16 minutes 57 seconds West, a distance of 30.00 feet to a point;
5. South 73 degrees 43 minutes 03 seconds West, a distance of 0.32 feet to a point;
6. North 16 degrees 16 minutes 57 seconds West, a distance of 9.33 feet to a point;
7. North 73 degrees 43 minutes 03 seconds East, a distance of 12.56 feet to a point;
8. South 16 degrees 16 minutes 57 seconds East, a distance of 12.00 feet to a point;
9. North 73 degrees 43 minutes 03 seconds East, a distance of 9.76 feet to a point;
10. South 16 degrees 16 minutes 57 seconds East, a distance of 26.00 feet to a point;
11. North 73 degrees 43 minutes 03 seconds East, a distance of 0.32 feet to a point;
12. South 16 degrees 16 minutes 57 seconds East, a distance of 4.00 feet to the point of beginning.

CONTAINING in area eight hundred twelve (812) square feet.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated June 7, 2010 and recorded June 8, 2010 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7929 Page 902, granted and conveyed unto Bran D. Fernald.

UPI NO. 38-1-252

PLAINTIFF: J.P.Morgan Mortgage Acquisition Corporation

VS

DEFENDANT: **Brian D. Fernald**

SALE ADDRESS: 386 Larose Drive, 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 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: **21-3-25**

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, March 18, 2021 @ 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, April 19, 2021. 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 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 of 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.

IMPROVEMENTS consist of a one story free standing commercial building with open space and a parking area.

UPI NO. 41-5C-222

PLAINTIFF: ESSA Bank & 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.