

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 17th @ 11 AM

ADDENDUM

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, June 17, 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.



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, June 17th, 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, July 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

SALE NO. 16-11-799
Writ of Execution No. 2008-08440
DEBT \$3,778.43

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township
 VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSONRAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J.LEININGER, ESQ., 484-690-9300**

SALE NO. 19-11-557
Writ of Execution No. 2017-03842
DEBT \$1,813.56

ALL THAT CERTAIN lot or tract of ground with the buildings thereon erected, being Situate in the 4th Ward of the City of Coatesville and partly in the Township of Caln.

TAX PARCEL NO. 16-7-284

PLAINTIFF: City of Coatesville
 VS

DEFENDANT: **Robert Fallon, Jr.**

SALE ADDRESS: 123 S. Thirteenth Avenue, Coatesville, PA 19320

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

SALE NO. 20-3-90
Writ of Execution No. 2017-01973
DEBT \$1,583.94

PREMISES "B"

TRACT NO. 1

ALL THAT CERTAIN single dwelling and two adjoining lots of land, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN lot of land, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 50-5-168

PLANTIFF: Township of West Bradford
 VS

DEFENDANT: **Alan F. Sinton**

SALE ADDRESS: 1037 Stargazers Road, West Bradford, PA 19320

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

SALE NO. 20-5-231
Writ of Execution No. 2011-02414
DEBT \$9,805.82

ALL THAT CERTAIN lot or piece of ground with the stone message and improvements thereon erected, situate in Valley Township, CHESTER County, Pennsylvania.

Tax Parcel No. 38-3J-18

PLAINTIFF: Township of Valley
 VS

DEFENDANT: **Kelly L. Butler & Tammy L. Butler**

SALE ADDRESS: 1005 Manor Road, Valley Township, PA 19320

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

SALE NO. 20-5-260

Writ of Execution No. 2019-06469

DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning.

BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 20-6-274

Writ of Execution No. 2017-02167

DEBT \$1,726.49

All that certain message and tract of land, together with the improvements thereon erected, composed of two lots of land designated as Lots Nos. 236 and 237 on plan of lots known as Drumpellier, situated in the Fourth ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Harold Omar Trego & Christina M. Trego**

SALE ADDRESS: 1233 Oak Street, Coatesville, PA 19320

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

SALE NO. 20-6-299**Writ of Execution No. 2020-00463****DEBT \$91,366.79**

ALL THAT CERTAIN lot or tract of land, composed of seven lots known and designated as Lot, 30, 31, 32, 33, 34, 35, and 36. Section "C" on a plan of lots known as "Pleasant View", West Coatesville Pennsylvania in Plan Book I Page 45 Situate in the Township of Valley. County of Chester, and Commonwealth of Pennsylvania, more particularly described and bounded as follows:

BEGINNING at a point at the Northeast corner of Lot #30 which point is 135 feet South from the Southwest corner of Kirby Street and Prospect Avenue; thence Westwardly along the Southside of a 15 foot wide alley 141 feet to the East side of a 15 foot wide alley known as Boundary Street; thence Southwardly along the East side of said 15 feet wide alley known as West Boundary Street a/k/a Birch Street 210 feet to a point at the Northwest corner of Lot #37; thence Eastwardly along the line of said Lot #37 153.5 feet to a point at the West side of Prospect Avenue; thence Northwardly along the West side of Prospect Avenue 210 feet to the place of beginning.

BOUNDED on the North by a 15 foot wide alley; on the East by the West side of Prospect Avenue; on the South by Lot #37 and on the West by a 15 foot wide alley known as West Boundary Street.

CONTAINING 30, 922 square feet of land, more or less.

BEING KNOWN AS: 11 PINE STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VESTED IN STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM

HORACE N. DIDAVIDE AND GLORIA JUNE DIDAVIDE, HIS WIFE, DATED 07/29/1988 RECORDED 08/04/1988 IN BOOK NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF: STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES

PLAINTIFF: Wilmington Trust National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset Backed Certificates, Series 2005-CL1

VS

DEFENDANT: **Steven A. Short, Jr A/K/A Steven A. Short & Lucy Short A/K/A L. Short**

SALE ADDRESS: 11 Pine Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **RAS Citron LLC 855-225-6906**

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 Northeastly 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. 21-3-20

Writ of Execution No. 2019-07880

DEBT \$1,338,969.84

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**

SALE NO. 21-4-32

Writ of Execution No. 2016-10124

DEBT \$13,829.44

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the township of West Whiteland, County of Chester, and State of Pennsylvania bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, make by Yerkas Associates, Inc., dated 10/23/80 and last revised 4/14/81 and recorded in Chester County in the Recorder of Deeds Office as Plan No. 3814 as follows, to wit:

Beginning at an interior point, a corner of Lot No. 183 Stirling Court; thence extending North 34 degrees 47 minutes East along line of Common Open Space, 20.00 feet to a point, thence extending South 33 degrees 13 minutes East along line of Lot No. 186 Stirling Court crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 75.00 feet to a point; thence extending South 94 degrees 47 minutes West along lone of Common Open Space, 20.00 feet to a point thence extending North 58 degrees 13 minute West recrossing the foresaid 15 feet wide common access and utility easement and 20 feet wide sanitary sewer easement and along line of Lot No., 183 Stirling Court, 75.00 feet to a point on the southeast curb line of Stirling Court Common Open space Area, the first mention point and place of beginning.

Containing 1500 square feet of land more or less.

Parcel No. 41-5R-185

PLAINTIFF: The Crossing at Exton Station Community Association, Inc

VS

DEFENDANT: **Jennifer L. Finkey & Fred A. Finkey**

SALE ADDRESS: 185 Stirling Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARROW HOFFMAN 215-956-9099**

SALE NO. 21-4-37

Writ of Execution No. 2018-12076

DEBT \$211,042.57

ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 Lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No. 10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Tax Parcel ID No. 58-4-93.2B

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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

SALE NO. 21-4-43

Writ of Execution No. 2020-02567

DEBT \$146,019.43

ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 1994 and recorded in the Office of the Chester County Recorder of Deeds on September 7, 1994, in Deed Book Volume 3805 at Page 1786.

Tax Parcel No. 28-07-0005

PLAINTIFF: CSMC 2018-RPL2 Trust

VS

DEFENDANT: **Thomas E. Deatrck, Sr., a/k/a Thomas E. Deatrck & Carol A. Deatrck**

SALE ADDRESS: 100 Summit Ridge Road, Parkesburg, PA 16365 f/k/a 104 Summit Ridge, Gap, PA 17527 and 102 Summit Ridge Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 21-4-45

Writ of Execution No. 2017-07530

DEBT \$563,377.06

104 Elizabeth Way, Elk Township, Oxford, PA 19363

UPI No. 71-2-21.4

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC

VS

DEFENDANT: **Brian J. Schafer & Randi J. Schafer**

SALE ADDRESS: 104 Elizabeth Way, Elk Township, Oxford, PA 19363

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

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