

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, September 16th @ 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, September 16th, 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, September 16th, 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, October 18th, 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**

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Phoenixville . . . . .	Jeffrey R. Abbott, Jr. . . . .	2
Tredyffrin Township . . . . .	Tung S. To & Dai T. To AKA Dai To . . . . .	3
West Caln Township . . . . .	Ernestine Rose . . . . .	4
City of Coatesville . . . . .	Renee Sharpe & Frederick Sharpe . . . . .	5
London Britain Township . . . . .	Lisa Debarardinis & David Owens . . . . .	6
East Goshen Township . . . . .	Rian Poltrone . . . . .	7
Valley Township . . . . .	Shaun Rutherford and The United States of America. . . . .	8

# Sheriff's Sale of Real Estate

SALE NO: **21-9-100**

DEBT- **\$15,434.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08904 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, September 16, 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, October 18, 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 Unit in the property known, named and identified as Renaissance Place East Condominium, located in Phoenixville Borough, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the recording in the County of Chester Department of Records of a Declaration dated October 16, 2006 and recorded October 16, 2006 in Record Book 6981 page 1750, being and designated as Unit No. 205 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel No. 15-9-966

PLAINTIFF: Renaissance Place East Condominium Association

VS

DEFENDANT: **Jeffrey R. Abbott, Jr.**

SALE ADDRESS: 134 Bridge Street, Unit 205, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **HOFFMAN LAW, LLC 484-229-8850**

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: **21-9-101**

DEBT- **\$188,036.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11182 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, September 16, 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, October 18, 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 THE TOWNSHIP OF TREDYFFRIN

UPI PARCEL NO. 43-10F-161

PLAINTIFF: NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Tung S. To & Dai T. To AKA Dai To**

SALE ADDRESS: 395 Cassatt Road, Berwyn, PA 19312

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: **21-9-102**

DEBT- **\$225,228.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00350 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, September 16, 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, October 18, 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 with the hereditaments and appurtenances, situate in the township of West Caln, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a plan of property made for Evelyn I. Douglas by Berger and Hayes, Inc., consulting engineers and surveyors, dated March 27, 1974 as follow, to wit:

BEGINNING at a point on the center line of Compassville Martins Corner Road, a corner of land of William Dick, thence extending from said point of beginning along said center line of Compassville Martins Corner Road, North 67 degrees, 07 minutes 12 seconds East 175.00 Feet to a point in the bed of said Compassville Martins Road, said point also being a corner of other land of Evelyn I. Douglas of which this was a part, thence extending along the same the 2 following courses and distances to Wit: (1) crossing over the Southerly side of Compassville Martins Road, South 12 degrees 08 minutes 50 seconds West 231.81 feet to a point and (2) South 76 degrees 51 minutes West, 299.45 feet to a point, a corner of land of William Dick thence extending along the same North 38 degrees 19 minutes east, 288.94 feet to the first mentioned point and place of beginning.

BEING the same premises which Ernestine Rose by Deed dated 7/28/2008 and recorded 8/1/2008 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7491, Page 991, granted and conveyed unto Ernestine Rose, a widow.

UPI NO. 28-2-107

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

VS

DEFENDANT: **Ernestine Rose**

SALE ADDRESS: 156 Oak Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 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.

# Sheriff's Sale of Real Estate

SALE NO: **21-9-103**

DEBT- **\$234,989.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01040 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, September 16, 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, October 18, 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 parcel of land situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, being known and designated as follows:  
BEGINNING at a point on the South curb line of East Lincoln Highway (formerly East Main Street); opposite the center of the middle dividing partition wall of the block of two brick dwelling houses and distant 129 feet and 10 and ¼ inches West of the West curb line of 6th Avenue being the Northwest corner of lot of land now of William G. Gordon; thence, along the land of the said William G. Gordon, South 09 degrees 16 feet East, 200 feet more or less, to the North line of Harmony Street; thence, along the same South 80 degrees 49 minutes West, 27 and ½ feet, more or less, to a point in a corner of land now of William G. Enigh; thence, along the same North 09 degrees 16 minutes West, 200 feet, more or less, to the South line of East Lincoln Highway; thence, along the same North 80 degrees 49 minutes East, 27 and ½ feet, more or less, to the point and place of BEGINNING.

BEING THE SAME PREMISES which was conveyed to Frederick Sharpe and Renee Sharpe, as tenants by the entirety, by Deed of Gregory N. Amos and Zenaida C. Amos dated 03/31/2003 and recorded 04/18/2003 as Instrument 10222769 BK PG 2055 in the Chester County Recorder of Deeds Office.

Tax Parcel No. 16-6-363

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-15

VS

DEFENDANT: **Renee Sharpe & Frederick Sharpe**

SALE ADDRESS: 572 East Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 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.

# Sheriff's Sale of Real Estate

SALE NO: **21-9-104**

DEBT- **\$256,779.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11614 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, September 16, 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, October 18, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

### PREMISES A:

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, Situate in the Township of London Britain, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Final Plan of Properties Owned by Dominick J. Baffone, III, and Jean M. Baffone, H & W, Marc A. Baffone and Kathleen W. Baffone, H & W, and Eugene F. Oates and Frances H. Oates, H & W, made by Crossan-Raimato, Inc., West Grove, Pennsylvania, dated 03/17/1999 and last revised 09/24/1999 and recorded as Plan File No. 15152, as follows, to wit: BEGINNING at a point on the title line in the bed of Mercer Mill Road (T-317) at a common corner of Lots B and C as shown on said Plan; thence from said beginning point and extending through the bed of said road North 41 degrees, 18 minutes, 42 seconds East, 88.04 feet to a point, a corner of lands now or late of Mark E. Schroeder, et ux; thence extending along lands of the same South 89 degrees, 08 minutes, 24 seconds East, 931.35 feet to a point, a corner of Lot B, aforesaid; thence extending along the same the two following courses and distances: (1) South 64 degrees, 28 minutes, 00 seconds West, 698.08 feet to a point; (2) North 55 degrees, 19 minutes, 00 seconds West, crossing over a certain proposed 25 feet wide driveway easement 437.14 feet to a point, being the first mentioned point and place of beginning.

Subject to the joint use and maintenance of 25 feet wide driveway easement by the owners of Lots 1, 2, and C. BEING part of the same premises which MARGARET L. OWENS N/K/A MARGARET L. DORNEMAN AND WILLIAM DORNEMAN, HER HUSBAND AND MAXINE J. OWENS N/K/A MAXINE J. CZARNECKI AND WALTER CZARNECKI, III, HER HUSBAND, by Indenture bearing date MAY 15, 1998 and recorded MAY 22, 1998 in the Office of the Recorder of Deeds, in and for the County of CHESTER, in Record Book 4354 page 339 etc., granted and conveyed unto EUGENE F. OATES and FRANCES H. OATES, HUSBAND AND WIFE, in fee.

BEING LOT NO. C on said Plan.

BEING UPI NO. 73-3-11

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: Lisa Debarardinis & David Owens

SALE ADDRESS: 250 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **ROGER P. CAMERON, ESQ. 610-426-4400**

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: **21-9-105**

DEBT- **\$76,614.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-09377 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, September 16, 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, October 18, 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 Unit in the property known, named and identified as Goshen Valley Condominium II, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963, P.L. 196, by the recording of the County of Chester of a Declaration dated October 3, 1977 and recorded in Misc. Deed Book 390 page 479, a First Amendment to the Declaration dated August 14, 1978 and recorded September 12, 1978 in Misc. Deed Book 418, page 114, a Second Amendment to the Declaration dated July 31, 1979 and recorded August 2, 1979 in Misc. Deed Book 450, page 65, a Third Amendment to the Declaration dated March 18, 1980 and recorded March 18, 1980 in Misc. Deed Book 472, page 546, a Fourth Amendment thereto dated October 29, 1980 and recorded October 31, 1980 in Misc. Deed Book 495 page 133 and Amended in Misc. Deed Book 504 page 186, a Fifth Amendment to the Declaration of Condominium recorded in Misc. Deed Book 512 page 46, a Declaration Plan dated October 31, 1977 and recorded as Plan No. 1351 and a Code of Regulations dated October 31, 1977 and recorded in Misc. Deed Book 390 page 508, Amended in Misc. Deed Book 554 page 316, a Second Amendment in Misc. Deed Book 594 page 424, being designated on said Declaration Plan as Unit No. 1806 and more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in Common Elements as the same is set forth in said Amendments.

THE GRANTEE for and on behalf of the grantee and the grantee heirs, personal representatives, successors and assigns, by the acceptance of the deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of, and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this deed shall be subject to a charge for all amounts so assessed and that expect insofar as Section 705 and 706 of said Unit Property Act may relieve subsequent unit owner of liability for proper unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING THE SAME PREMISES which Thomas J. Timlin, by Deed dated February 21, 2001 and recorded March 5, 2001 in the Office of the Recorder of Deeds, of Chester County, PA, in Record Book 4905, page 1041, granted and conveyed unto Rian Poltrone, in fee.

BEING UPI # 53-6-520

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Rian Poltrone**

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

PLAINTIFF ATTORNEY: **ROGER P. CAMERON, ESQ. 610-426-4400**

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: **21-9-106**

DEBT- **\$74,051.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-01259 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, September 16, 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, October 18, 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 with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-2Q-25

PLAINTIFF: Commonwealth Capital, LLC

VS

DEFENDANT: **Shaun Rutherford and The United States of America**

SALE ADDRESS: 994 West Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **EISENBERG, GOLD & AGRAWAL, P.C. 856-330-6200**

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.