

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, January 18th, 2017 @ 11 AM

### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 18th day of January 18th, 2018 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchasers.

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid within twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JANUARY 18TH, 2018 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, FEBRUARY 19TH, 2018. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO 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 PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

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# Sheriff's Sale of Real Estate

SALE NO: **18-1-1**

DEBT- **\$603,502.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05935 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania bound and described according to a Plan of Subdivision for John J. Horna, Jr. made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 8-8-1979 and last revised 10-17-1979 and recorded as Chester County Plan #2782 as follows, to wit:

BEGINNING at a point on the southwesterly side of a 40 feet wide common access right of way at the southeasterly corner of Lot No. 4, said point being measured south 44 degrees 26 minutes 00 seconds west 246.2 feet from a monument at the southwesterly corner of land now or late of Hugh Kenworthy, Jr. and the southeasterly corner of Lot No. 1 as measured along the northwesterly right of way line of Newcomen Road (LR 15189) (50 feet wide right of way) as shown on said Plan; thence leaving said Newcomen Road extending along the southwesterly side of said common access easement and along Lot No. 4 the 2 following courses and distances

(1) NORTH 51 degrees 17 minutes 30 seconds west 402.00 feet to a point at the northeasterly corner of said Lot No. 4 and

(2) STILL along the same south 57 degrees 02 minutes 04 seconds west 215.98 feet to a point at the northwesterly corner of said Lot No. 4 in line of land now or late of Robert L. Cahoon, et ux, as shown on said Plan;

THENCE extending along said land now or late of Michael J. Papay, north 51 degrees 30 minutes 58 seconds west 515.54 feet to a monument at the northwesterly corner of this about to be described lot, a corner of land now or late of Walter A. Cubberly and Hugh Kenworthy, Jr. as shown on said Plan; thence extending along said Kenworthy's land, north 49 degrees 04 minutes 14 seconds east 230.82 feet to a point at the northwesterly corner of Lot No. 2 as shown on said Plan; thence extending along the same south 51 degrees 17 minutes 30 seconds east crossing the northerly terminus of said 40 feet wide common access right of way 945.93 feet to a point where the center line of the same intersects the northwesterly right of way line of said Newcomen Road as shown on said Plan; thence extending along the same south 44 degrees 26 minutes 00 seconds west 20.10 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 40 feet wide right of way as and for rights of way, passage and watercourses, utilities, at all times, hereafter forever in common with the owners, tenants and occupiers thereof the said 40 feet wide right of way running in a westerly direction from Newcomen Road a distance of approximately 420 feet.

BEING Parcel ID No. 34-6-8.2

PLAINTIFF: The Bank of New York Mellon Bank F/K/A The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A. as Trustee for Holders of SAMI II Trust 2006-ARI, Mortgage Passthrough Certificates Series 2006-AR1

VS

DEFENDANT: **CAROL A. BARBERA and MICHAEL W. BARBERA**

SALE ADDRESS: 400 Cedar Ridge Lane, Chester Springs, PA 19425

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

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-1X**

DEBT- **\$603,502.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05935 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

UPI # 34-6-8.2

BEING the same premises which Carl J. Ferris and Lucy M. Ferris, husband and wife, by Deed dated June 28, 2000 and recorded July 20, 2000 in the Recorder of Deeds Office in and for Chester County in Book 4787, Page 2084, Instrument Number 0046299 granted and conveyed unto Michael W. Barbera and Carol A. Barbera, husband and wife.

PLAINTIFF: The Bank of New York Mellon Bank F/K/A The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A. as Trustee for Holders of SAMI II Trust 2006-ARI, Mortgage Passthrough Certificates Series 2006-AR1

VS

DEFENDANT: **CAROL A. BARBERA and MICHAEL W. BARBERA**

SALE ADDRESS: 400 Cedar Ridge Lane, Chester Springs, PA 19425

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

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-3**

DEBT- **\$233,900.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06198 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-3B-4  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2005-Ar17, Mortgage Pass-Through Certificates Series 2005-Ar17

VS

DEFENDANT: **BARBARA A. MACEY a/k/a BARBARA MACEY and PETER A. MACEY**

SALE ADDRESS: 1012 Laurel Drive, West Chester, PA 19380-4035

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-4**

DEBT- **\$23,150.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03930 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, Pennsylvania, dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan No. 16725, as follows, to wit:

BEGINNING at a point on the northeasterly side of Bradford Way, said point being a corner of Lot No. 35 (as shown on said Plan); thence from said point of beginning extending along said road on line curving to the left having a radius of 175 feet an arc distance of 20.09 feet to a point, being a corner of Lot No. 33; thence leaving said road extending along Lot No. 33 passing through the partition wall dividing the buildings on Lot No. 3 and No. 34 north 29 degrees 32 minutes 52 seconds east 91.45 feet to a point in line of Open Space, being a corner of Lot No. 33; thence extending par-

tially along said Open Space south 60 degrees 27 minutes 8 seconds east 20 feet to a point, being a corner of Lot No. 35; thence leaving said Open Space extending along Lot No. 35 passing through the partition wall dividing the building on Lots No. 34 and No. 35 south 29 degrees 32 minutes 52 seconds west 89.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 34 on the above mentioned Plan.

BEING sold subject to mortgage

BEING known as 5 Branford Way.

BEING UPI #9-10-47.34

BLR# 09-10-47.34

TITLE to said premises vested in James T. Ringgold and Carmen M. Ringgold, husband and wife by Deed from S. Denise Frame, dated 5/6/2005 and recorded 5/25/2005 in Book 6501 Page 196

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **CARMEN M. BURGOS F/K/A CARMEN M. RINGGOLD and JAMES T. RINGGOLD**

SALE ADDRESS: 5 Branford Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-5**

DEBT- **\$640,380.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11483 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Upper Uwchlan Township,  
Chester County, Pennsylvania  
BLR# 32-3-543  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-Wf3  
VS

DEFENDANT: **PETER A. ADEBANJO and DORIS S. ADEBANJO a/k/a DORIS I. STIENE-ADEBANJO**

SALE ADDRESS: 508 Benson Lane, Chester Springs, PA 19425-3644

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-1-6**

DEBT- **\$190,026.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00405 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Honey Brook, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, shown as Lot 14 on Site Plan and Utility Plan of Honey Brook Village, Drawing No. 87-22, dated July 28, 1987, latest revision of May 27, 1988, prepared by Lester R. Andes, Professional Engineer, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly face of Unit #14 and on a line in the middle of the party wall of Units #13 and #14; thence continuing on said line north 14 degrees, 16 minutes, 42 seconds east, a distance of 38.33 feet to a point; thence south 75 degrees, 43 minutes, 18 seconds east, a distance of 38.33 feet to a point; thence on a line passing through the party wall of Units #14

and #15, south 14 degrees, 16 minutes, 42 seconds west, a distance of 38.33 feet to a point; thence along the southerly face of Unit #14, north 75 degrees, 43, minutes, 18 seconds west, a distance of 21.75 feet to a point, the place of beginning.

BEING known as Unit #14 on the above mentioned Plan.

BEING UPI Number 12-4-213

PARCEL No.: 12-4-213

BEING known as: 427 Cahill Circle, Honey Brook, PA 19344

BEING the same property conveyed to Erica Eckman, adult individual and Rorece Johnson, adult individual who acquired title by virtue of a deed from Marc P. Dojka and Jennifer L. Dojka, husband and wife, dated September 18, 2009, recorded September 24, 2009, at Instrument Number 10964500, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **ERICA ECKMAN & RORECE JOHNSON**

SALE ADDRESS: 427 Cahill Circle, Honey Brook, PA 19344

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheritt's Sale of Real Estate

SALE NO: **18-1-7**

DEBT- **\$44,182.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07369 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for the Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No.: 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along Limited Common Area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said Plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

BEING Parcel ID No 54-3B-205

UPI # 54-3B-205

BEING the same premises which Carl J. Ferris and Lucy M. Ferris, husband and wife, by Deed dated June 28, 2000 and recorded July 20, 2000 in the Recorder of Deeds Office in and for Chester County in Book 4787, Page 2084, Instrument Number 0046299 granted and conveyed unto Michael W. Barbera and Carol A. Barbera, husband and wife.

PLAINTIFF: Partners for Payment Relief DE, III, LLC

VS

DEFENDANT: **JUDITH E. KIESEL, UNITED STATES OF AMERICA and DEPARTMENT OF JUSTICE**

SALE ADDRESS: 113 Putney Lane, Malvern, PA 19355

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

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-8**

DEBT- **\$100,053.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06750 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Whiteland  
TAX Parcel #41-5M-259  
IMPROVEMENTS: a residential dwelling.  
SOLD AS PREMISES OF: Constance M. Windschmitt

PLAINTIFF: JPMorgan Chase Bank, N.A., S/B/M Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **CONSTANCE M. WINDSCHMITT**

SALE ADDRESS: 261 Walnut Springs Court AKA 261 Walnut Springs, West Whiteland Township, PA 19380

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-9**

DEBT- **\$221,004.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07226 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land, with the buildings and improvements thereon erected, situate in Toughkenamon, in New Garden Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road or street and in the middle of the track of the Philadelphia and Baltimore Central Railroad; thence along the middle of said street by land formerly of Louisa A. Porter, south 26 degrees east 122 feet; thence south 64 degrees west 16.5 and south 26 degrees east 165 feet, thence by land of Isaac Larkin, south 64 degrees west 144 feet to land late of William Sharpless; thence by said Sharpless land, north 6 degrees west 148 feet to the middle of the aforesaid railroad track, thence along the middle of the said track, north 64 degrees east 107 feet to the place of beginning.

BEING UPI No. 60-3-53

RECORD title: The title to said premises appears to be vested in Lee Smith Investments, LLC, a Pennsylvania limited liability company, by Deed from D.H. Lane Properties, LLC, a Pennsylvania limited liability company, dated 8/10/2007 and recorded 8/30/2007 in Chester County in Record Book 7253 Page 1255.

ASSESSMENT: \$96,210.00

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: **LEE SMITH INVESTMENTS, LLC**

SALE ADDRESS: 123 Reese Street, Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-10**

DEBT- **\$67,723.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07227 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements, thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester, ad State of PA, bounded and described according to a survey and subdivision of land for Herman Hillman, made by C. Timothy Slack, Registered Professional Engineer, dated 12/2/95 as follows, to wit:

BEGINNING at a point in the title line of the bed of West Chester Road (40 feet wide) measured south 69 degrees 36 minutes east 197.46 feet from a point marking the intersection of the same with the extension of the easterly side of the extension of South 10th Avenue (as shown on said Plan); thence extending from said beginning point along Lot No. 2 on said Plan, north 29 degrees 20 minutes east, crossing over an 8 inch sewer line and a 6 inch water line and passing along the southeasterly terminus of a 15 foot wide water and sewer right of way for the herein described lot 127.20 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along the same south 60 degrees 40 minutes east, 85 feet to a point in line of land now or late of William P. Cox et ex; thence extending along the same 29 degrees 20 minutes west recrossing the aforesaid sewer line, 119.25 feet to a point in the title line in the bed of West Chester Road; thence long the same north 68 degrees 36 minutes west, recrossing the aforesaid water line 84.97 feet to the first mentioned point and place of beginning.

CONTAINING 10,405.70 square feet of land, be the same more or less.

BEING Lot No. 4 as shown on said Plan.

TOGETHER with as to Lot No. 4 above described and

reserving as to Lot No. 2 above described the free and common use, right, liberty and privilege of the aforesaid 15 feet water and sewer right of way for the use of Lot No. 4 above described as and for a right of way for the purposes aforesaid, the said 15 feet wide right of way being entirely within the bounds of the said Lot No. 2 as shown on said Plan and being bounded and described as follows:

BEGINNING at a point on the southerly side of Oak Street 40 feet wide measured north 85 degrees 3 minutes east, 230 feet from a point marking the intersection of the same with the easterly side of the extension of South 10th Avenue (as shown on said Plan); thence extending from said beginning point along the southerly side of Oak Street north 85 degrees 3 minutes east, 15 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along the same south 4 degrees 57 minutes east 83.12 feet to a point, a corner of Lot No. 4 on said Plan; thence extending partly along the same south 29 degrees 20 minutes west, 27.12 feet to a point; thence extending through Lot No. 2 on said Plan north 4 degrees 57 minutes west 106 feet to the first mentioned point and place of beginning.

BEING UPI No. 16-7-300.2

RECORD title: the title to said premises appears to be vested in Lee A. Smith, by Deed from Lois Elaine Irwin, dated 12/27/2002 and recorded 3/21/2002 in Chester County in Record Book 5618 Page 189.

ASSESSMENT: \$78,230.00

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: LEE A. SMITH

SALE ADDRESS: 1009 West Chester Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-11**

DEBT- **\$310,912.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03865 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Downingtown Borough, Chester  
County, Pennsylvania  
UPI# 40-2E-66  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: J.P. Morgan Alternative Loan Trust 2006-S4, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer with Delegated Authority Under the Transaction Documents

VS

DEFENDANT: **BRIAN T. STILLMAN and JOANNE M. KOONS STILLMAN**

SALE ADDRESS: 332 North Woodmont Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-12**

DEBT- **\$69,136.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05283 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL the right, title, interest and claim of Gilda Parker aka Gilda Butler of, in and to:

ALL the following described real estate situate in the Borough of South Coatesville, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 1235 Youngsburg Road, Coatesville, PA 19320. Deed Book 4644, Page 1457, Parcel Number 09-10-0046.060.

PLAINTIFF: The Bank of New York Mellon, as Trustee for Cit Mortgage Loan Trust 2007-1  
VS

DEFENDANT: **GILDA PARKER** aka **GILDA BUTLER**

SALE ADDRESS: 1235 Youngsburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-13**

DEBT- **\$151,955.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05145 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Westtown Township, Chester  
County, Pennsylvania  
BLR# 67-4C-187  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JAMES J. MALONEY**

SALE ADDRESS: 1576 S. Coventry Ln, a/k/a 576 S. Coventry La, West Chester, PA 19382-7592

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-1-14**

DEBT- **\$246,512.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11969 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester, State of Pennsylvania, and described according to a Subdivision Plan known as 'Marshallton Manor' said Plan made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Civil Engineers dated 1/30/65 and revised 2/4/65, said plan being recorded in the Office for the Recording of Deeds in and for the County of Chester at Chester at West Chester, Pa., in Plan Book 20 Page 7 on 2/10/65 as follows, to wit:

BEGINNING at a point on the northwesterly side of Carriage Lane (50 feet wide) a corner of Lot #30, said point being measured by the 4 following courses and distances from a point of curve on the northwesterly side of Northbrook Road (L.R. 15077) (said side of Northbrook Road being at the distance of 30.00 feet northwest of the center line thereof); (1) leaving Northbrook Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Carriage Lane; (2) north 81 degrees 35 minutes 20 seconds west along the northwesterly side of Carriage Lane 90.20 feet to a point of curve in the same; (3) northwestwardly and southwestwardly partly along the northeasterly and partly along the northwest-

erly sides of Carriage Lane on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 173.66 feet to a point of tangent on the northwesterly side of Carriage Lane and (4) south 71 degrees 52 minutes 3 seconds west along the northwesterly side of Carriage Lane 208.20 feet to the point of beginning; thence extending from said point of beginning along the northwesterly side of Carriage Lane south 71 degrees 52 minutes 43 seconds west 100.00 feet to a point, a corner of Lot #32; thence extending partly along Lot #32 and partly along Lot #35, north 18 degrees 07 minutes 17 seconds west 349.13 feet to a point in line of Lot #36; thence extending along Lot #36, north 74 degrees 22 minutes 43 seconds east 27.13 feet to a point a corner of Lot #38; thence extending partly along Lot #38, and partly along Lot #39, north 75 degrees 58 minutes 22 seconds east 73.08 feet to a point, a corner of Lot #30; thence extending along Lot #30 south 19 degrees 07 minutes 17 seconds east 142.73 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Jason C. Gray by Deed from Thomas Poplawski and Barbara Poplawski dated October, 26 2009 and recorded October 29, 2009 in the Chester County Recorder of Deeds in Book 7800, Page 214 as Instrument Number 10970445.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JASON C. GRAY**

SALE ADDRESS: 1411 Carriage Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-15**

DEBT- **\$181,673.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07035 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PARCEL NO.: 17-7-21.15

The land referred to herein is situated in the County of Chester, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the southeastern side of Chestnut Hill Road, between Nottingham Road and Melville Road in the Township of North Coventry, County of Chester, and State of Pennsylvania, being the whole of Lot No. 15 as shown on a map or plan of the development known as Chester Hills, Section No. 1, as laid out by Glen H. Krouse and Marie L. Krouse, his wife, in June 1959, bounded on the northwest by Chestnut Hill Road (60 feet wide), on the northeast by Lot No. 14, on the southeast by residue property belonging to Krouse Corporation, and on the southwest by Lot No. 16, being more fully bounded and described as follows, to wits:

BEGINNING at a corner in the northern building line of Chestnut Hill Road, a distance of sixty-three and forty-five one-hundredths feet (63.45) measured along the aforesaid Chestnut Hill Road in a southwesterly direction from a marble stone at a point of tangency in the aforesaid Chestnut Hill Road, the aforesaid point of beginning being the northeastern corner of Lot No. 15 and the northwestern corner of Lot No. 14; thence leaving the aforesaid Chestnut

Hill Road and along the aforesaid Lot No. 14, south thirty-four degrees fifteen minutes east (S. 34° 15' E.) a distance of two hundred feet (200') to a corner; thence along other property belonging to Krouse Corporation and along the center line of a ten feet (10') wide reservation for public utilities, south fifty-five degrees forty-five minutes west (S. 55°45' W.), a distance of one hundred forty feet (140') to a corner; thence along the northeastern side of Lot No. 16, north thirty-four degrees fifteen minutes west (N. 34° 15' W.) a distance of two hundred feet (200') to a corner in the southeastern building line of the aforesaid Chestnut Hill Road; thence along the same north fifty-five degrees forty-five minutes east (N. 55° 45' E.) a distance of one hundred forty feet (140') to the place of beginning.

CONTAINING twenty-eight thousand (28,000) square feet.

PARCEL ID: 17-7-21.15

FEE simple title vested in Louise F. Boyer by Deed from, Louise F. Boyer and Ronald D. Boyer, her husband, dated 10/18/1991, recorded 10/28/1991, in the Chester County Recorder of Deeds in Deed Book 2640, Page 418.

PLAINTIFF: Plaza Home Mortgage, Inc.

VS

DEFENDANT: **LOUISE F. BOYER**

SALE ADDRESS: 1462 Chestnut Hill Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-16**

DEBT- **\$479,156.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07689 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Salsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge" dated 11/3/1997 and recorded in Chester County, Plan File #15071, as follows, to wit:

BEGINNING at a point on the easterly side of Flagstone Circle, said point being a corner of Lot #120; thence extending from said point of beginning along Lot #120, north 60 degrees 44 minutes 57 seconds east 186.74 feet to a point in line of land of William and Jane Teter; thence along the same and along lands of Alvin and Dorothy Shumate the (2) courses and distances; (1) south 37 degrees 59 minutes 52 seconds east 42.28 feet to a point and (2) south 15 degrees 59 minutes 46 seconds east, 70.37 feet to a point a corner of Lot #123, thence along the same south 74 degrees 27 minutes 34 seconds west, 190.39 feet to a point of curve on the easterly side of Flagstone Circle; thence along the same on the arc of a circle curving to the left, having a radius of 275.00 feet, the arc distance of 65.80 feet to the first mentioned point and place of beginning.

BEING Lot #121 as shown on said Plan.

BEING UPI #37-4-153

BLR# 37-04-0153

TITLE to said premises vested in Maureen M. Stanbury by Deed from Christopher J. Hilden and Karen R. Hilden, dated 9/24/2004 and recorded 10/13/2004 in Book 6306 Page 2167

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-17**

DEBT- **\$195,230.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04241 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the West Ward of Downingtown Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Downing Avenue, a corner in the north line of the lot and premises now or late of the Alert Fire Company #1 of the Downingtown, PA; thence by said line, north 68 degrees 03 minutes east, 151.8 feet to a corner; thence south 38.5 degrees east, 4.2 feet to a corner in the north line of a proposed alley; thence along said north line, north 51.5 degrees east, 50 feet to the west line of a proposed alley; thence along said west line, north 38.5 feet west, about 45 feet to the south line of the premises now or late of E. Vinton Philips; thence along said south line, south 68 degrees 03 minutes west, 189.7 feet to a corner in the middle of said Downing Avenue; thence along the middle of same, south 21 degrees 57 minutes east, 50 feet to the place of beginning.

TITLE to said premises vested in Joseph Michael Lannutti, Jr. and Holly C. Lannutti by Deed from Timothea K. Pyle, Executrix for the Estate of Onorina Dipietro, deceased dated March, 30 2009 and recorded March 31, 2009 in the Chester County Recorder of Deeds in Book 7627, Page 2146 as Instrument Number 10913290.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HOLLY C. LANNUTTI AND JOSEPH MICHAEL LANNUTTI, JR.**

SALE ADDRESS: 19 Downing Avenue, Downingtown, PA 19335-2616

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-18**

DEBT- **\$339,856.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-09917 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by Thomas B. Colesworthy, County Surveyor, June 25, 1951 as follows, viz:  
TAX I.D. #: 51-5R-46

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York as Indenture Trustee for the Asset-Backed Securities, Series 2004-SD1

VS

DEFENDANT: **DANA A. BRINTON**

SALE ADDRESS: 735 Price Street, West Chester, Pennsylvania 19382

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-19**

DEBT- **\$868,720.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08204 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the buildings and improvements erected thereon.

SITUATE along the northerly side of Wheatland Street situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey by William Conner, professional land surveyor dated 11/19/1983 Plan No. C83-068.

BEING the same premises which Theodore R. Flint and Deborah D. Flint, husband and wife, by Deed dated 8/8/2008 and recorded 9/9/2008 in the County of Chester in Deed Book 7512 Page 1483 conveyed unto 723 Wheatland, LLC, in fee.

PARCEL No. 15-8-25.1

PLAINTIFF: First CornerStone Bank, a Division of First-Citizens Bank & Trust Company

VS

DEFENDANT: **723 WHEATLAND, LLC**

SALE ADDRESS: 723 Wheatland Street, Phoenixville, PA

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, ESQ., 610-668-0800**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-20**

DEBT- **\$151,454.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04817 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Highland Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan for Jeffrey L. Booth made by Howard W. Doran surveyor dated 10/27/1999, last revised 7/20/2004 and recorded in Chester County as Plan #17496, as follows, to wit:

BEGINNING at a point on the east side of Five Points Road at a corner of Lot 2, as shown on said Plan, thence along the east side of Five Points Road the following courses and distances (1) north 28 degrees 40 minutes 40 seconds east 121.14 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 1025 feet the arc distance of 72.73 feet to a point of tangent (3) north 22 degrees 32 minutes 13 seconds east 23.41 feet to a point of curve (4) on the arc of a circle curving to the left having a radius of 65 feet and the arc distance of 39.67 feet to a point a corner of the lands of Sewalt and Cohen, thence along said lands, north 78 degrees 00 minutes 00 seconds east 243.88 feet to a point in the bed of Buck Run said point also being on or near the boundary line between East Fallowfield and Highland Townships, thence along and through the bed of the said Buck Run the following courses and distances (1) south 75 degrees 46 minutes 08 seconds east 101.82 feet (2) north 71 degrees 39 minutes 08 seconds east 156.46 feet (3)

north 51 degrees 31 minutes 31 seconds east 147.06 feet (4) south 84 degrees 18 minutes 00 seconds east 117.60 feet (5) south 65 degrees 32 minutes 41 seconds east 106.98 feet (6) south 88 degrees 29 minutes 00 seconds east 66.32 feet (7) south 62 degrees 21 minutes 16 seconds east 68.82 feet (8) south 84 degrees 24 minutes 10 seconds east 15.70 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) south 30 degrees 31 minutes 45 seconds west crossing a common access easement 800.96 feet (2) north 59 degrees 28 minutes 15 seconds west 307.81 feet (3) north 17 degrees 52 minutes 34 seconds west 120.39 feet (4) north 79 degrees 46 minutes 19 seconds west crossing a sanitary sewer easement and a common access and utility easement 230.73 feet (5) north 59 degrees 31 minutes 10 seconds west 138.36 feet to the point and place of beginning.

BEING Lot 1 on said Plan

CONTAINING 10.1459 acres gross as shown on said Plan  
BEING Tax Parcel No. 45-3-53.2

BEING the same premises which the Tax Claim Bureau of Chester County granted and conveyed to CJD Group, LLC by virtue of Upset Sale Deed dated January 15, 2016 and recorded January 29, 2016 in the Chester County Recorder of Deeds Office in Book 9255 at Page 2201.

PLAINTIFF: Landis & Setzler, P.C.

VS

DEFENDANT: **CJD GROUP, LLC and JEFFERY BOOTH**

SALE ADDRESS: ES N. Five Points Road, Lot 1, Highland Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQ., 610-696-8500**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-21**

DEBT- **\$72,036.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-0-6131 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north curb line of East Chestnut Street marking the division wall between the double frame house distant approximately 88 feet 30-3/4 inches eastwardly from the east curb line of North Eighth Avenue; extending eastwardly along Chestnut Street 19 feet 8 inches to a point and northwardly 86.75 feet through the division line between property herein described and property herein described and property No. 805 immediately on the west; thence eastwardly by a line parallel to East Chestnut Street 19.8 feet to a point in the division line between this and the property adjoining on the east; thence southwardly 86-3/4 feet to the first mentioned point and place of beginning.

BEING known as 807 East Chestnut Street.

BEING the same premises in which Eleanor Yearsley aka Eleanor Y. Bennett, by her Attorney-in-Fact Alden S. Bennett, by Power of Attorney dated 10/16/92 and recorded in Book 3392 Page 37, granted and conveyed unto Russell T. Flamer and Linda C. Flamer, husband and wife, in fee.

PARCEL # 16-2-328

PLAINTIFF: Banc of America Funding Corporation 2007-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **BJH REALTY, LLC**

SALE ADDRESS: 807 East Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-1-22**

DEBT- **\$187,241.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Caln  
TAX Parcel #Tax ID / UPI Parcel No. 28-02-0055.01B/28-  
2-55.1B  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing LLC  
VS

DEFENDANT: THE UNKNOWN HEIRS OF JILLMARIE JOHNSON a/k/a JILL MARIE JOHNSON,  
DECEASED, JOSEPH C. JOHNSON, SOLELY IN HIS CAPACITY AS HEIR OF JILLMARIE JOHNSON  
a/k/a JILL MARIE JOHNSON, DECEASED

SALE ADDRESS: 308 Hill 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-23**

DEBT- **\$75,319.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01816 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Pennsbury  
TAX ID/UPI Parcel No. 64-04J-0072.0000/64-4J-72  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Keybank National Association S/B/M First Niagara Bank, N.A. S/B/M to First Financial Bank

VS

DEFENDANT: **BARRY J. HEATON a/k/a BARRY JOSEPH HEATON and NEILL W. HEATON a/k/a NEILL WILLIAM HEATON**

SALE ADDRESS: 21 Constitution Drive, Chadds Ford, PA 19317

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-24**

DEBT- **\$397,568.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00275 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Elk Township, Chester County,  
Pennsylvania  
BLR# 7002 00212700  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN C. SACCOMANDI, JR. and DONNA M. SACCOMANDI a/k/a DONNA M.**

**BROWN-SACCOMANDI**

SALE ADDRESS: 206 Victoria Lane, Oxford, PA 19363-2638

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-25**

DEBT- **\$276,285.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07073 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
BLR# 38-2-305  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust  
2007-HE1 Mortgage Pass-Through Certificates, Series 2007-HE1

VS

DEFENDANT: **ROBERT A. DALE**

SALE ADDRESS: 44 Kimberly Circle, Coatesville, PA 19320-5914

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-26**

DEBT- **\$470,914.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10531 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Square Borough,  
Chester County, Pennsylvania  
BLR# 3-2-89  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ISIDORO GONZALEZ and VICTORIA MCELWAINE**

SALE ADDRESS: 631 Linden Circle, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-27**

DEBT- **\$53,801.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03314 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #TAX ID/UPI Parcel No. 16-02-0159/16-2-159  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Key Bank, NA as Successor by Merger to First Niagara Bank, NA

VS

DEFENDANT: **JILL WHITE and WILLIAM J. WHITE**

SALE ADDRESS: 568 Coates Street, Coatesville, PA 19320

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-28**

DEBT- **\$67,888.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03353 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Chester County,  
BLR# 16-10-18  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-2 Asset-Backed Certificates, Series 2006-2

VS

DEFENDANT: **MONICA K. YANNUZZI and BEATRICE WOODS**

SALE ADDRESS: 346 South 1st Avenue, Coatesville, PA 19320-3703

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-30**

DEBT- **\$108,285.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05445 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Downingtown Borough, Chester  
County, Pennsylvania  
BLR# 11-7-30.2  
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TOBIAS J. MASTRIANI, JR.**

SALE ADDRESS: 352 Mary Street, Downingtown, PA 19335-2518

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-1-31**

DEBT- **\$196,729.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01095 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
West Caln, Chester County, Pennsylvania  
TAX Parcel No.: 28-04-0137-0100

PLAINTIFF: Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.

VS

DEFENDANT: **DANIEL STEVENSON, KNOWN HEIR OF MARY STEVENSON a/k/a MARY L. STEVENSON; ELNORA STEVENSON, KNOWN HEIR OF MARY STEVENSON a/k/a MARY L. STEVENSON; MARSHALL STEVENSON, KNOWN HEIR OF MARY STEVENSON a/k/a MARY L. STEVENSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY STEVENSON a/k/a MARY L. STEVENSON**

SALE ADDRESS: 190 Old Wilmington Road, (West Caln Township), Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-32**

DEBT- **\$86,113.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00469 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4G-34  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **BARRY D. THOMPSON a/k/a BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19367

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-33**

DEBT- **\$247,859.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12653 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **NICHOLAS V. COPPA and KRISTINE C. COPPA**

SALE ADDRESS: 7 Line Road, Malvern, PA 19355

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

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheritt's Sale of Real Estate

SALE NO: **18-1-34**

DEBT- **\$67,044.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08956 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-5-91  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust  
VS

DEFENDANT: **WALTER VAN DYKE, SR. a/k/a WALTER VANDYKE, SR. and REGINA ERIN DEFAZIO and MATTHEW JONATHAN DEFAZIO a/k/a MATTHEW J. DEFAZIO**

SALE ADDRESS: 1610 Goosetown Road, Coatesville, PA 19320-4641

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-35**

DEBT- **\$89,819.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05906 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Highland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon erected, situated in the Township of Highland, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of Property of Elmer Toth, etux, to be conveyed unto Richard Bodtke, said Plan made by George E. Register, Jr. & Sons, Inc., Registered Land Surveyors, dated November 20, 1970, as follows, to wit:

BEGINNING at a spike on the title line of L.R. 15138, said point of beginning being measured the two following courses and distances from a corner of land of Albert Wilkinson (1) north 84 degrees 15 minutes east 526.90 feet to an old spike, and (2) north 88 degrees 15 minutes east 127.79 feet to the point of beginning; thence extending from said point of beginning and along lands of which this was a part, the three following courses and distances, (1) north 01 degree 45 minutes west 791.95 feet to an iron pin, (2) south 87 degrees 07 minutes 09 seconds east, 584.15 feet to an iron pin, and

(3) south 00 degrees 43 minutes west 342.78 feet to a spike on the title line of L.R. 15138; thence extending along the title line of L.R. 15138 the two following courses and distances, (1) south 89 degrees 30 minutes west 143.19 feet to a spike, and 2 south 88 degrees 15 minutes west 406.81 feet to the first mentioned point and place of beginning.

BEING UPI Number 45-07-0035.0000

PARCEL No.: 45-07-0035.0000

BEING known as: 151 Doe Run Station Road, Highland Township, PA 19320

BEING the same property conveyed to Gerald M. Pisano and Martha B. Pisano, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Margaret B. Bodtke, single woman, dated April 30, 1999, recorded April 30, 1999, at Instrument Number 35438, and recorded in Book 4554, Page 1362, Chester County, Pennsylvania Records.

MARTHA B. Pisano died June 29, 2013, pursuant the assumed tenancy by the entirety in the above Deed, all rights and interests have passed to Gerald M. Pisano

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GERALD M. PISANO**

SALE ADDRESS: 151 Doe Run Station Road, Highland Township, PA 19320

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-36**

DEBT- **\$294,045.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06083 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
BLR# 38-2Q-122  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MARCELLA WILLIAMS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DORIS B. BUTCHER a/k/a DORIS BUTCHER**

SALE ADDRESS: 856 Front Street, a/k/a 860 Front Street, Coatesville, PA 19320-2610

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-37**

DEBT- **\$102,871.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07738 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-6-318  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MATTHEW P. GREEN and WILLIAM A. PRYCE a/k/a WILLIAM PRYCE**

SALE ADDRESS: 18 South 5th Avenue, Coatesville, PA 19320-3416

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-38**

DEBT- **\$178,297.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02732 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Honey Brook Borough  
TAX Parcel #1201 01160000/12-1-116  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **MARILYN DOLNICK aka MARILYN E. DOLNICK and KIMBERLY KENEFICK**

SALE ADDRESS: 126 Red Oak Court, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-1-39**

DEBT- **\$25,707.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02727 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Caln Township, Chester County, State of Pennsylvania, designated and shown on plan of Oak Ridge PD, made by Lester R. Andres P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recording of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 21 Hickory Court, Building No. 4.

UNDER and subject to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 Page 382.

BEING Chester County UPI 40-4-120.

BEING known as 5 Hickory Court, Downingtown, PA  
19335

BEING the property owned by Cameron D. Myers

TAX ID No. 40-4-120

RESIDENTIAL dwelling

PLAINTIFF: Oak Ridge Homeowners Association

VS

DEFENDANT: **CAMERON D. MYERS**

SALE ADDRESS: 5 Hickory Court, East Caln Township, Chester County, PA 19355

PLAINTIFF ATTORNEY: **SCOTT F. WATERMAN, ESQ., 610-566-6177**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-40**

DEBT- **\$505,606.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02727 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
BLR# 53-4L-157  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company  
VS

DEFENDANT: **JAMES E. FRANTZ and SUZANNE FRANTZ**

SALE ADDRESS: 1633 Eldridge Drive, West Chester, PA 19380-6456

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-41**

DEBT- **\$267,586.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2003-04081 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester  
County, Pennsylvania  
BLR# 54-1P-299  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bear Stearns Asset Backed Securities Trust, 2001-3, Asset Backed Certificates Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355-3007

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-42**

DEBT- **\$324,349.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06535 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in East  
Fallowfield Township, Chester County, Pennsylvania  
TAX Parcel No.: 47-04-0446.0000

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-E, Mortgage-Backed Certificates, Series 2005-E

VS

DEFENDANT: **130 BIRCH LLC, RUSSELL WASHINGTON and VONDA WASHINGTON**

SALE ADDRESS: 100 Corbit Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-43**

DEBT- **\$510,833.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10952 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot #80 Phase III, bounded and described according to an overall title plan of Ryerss, made by Chester Valley Engineers, Inc., dated 12/12/1989, last revised 12/11/1991 and recorded in Chester County as Plan No. 11643, and being more fully described as follows, to wit:

BEGINNING at a point on the southwesterly side of Full Cry Court a corner of Lot #140 on said Plan; thence extending along same south 62 44' 00" west 202.06 feet to a point in line of Lot #139; thence extending along same and along Lot #81 the two following courses and distance (1) north 29 53' 19" west, 44.38 feet to a point; (2) north 24 42' 10" west 64.23 feet to a point a corner of Lot #80; thence extending along same north 62 44' 00" east, 201.22

feet to a point on the southwesterly side of Full Cry Court aforesaid; thence extending along same south 27 16' 00" east, 108.50 feet to the point and place of beginning.

CONTAINING 22.007 square feet of land, more or less.  
TAX ID: 41-6-177

FOR information purposes only, property also known as:  
1406 Full Cry Court, West Chester, PA 19380

TITLE to said premises is vested in Michael J. Toconita and Miyuki Toconita, by Deed from Whiteland Development Associates Joint Venture, a PA. General Partnership, First Whiteland, Inc. A Pa. Corporation and Baldwin Development Corporation, a PA. Corporation was recorded 02/05/96, in the Chester County Recorder of Deeds in Book 3990, Page 1675, as Instrument Number 6314.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for IndyMac INDX Mortgage Loan Trust 2006-AR33, Mortgage Pass-Through Certificates, Series 2006-AR33 c/o Specialized Loan Servicing LLC

VS

DEFENDANT: **MICHAEL J. TOCONITA and MIYUKI TOCONITA**

SALE ADDRESS: 1406 Full Cry Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-596-8900**

**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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-44**

DEBT- **\$142,059.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06379 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in East Goshen  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 53-6-1525.71G

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust  
2006-D, Mortgage-Backed Certificates, Series 2006-D

VS

DEFENDANT: ADRIANNA RAQUEL CALAF, KNOWN HEIR OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, JOAN GODLEWSKI, KNOWN HEIR OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, JOSEPH GODLEWSKI, KNOWN HEIR OF PAUL GODLEWSKI a/k/a PAUL GODLEWSKI a/k/a PAUL GODLESWSKI, KARIN RICCIARDI, KNOWN HEIR OF OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, ROBERT BOWMAN, EXECUTOR OF THE ESTATE OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, THE ESTATE OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI

SALE ADDRESS: 571 Summit House, West Chester, PA 19382

PLAINTIFF ATTORNEY: UDREN LAW OFFICES, P.C., 856-669-5400

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-45**

DEBT- **\$353,788.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07059 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester, Pennsylvania, bounded and described according to a final subdivision plan of Phase I, Whiteland Glen II, made for West Book Investments, made by Yerkes Associates Inc. dated 11/17/78, revised 04/13/79, recorded in the Office for the Recorder of Deeds Under Plan Mo. 2397, beginning on the northwesterly side of Colwyn Terrace;

BEGINNING at a point on the northwesterly side of Colwyn Terrace (formerly known as Douglas Drive) said point being southwesterly corner of this about to be described lot and the southeasterly corner of Lot 135; thence from said beginning point and leaving said terrace and extending along Lot 135; north 28 degrees 37 minutes 26 seconds west 275.07 feet to a point in line of Lot 138; thence along same north 56 degrees 43 minutes 50 seconds east 105.3 feet to a point a common corner of Lots 112, 133 and this described lot; thence extending along Lot 133 south 27 degrees 47

minutes 02 seconds east 285 feet to a point the 2 following distances: (1) south 62 degrees 12 minutes 58 seconds west 86 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 1,012.91 feet the arc distance of 14.85 feet to the first mentioned point and place of beginning.

CONTAINING 28,810 square feet of land, be the same more or less.

BEING Lot 134 on said Plan, known as 293 Colwyn Terrace

BEING UPI #41-8C-33

BEING the same premises which Rebecca Ennis, by Deed dated 9/5/12 and recorded 11/2/12 in the office of the recorder of deeds in and for the county of Chester in Deed Book 8555, Page 2369 as Instrument Number 11221560, granted and conveyed unto Abdul Madyun.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-HE3

VS

DEFENDANT: **ABDUL MADYUN and REBECCA ENNIS**

SALE ADDRESS: 293 Colwyn Terrace, West Chester, PA 19380

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-1-46**

DEBT- **\$304,038.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04500 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto 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 Final Plan of "Oak Grove", Planned Residential Development, made for Exton Associates, by Yerkes Associates, dated 6/18/1976, last revised 9/11/1979 and recorded as Plan File No. 4331, as follows, to wit:

BEGINNING at a point in line of Open Space, at a corner of Lot No. 72 on said Plan; thence extending from said beginning point along Lot No. 72, south 62 degrees 54 minutes 50 seconds west, 100 feet to a point in line of Open Area; thence extending along the same north 27 degrees 05 minutes 10 seconds west, 22 feet to a point, a corner of Lot No. 74; thence extending along the same north 62 degrees 54 minutes 50 seconds east, 100 feet to a point in line of Open Area aforesaid; thence extending along the same south 27 degrees 05 minutes 10 seconds east, 22 feet to the first mentioned point and place of beginning.

BLR# 41-5-1172

TITLE to said premises vested in Joshua M. McIlwain and Rachel E. McIlwain, husband and wife by Deed from Balaji Macherla, dated 11/21/2007 and recorded 12/4/2007 in Book 7319 Page 1153

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **JOSHUA M. McILWAIN and RACHEL E. McILWAIN**

SALE ADDRESS: 302 Fox Run Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, P.C., 610-328-2887**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF