

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, February 15 @ 11 AM

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### CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on February 15th, 2018 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of the sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff's sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

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By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, February 15th, 2018 at 11AM.

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **18-2-47**

DEBT- **\$234,972.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10411 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Highland, Chester County, Pennsylvania, bounded and described according to a subdivision of land about to be conveyed to Charles and Dorothy Manley made by Berger & Hayes, Inc., dated December 6, 1976, and last revised January 5, 1977, as follows, to wit:

BEGINNING at an iron pin on the proposed west right-of-way line of McHenry Road (T-346) said point being located the following two courses and distances on the intersection of said McHenry Road with Lenover Road (T-367) to wit: thence (1) south 19 degrees 15 minutes 45 seconds west 749.10 feet to a point; thence (2) south 60 degrees 37 minutes 10 seconds west 37.84 feet to the place of beginning; thence along the land belonging to Earl E. Mast, south 60 degrees 37 minutes 10 seconds west 230.19 feet to an iron pin; thence leaving said land of Earl E. Mast, and along other lands belonging to the grantor-herein, the following two courses and distances to wit: (1) north 19 degrees 15 minutes 45 seconds east 372.79 feet to an iron pin; thence (2) south 70 degrees 44 minutes 15 seconds east 177.10 feet to an iron pin on the title line in the bed of the said McHenry Road (T-346); thence along the said title

line in the bed of said road, south 19 degrees 15 minutes 45 seconds west 171.60 feet to the first mentioned iron pin on the west line of McHenry Road; thence crossing the bed of said road, south 60 degrees 37 minutes 10 seconds west 37.84 feet to the first mentioned point and place of beginning.

UPI# 45-2-54-60

BEING the same premises which Wells Fargo Bank, N.A. and Federal Home Loan Mortgage Corporation by Court Order dated January 11, 2011 and recorded January 19, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8101, Page 1667, conveyed unto Theodore P. Perpinka and , aka Linda S. Reel.

AND the said Linda S. Reel departed this life on September 27, 2016. Title to the property passed to Theodore P. Perpinka by operation of law.

BEING known as: 148 McHenry Road, Parkesburg, PA 19365

PARCEL No.: 45-2-54-6

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THEODORE P. PERPINKA**

SALE ADDRESS: 148 McHenry Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-48**

DEBT- **\$159,080.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10411 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# 30-2N-46.350  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **PATRICIA A. DUNCAN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT W. TRUITT UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT W. TRUITT, DECEASED**

SALE ADDRESS: 4 McKenzie Place a/k/a 4 Mackenzie Place, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-49**

DEBT- **\$576,128.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-05164 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

TAX I.D. #: 27-06-0138.010

PLAINTIFF: CIT Bank N.A. fka OneWest Bank N.A. fka OneWest Bank, FSB  
VS

DEFENDANT: **DONNA CASHMAN, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, KRISTEN GLEASON, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, ELISE BOND, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DANIEL E. CASHMAN, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 110 Ashenfelter Road, Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-50**

DEBT- **\$38,877.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04344 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the West Caln Township, Chester  
County, Pennsylvania  
BLR# 28-8-85.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **EVELYN M. KLINOVSKI**

SALE ADDRESS: 101 Klinovski Drive, Coatesville, PA 19320

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

*Sheriff's Office of Chester County*

SALE NO: **18-2-51**

DEBT- **\$521,358.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2015-05187 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT  
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

**Thursday, February 15, 2018**

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

PROPERTY situate in New Garden Township  
TAX Parcel #Tax ID / UPI Parcel No. 60-06-0091 / 60-6-91  
IMPROVEMENTS: a residential dwelling.  
SOLD AS THE PROPERTY OF: Kathleen Morgan

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **KATHLEEN MORGAN**

SALE ADDRESS: 9 West Shore Court, Landenberg, PA 19350

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-52**

DEBT- **\$304,227.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03746 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

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PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
BLR# 53-4-14  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DOLORES J. BROWN**

SALE ADDRESS: 1529 Meadowbrook Lane, West Chester, PA 19380-5917

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-53**

DEBT- **\$119,432.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03527 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN brick messuage and lot or tract of land, being #130 Viaduct Avenue in the West Ward of the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, being known as 130 Viaduct Avenue, Downingtown, Pennsylvania 19335.

TAX I.D. #: 11-07-0477

PLAINTIFF: Finance of America Reverse LLC

VS

DEFENDANT: **NIP T. WESTMORELAND, JR.**

SALE ADDRESS: 130 Viaduct Avenue, Downingtown, Pennsylvania 19335

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-54**

DEBT- **\$1,581,785.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09130 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan #16520 – Lot #2, proposed development for R.J. Schmidt, made by Medveczky Associates, Consulting Engineers – Land Planners, dated 4/4/2002 and last revised 12/2/2002 as follows, to wit:-

BEGINNING at a point on the southerly side of ultimate right of way line of Yellow Springs Road SR-1016, a corner of lands now or late of Edward & Mary Bethel Finn; thence extending from said beginning along the southerly ultimate right of way line of Yellow Springs Road SR-1016, south 77 degrees 15 minutes 46 seconds east 251.82 feet to a point, a corner of Lot No. 1; thence extending along same the two following courses and distances: (1) south 12 degrees 46 minutes 43 seconds west 201.39 feet to a point;

and (2) south 10 degrees 51 minutes 46 seconds east 27.71 feet to a point; thence extending south 77 degrees 49 minutes 18 seconds west 150.04 feet to a point in line of lands now or late Edward and Mary Bethel Finn; thence extending along same north 10 degrees 51 minutes 46 seconds west 316.46 feet to the first mentioned point and place of beginning.

BEING Lot #2 on said Plan.

BEING UPI No. 43-3-42.1

BEING known as 2350 Yellow Springs Road, Malvern, PA 19355

BEING the same premises which XOXIDE, Inc., by Deed dated September 19, 2007 and recorded September 21, 2007 in Chester County in Record Book 7269, Page 2280, conveyed unto 2350 Yellow Springs Road Associates, L.P.

PLAINTIFF: CRE/ADC Venture 2013-1, LLC, as successor-in-interest to Nova Savings Bank  
VS

DEFENDANT: **2350 YELLOW SPRINGS ROAD ASSOCIATES, L.P.**

SALE ADDRESS: 2350 Yellow Springs Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **BENESCH, FRIEDLANDER, COPLAN & ARONOFF, LLP, 302-442-7006**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-55**

DEBT- **\$1,085,103.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09694 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Avondale Borough, Chester  
County, Pennsylvania  
BLR# 60-4-21.14  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee (Cwalt 2005-82)  
VS  
DEFENDANT: **ROBERT J. HENRY and ANNA MARIE HENRY**  
SALE ADDRESS: 210 Richards Way, Avondale, PA 19311-9739  
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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-56**

DEBT- **\$234,837.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10633 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN brick messuage and lot of land hereditaments and appurtenances, situate on the northerly side of Wollerton Street, between Darlington and Now Streets and being No. 203 Wollerton Street in the Borough of West Chester, County of Chester and State of Pennsylvania, being known as 203 Wollerton Street, West Chester, PA 19382.

TAX I.D. #: 01-09-0197

PLAINTIFF: Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania

VS

DEFENDANT: **BARRY HARSHBARGER and DEBORAH HARSHBARGER**

SALE ADDRESS: 203 Wollerton Street, West Chester, Pennsylvania 19382

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-57**

DEBT- **\$14,797.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10411 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the London Grove Township,  
Chester County, Pennsylvania  
BLR# 59-8-126  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JUAN E. PRADO and MATILDE C. PRADO a/k/a MATILDA PRADO a/k/a MATILDE PRADO**

SALE ADDRESS: 260 Rose Hill Road, a/k/a 260 Rosehill Road, West Grove, PA 19390-8903

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-58**

DEBT- **\$1,750.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-09766 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

DOCKET NO. 2014-09766-LN

ALL THAT CERTAIN lot of land designated as Lot #11, Block 2, on a Plan of Lots known as Meadowbrook which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX Parcel No. 38-2Q-14.4

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ALBERT A. MORTON and JENNIE P. MORTON**

SALE ADDRESS: 929 W. Chestnut Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-59**

DEBT- **\$191,343.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05082 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final revised subdivision plan for Brandywine Woods, made by Burner and Hayes, Inc. Consulting Engineers and Surveyors, dated 1/9/1979 and last revised 2/15/1979 which is plan recorded at West Chester, Pennsylvania as Plan No. 2169 as follows, to wit:

BEGINNING at a point on the northwesterly side of Laurel Drive at the northeasterly corner of Lot No. 18 as shown on said Plan; thence from said beginning point and extending along the said Lot No. 18, as north 86° 59' 38" west 200.00 feet to a point in line of Lot No. 17; thence extending along this and Lot No. 16, north 03° 00' 22" east 200.00 feet to a corner of Lot No. 20; thence extending along the same south 86° 59' 38" east 200 to a point on the northwesterly side of Laurel Drive, aforesaid; thence extending along the same south 03° 00' 22" west 200.00 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Charles F. Hoopes, Jr. by Deed from Charles F. Hoopes, Jr. and Melanie A. Hoopes dated February, 29 2008 and recorded March 6, 2008 in the Chester County Recorder of Deeds in Book 7379, Page 896 as Instrument Number 10826799.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RANDI ROSENFELD, ADMINISTRATRIX FOR THE ESTATE OF CHARLES F. HOOPES, JR.**

SALE ADDRESS: 4 Laurel Drive, Glenmoore, PA 19343

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-60**

DEBT- **\$53,800.75**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06612 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Reeder and Margarity, Professional Engineers, dated December 16, 1954, as follows:

BEGINNING at a point on the southeasterly side of Farmington Lane (forty feet wide) at the distance of nine hundred eight feet and thirty-nine one-hundredths of a foot measured south fifty-four degrees, twenty-six minutes west along the same, from its intersection with the southwesterly side of Richmond Road (forty feet wide) (both lines produced); thence extending from said beginning point and along the said southeasterly side of Farmington Lane, south fifty-four degrees, twenty-six minutes west, one hundred feet to a point; thence extending south thirty-five degrees, thirty-four minutes east, one hundred twenty feet and ninety-three one-hundredths of a foot to a point; thence extending north fifty-four degrees, thirty-five minutes, thirty-nine seconds east, one hundred feet to a point; and thence extending north thirty-five degrees, thirty-four minutes west, one hundred twenty-one and twenty-one one-hundredths feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David N. Thorne and Elizabeth L. Thorne by Deed from James A. Wilson and Marcia M. Wilson dated August, 29 1991 and recorded September 19, 1991 in the Chester County Recorder of Deeds.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH L. THORNE, DECEASED, ELIZABETH I. THORNE AND ROBERT A. LONDON, KNOWN HEIR OF ELIZABETH L. THORNE, DECEASED**

SALE ADDRESS: 1208 Farmington Ln, West Chester, PA 19380

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-61**

DEBT- **\$7,516,180.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09212 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania and described according to Final Subdivision Plan, dated 9/14/1995, revised 9/25/1995 and last revised 11/6/1995 by John P. Lynch, Control Point Associates, Inc., File No.C95200B, and a Boundary and Partial Topographic Survey Amoco Oil Company dated 6/13/1995 revised 9/6/1995, 9/7/1995 and last revised 9/29/1995 prepared by John P. Lynch, Control Point Associates, Inc. and bounded and described as follows, viz;

BEGINNING at a point on the southerly ultimate right of way line of Lincoln Highway also known as Pennsylvania State Highway US Route 30 said point being distant 30.00 feet at right angles from a center line thereof all as shown on plan prepared by Bohler Engineering P.C. entitled Site Plan Amoco Oil Company Route 30 and Lincoln Highway Caln Township Chester County Pennsylvania and based on a survey prepared by Control Point Associates, Inc. entitled Boundary and Partial Topographical Survey Amoco Oil Company Lot 138.1 Tax Map Sheet 30-4 Caln Township, Chester County Commonwealth of Pennsylvania dated 6/13/1995 last revision dated 9/6/1995 said point also being on the

dividing line between proposed Parcel B and Proposed Parcel A and from said point of beginning running thence (1) along the southerly ultimate right of way of Lincoln Highway, north 84 degrees 08 minutes 00 seconds east, a distance of 192.08 feet to a point, thence (2) along the proposed subdivision line between proposed Parcel A and the remainder of Lot 138.1 south 5 degrees 52 minutes 00 seconds east, a distance of 206.40 feet to a point, thence (3) along the dividing line between proposed Parcel A and lands now or formerly of National Railroad Passenger Corporation, south 81 degrees 05 minutes 34 seconds west, a distance of 192.35 feet to a point, thence (4) along the dividing line between proposed Parcel A and proposed Parcel B, north 5 degrees 52 minutes 00 seconds west, a distance of 216.60 feet to the point and place of beginning.

TAX ID / Parcel No. 39-04-0138.01A/ UPI 39-4-138.1A

BEING the same premises which Gentle Touch Inc. by Deed dated 6/1/2007 and recorded 6/25/2007 in Chester County in Record Book 7194 Page 1907 conveyed unto East Lincoln Highway Thorndale, L.P. A Pennsylvania Limited Partnership, in fee.

PLAINTIFF: Parke Bank

VS

DEFENDANT: **EAST LINCOLN HIGHWAY, THORNDALE, LP**

SALE ADDRESS: 3982 East Lincoln Highway, Caln Township, Chester County, PA

PLAINTIFF ATTORNEY: **DAVID L. BRAVERMAN, ESQ., 215-575-3800**

**N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-62**

DEBT- **\$354,456.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02420 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.No

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

ALL THAT CERTAIN lot or piece of ground being known as Lot No. 12, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Major Subdivision Plan of "Foxchase", prepared by Keystone Custom Homes by RGS Associates, dated 2/20/2004 last revised 11/23/2005 and recorded in Plan Book 17733, as follows, to wit:

BEGINNING at a point on the northerly side of the cul-de-sac at the terminus of Wreath Road (40 feet wide), a corner of this and Lot No. 13 on said Plan; thence extending from said point of beginning along the northerly side of the cul-de-sac at the terminus of the Wreath Road, aforesaid, along the arc of circle curving to the left having radius of 80.00 feet the arc distance of 88.32 (and a chord bearing of south 56 degrees 13 minutes 56 seconds west 83.90 feet) to a point of reverse curve therein; thence extending along the arc of circle curving to the right having a radius of 20.00 feet the arc distance of 22.08 feet (and chord bearing of south 56 degrees 13 minutes 56 seconds west 20.98 feet) to a point tangent on the north-westerly side of Wreath Road (50 feet wide); thence extending along the same, south 87 degrees 51 minutes 38 seconds west 20.72 feet to a point, a corner of Lot No. 11 on said Plan; thence extending along the same, north 02 degrees 08 minutes and 22 seconds west 158.69 feet to a point in line of Open Space on said Plan; thence extending along the same, north 76 degrees 40 minutes 06 seconds east 112.15

feet to a point, a corner of Lot No. 13, aforesaid; thence extending along the same, south 02 degrees 08 minutes 22 seconds east 125.46 feet to the first mentioned point and place of beginning.

BEING known and numbered as 14 Wreath Road West Grove, PA 19390

BEING part of the premises which C. Raymond Porter and Patsy R. Porter, husband and wife, by Deed dated February 28, 2001 and recorded on March 27, 2001, in the Recorder's in and for Chester County, Pennsylvania in Record Book 4918, Page 1799, granted and conveyed unto Keystone Custom Homes, Inc., its successors and assigns.

ALSO being part of the premises which C. Raymond Porter and Patsy R. Porter, husband and wife, by Deed dated May 29, 2002 and recorded June 19, 2002 in the aforesaid Recorder's Office in Record Book 5309, Page 1536, granted and conveyed unto Willow Creek, L.L.C.

BEING the same premises in which Willow Creek, LLC, a PA Limited Liability Company, and Keystone Custom Homes, Inc., a PA Corporation by Deed dated December 29, 2006 and recorded in the Office of recorder of Deeds in and for Chester County on January 3, 2007 at Book 7048 and Page 1515, conveyed unto Anthony D. Tuskweth and Jillian G. Tuskweth, husband and wife.

PARCEL: 5910 00031800

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **ANTHONY D. TUSKWETH AND JILLIAN G. TUSKWETH**

SALE ADDRESS: 14 Wreath Road, West Grove, PA 19390

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-63**

DEBT- **\$178,160.27**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07022 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT  
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN Lots Nos. 140, 141, 142, 143, on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in Valley Township, Chester County, Pennsylvania, developed by Harry A. Nicholas and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Lafayette Street distant nine hundred feet westwardly along the said south line of Lafayette Street from the intersection of the said south line of Lafayette Street with the west line of Highland Avenue, a corner of Lot # 144, now or late of Wright Green; thence by the said Lot # 144, south nineteen degrees fifty three minutes east one hundred fifty feet to a point on the north line of Ross Street another corner of said Lot #144; thence along the north line of the said Ross Street south seventy degrees seven minutes west two hundred feet to a point a corner of Lot #139, now or late of Harry A. Nicholas; thence along the said Lot # 139, north nineteen degrees fifty three minutes west one hundred fifty feet to another corner of Lot # 139, in the south line of the said Lafayette Street; thence along the south line of the said Lafayette Street north seventy degrees seven minutes east two hundred feet to the place of beginning.

TITLE to said Premises vested in Milton I. Young, Jr. by Deed from Milton I. Young, Jr. dated June 6, 2007 and recorded June 19, 2007 in the Chester County Recorder of Deeds in Book 7190, Page 469 as Instrument Number 10763865.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

DEFENDANT: **MILTON I. YOUNG, JR.**

SALE ADDRESS: 1016 Lafayette Street, Coatesville, PA 19320

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-64**

DEBT- **\$124,972.75**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05907 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

ALL THAT CERTAIN northerly half of a double brick dwelling house with the lot or piece of land belonging thereto situated upon the westerly corner of Washington Street S and K Street situate in the Borough of Spring City County of Chester and State of Pennsylvania, being bounded and described as follows:

BEGINNING at an iron pin the center of S and K Street; thence by a line passing through the centerline of the partition dividing this herein described northerly half of said double brick dwelling house from the southerly half of the same about to be conveyed to Michael W. Markey and wife, south 56 degrees west 134 feet to an iron pin set 7 1/2 feet beyond the outside of the rear frame kitchen; thence south 49 1/4 degrees west 94 3/4 feet to an iron pin; thence along Lot No. 5 as shown on plan north 50 degrees west 32 feet to a post; thence along lands of Barry Nice north 49 degrees 10 minutes east 244.7 feet to a pin in the middle of the aforesaid S and K

Streets; thence along the middle of same south 20 3/4 degrees east 14.2 feet to an iron pin and still in the middle of the same south 34 degrees east 41 1/4 feet to the place of beginning.

BEING UPI NUMBER 14-06-0042.0000

PARCEL No.: 14-06-0042.0000

BEING known as: 228 S and K Street, Spring City, PA 19475

BEING the same property conveyed to David P. Erdman and Lisa M. Blausner, no marital status shown who acquired title, with rights of survivorship, by virtue of a Deed from Jennifer J. McCloy, also known as Jennifer J. Ownbey, no marital status shown, dated December 17, 2004, recorded December 29, 2004, at Document ID 10492723, and recorded in Book 6374, Page 957, Chester County, Pennsylvania records.

INFORMATIONAL note: Lisa M. Blausner died May 27, 2015, and pursuant to the survivorship language in the above-mentioned Deed, all her rights and interest pass to David P. Erdman.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAVID P. ERDMAN**

SALE ADDRESS: 228 S and K Street, Spring City, PA 19475

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-65**

DEBT- **\$458,535.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07398 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to the Record Plan for "Northridge Village", Phase II, III & IV, prepared by Conner and Smith Engineering, Inc., dated 5/12/2004, last revised 2/7/2005 and recorded in Chester County as Plan #17371 as follows, to wit:

BEGINNING at a point on the westerly side of Lennon Lane, a corner of Lot #104 as shown on said Plan; thence from said point of beginning, along the said side of Lennon Lane south 12 degrees 12 minutes 42 seconds west 24.00 feet to a corner of Lot #102; thence along Lot #102 north 77 degrees 47 minutes 18 seconds west 75.00 feet to a point in line of Open Space; thence along said Open Space north 12 degrees 12 minutes 42 seconds east 24.00 feet to a corner of Lot #104; thence along Lot #104 south 77 degrees 47 minutes 18 seconds east 75.00 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Keith I. Pelzer and Bertina M. Pelzer by Deed from NVR, Inc., a Virginia Corporation, trading as NVHomes dated December, 9 2005 and recorded December 22, 2005 in the Chester County Recorder of Deeds in Book 6719, Page 514 as Instrument Number 10608496.

PLAINTIFF: The Bank of New York Mellon, as successor Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2

VS

DEFENDANT: **KEITH I. PELZER, BERTINA M. PELZER and THE UNITED STATES OF AMERICA**  
c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA

SALE ADDRESS: 2305 Lennon Lane, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-66**

DEBT- **\$619,599.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10951 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected situate in the East Goshen Township, Chester County, Pennsylvania, known as Lots Nos. 47 and 52 and the southerly thirty-five feet of Lot No. 42 on Plan of Lots of Goshen Heights recorded in the Recorder's Office of Chester County in Book of Plans No. 1, Page 44.

BEGINNING at an iron pin at the intersection of Poplar Street (forty-two feet wide) and Center Street (forty-two feet wide) thence north one degree ten minutes east along center line of Poplar Street one hundred fifty-six feet to a point; thence north eighty-eight degrees fifty minutes west on line parallel with and fifteen feet south from north boundary line of Lot No. 42 on said Plan one hundred seventy-nine feet to a point in the center line of a public alley (sixteen feet wide); thence along same south one degree ten minutes west one hundred fifty-six feet to an ironpin in center line of said Center Street; thence along same south eighty-eight degrees fifty minutes east one hundred seventy-nine feet to place of beginning.

TITLE to said premises vested in Gerald M. Miller and Joan Miller by Deed from Joseph F. Lachapelle and Josefa Lachapelle dated May, 24 1956 and recorded May 28, 1956 in the Chester County Recorder of Deeds in Book T-26, Page 616.

PLAINTIFF: U.S. Bank National Association, as Trustee, in trust on behalf of J.P. Morgan Mortgage Acquisition Trust 2006-CW2

VS

DEFENDANT: **CHRISTINE VOLK, KNOWN HEIR OF JOAN MILLER a/k/a JOAN E. MILLER, DECEASED, EILEEN MILLER-BATTAVIO, KNOWN HEIR OF JOAN MILLER a/k/a JOAN E. MILLER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN MILLER a/k/a JOAN E. MILLER, DECEASED, THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND JOAN MILLER a/k/a JOAN E. MILLER**

SALE ADDRESS: 14 Locust Street, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-67**

DEBT- **\$169,425.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06447 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Pennsylvania, bounded and described according to a Plan of Barley Sheaf Farm made by Morris W. Holman, Jr., Professional Civil Engineer dated May 17, 1976 and last revised August 5, 1976 as follows, to wit:

BEGINNING at a point on the southerly line of Building Group No. 12, said point being measured the following 3 courses and distances from the intersection of Clothier Street and Barley Sheaf Road: (1) south 86 degrees 17 minutes west, 102.01 feet; (2) north 03 degrees 43 minutes west, 54.00 feet; (3) south 86 degrees 17 minutes west, 25.00 feet; thence by the southerly line of Building Group No. 12, south 86 degrees 17 minutes west 20.00 feet thence partially by the party wall separating Building "B" from Building "C" both of Building Group #12, north 86 degrees 17 minutes east, 20.00 feet; thence partially by the party wall separating Building "B" from Building "A" both of Building Group #12, south 03 degrees 43 minutes east 65.00 feet to the first mentioned point and place of beginning.

BEING Building "B" of Building Group No. 12.

TITLE to said premises vested in Bruce R. Miller and Deborah L. Miller by Deed from Anthony J. Vitulli and Roseanne Vitulli dated October, 14 1993 and recorded October 21, 1993 in the Chester County Recorder of Deeds in Book 3643, Page 0771.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Home Equity Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **BRUCE R. MILLER and DEBORAH L. MILLER**

SALE ADDRESS: 2577 Clothier Street, Coatesville, PA 19320-2308

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-68**

DEBT- **\$131,910.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07050 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Village of Pomeroy, Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at the northern line of Valley Road at the corner of land now or late of Howard E. Thompson and extending thence northwardly along said land one hundred fifty feet to a fourteen feet wide alley; thence along the same fifty feet to land now or late of Helen M. Smith, deceased; thence southwardly one hundred fifty feet to the north line of Valley Road; thence along the same fifty feet to the place of beginning.

TITLE to said premises vested in Rebecca Elaine Stark by Deed from G. Richard Sigg and Amelia L. Sigg dated January, 23 2007 and recorded January 26, 2007 in the Chester County Recorder of Deeds in Book 7069, Page 82 as Instrument Number 10724048

PLAINTIFF: Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **REBECCA E. STARK a/k/a REBECCA ELAINE STARK**

SALE ADDRESS: 1938 Valley Road, Pomeroy, PA 19367

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-69**

DEBT- **\$1,181,312.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07054 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Frederick C. Fuchs, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 10-9-1080 last revised 11-19-1980 recorded 12-1-1980 in Plan File No. 3307 as follows, to wit:

BEGINNING at a point on the title line in the bed of Jaffrey Road (T-387) said point also being in line of land now or late of Richard L. and Nancy H. Hansen; thence extending from said beginning point and along land now or late of Richard L. and Nancy Hansen, the 3 following courses and distances: (1) north 4 degrees 19 minutes 00 seconds east 404.95 feet to a point; (2) north 82 degrees 16 minutes 00 seconds west, 100 feet to a point and (3) south 65 degrees 00 minutes 00 seconds west, 170.89 feet to a point in line of land now or late of Albert M. Jr. and Elizabeth Reading; thence extending along same north 26 degrees 00 minutes 00 seconds west, 401.34 feet to a point in line of land now or late of Ward Sullivan Estate; thence extending along same north 58 degrees 00 minutes 00 seconds east, 200.69 feet to a point, a corner of Lot No.2; thence extending along Lot No. 2, the 3 following courses and distances: (1) south 27 degrees 58 minutes 38 seconds east, 368.42 feet to a point; (2) south 67 degrees 26 minutes 11 seconds east, 124.12 feet to a point; and (3) south 4 degrees 19 minutes 00 seconds west, said course in the bed of an 18 feet wide common drive,

441.31 feet to a point on the title line in the bed of Jaffrey Road (T-387); thence extending along same on the arc of a circle curving to the left having a radius of 360 feet the arc distance of 25.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

TOGETHER with and reserving unto the Grantors, their heirs and assigns, the free and common use, right, liberty and privilege of the use of the aforesaid common drive as shown on the above mentioned Plan as and for a driveway, passageway and watercourse at all times hereafter, in common with the owners, tenants and occupiers of Lot Nos. 2 and 3 entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping said driveway in good order, condition and repair, said proportionate expense to be borne by the owners, tenants and occupiers of Lot Nos. 1, 2 or 3 which elect to use the aforesaid common drive.

BEING the same premise which Anna M. Morris, by Indenture dated 11/13/03 and recorded 1/15/04 in the Office of the Recorder of Deeds in and for the County of Chester in Records Book 6040 Page 2177, granted and conveyed unto Anthony J. Palmaccio, Jr. and Carol Black, in fee.

CONTAINING 2.323 acres of land, be the same more or less.

BEING UPI No. 54-3-301.2

TOTAL assessment: \$611,510.00

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **ANTHONY J. PALMACCIO and CAROL BLACK**

SALE ADDRESS: 12 Court Run, Malvern, PA 19335

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD, LLP, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-70**

DEBT- **\$217,604.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03736 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and Plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit:  
TAX I.D. #: 44-7D-34

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **RONALD E. HAYS**

SALE ADDRESS: 241 Cochran Street, Cochranville, Pennsylvania 19330

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-71**

DEBT- **\$245,410.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02468 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the East Pikeland Township, Chester  
County, Pennsylvania  
BLR# 26-3-82.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **JOHN P. BUCZKOWSKI**

SALE ADDRESS: 1027 Mowere Road, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-72**

DEBT- **\$128,880.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03169 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Spring City Borough, Chester  
County, Pennsylvania  
BLR# 14-4-208  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carisbrook Asset Holding Trust

VS

DEFENDANT: **MATTHEW ROZINSKI**

SALE ADDRESS: 127 New Street, Spring City, PA 19475-1830

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# SHERIFF'S SALE of REAL ESTATE

SALE NO: **18-2-73**

DEBT- **\$4,093.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-08367 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 39-3L-6

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **DIANE RENEE CODY**

SALE ADDRESS: 53-59 Foundry Street, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-74**

DEBT- **\$136,586.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04837 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the East Pikeland Township, Chester  
County, Pennsylvania  
BLR# 26-4H-20  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY T. DICKENS**

SALE ADDRESS: 16 Galicia Drive, Phoenixville, PA 19460-2010

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-75**

DEBT- **\$3,558.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06277 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract of land with the building and improvements erected thereon situate at the southwest corner of Pikeland Avenue and Stony Run Road in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a deed plot and subdivision plan prepared by Earl R. Ewing, Inc., Phoenixville, Pennsylvania, dated September 4, 1974, last revised March 26, 1982, Plan No. W-4884.

BEGINNING at the point of intersection of the title line of Pikeland Avenue (legal right-of-way: thirty-three feet wide – ultimate right-of-way: seventy feet wide) and Stony Run Road (legal right-of-way: thirty-three feet – ultimate right-of-way: fifty feet wide); thence from the place of beginning, along the title line of Pikeland Avenue, south twenty degrees nine minutes west two hundred forty-eight and fifty one-hundredths feet to a corner and south thirty-eight degrees thirty minutes west seventy-three and eighty-three one-hundredths feet to a corner of lands now or late of Thomas B. and Elizabeth Williams; thence along the same and partly along

lands now or late Lee R. and Joyce C. Rowland, north forty-nine degrees fifty-four minutes west four hundred thirty and seventy-nine one-hundredths feet to a corner; thence still along the said lands now or late Lee R. and Joyce C. Rowland, north nine degrees thirteen minutes east ninety-eight and seventy-one one-hundredths feet to a corner in the aforementioned title line of Stony Run Road; thence along the same, south sixty-seven degrees forty-seven minutes east ninety-four and seventy three one-hundredths feet to a corner and south eighty-two degrees twenty-one minutes east three hundred sixty and eighty one-hundredths feet to the place of beginning.

CONTAINING 2.0008 acres of land, be the same more or less.

CHESTER County Tax Parcel 21-6-31.

IMPROVEMENTS consisting of a single family residential dwelling.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **MICHAEL J. HUDAK**

SALE ADDRESS: 655 Pikeland Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-692-1371**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-76**

DEBT- **\$950,739.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-03038 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN unit in Quaker Farms Subdivision, situated in the Township of Willistown, County of Chester, the Commonwealth of Pennsylvania, being described according to a survey plan prepared for Dreama O'Dell by R. H. Smith Surveyors dated September 15, 2015 being # 150906-1 as follows to wit:  
BEING Part of TAX I.D. #:54-08-0073

PLAINTIFF: CIT Bank, N.A. f/k/a Onewest Bank, N.A.

VS

DEFENDANT: **FLORIDA REAL ESTATE LLC, REAL OWNER and DREAMA O'DELL, EXECUTRIX OF THE ESTATE OF EDWARD W. WEINGARTNER JR., DECEASED MORTGAGOR**

SALE ADDRESS: 1801 Whispering Brooke Drive, Newtown Square, Pennsylvania 19073

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-77**

DEBT- **\$291.802.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05833 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract of ground situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as Tract "B", according to a survey made by George E. Register Jr. & Sons, Inc., Registered Surveyors, dated August 19, 1969, as follows, to wit:

BEGINNING at an iron pin set in the title line of the bed of a public road known as Hillendale Road being Leg. Rt. #15233, leading in a southwesterly direction to Five Points and a northeasterly direction to State Rt. #82, said iron pin marking a southeasterly corner of this about to be described tract and a southwesterly corner of lands of J. Fred Brenner, thence leaving said iron pin of beginning and by the title line of said Leg. Rt. #15233, south 54 degrees, 51 minutes 40 seconds west, 363.85 feet to a stone set for a southwesterly corner of this and said stone being set in line of lands of John Gibson, et. ux.; thence by lands of said John Gibson, et. ux., the following two (2) courses and distance to wit: (1) north 05 degrees 02

minutes 00 seconds west, 103.00 feet to a stone; (2) north 03 degrees 55 minutes 39 seconds west, 524.28 to an old iron pin marking a northwesterly corner of this and a southwesterly corner of lands of Kenneth Wendle; thence by said lands of Kenneth Wendle and partly by lands of Herbert S. Plankinton, north 76 degrees, 54 minutes 00 seconds east, 74.98 feet to an old iron pin marking a northeasterly corner of this and a northwesterly corner of lands of J. Fred Brenner; thence by lands of said J. Fred Brenner, south 31 degrees, 52 minutes, 55 seconds east, 510.18 feet to the first mentioned point and place of beginning.

BEING Tax Parcel 62-3-122.2

BEING the same premises which Karen F. Kelly now known as Karen F. Conaway by Deed dated 10/18/1996 and recorded 10/18/1996 in the County of Chester in Record Book 3999, Page 1373 conveyed until Paul E. Conaway, Jr., and Karen F. Conaway, his wife, in fee.

PLAINTIFF: The Provident Bank

VS

DEFENDANT: **PAUL E. CONAWAY and KAREN F. CONAWAY**

SALE ADDRESS: 153 East Hillendale Road, Kennett Square, Pennsylvania 19348

PLAINTIFF ATTORNEY: **DANIELLE M. KARCICH, ESQ., 215-979-3800**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-79**

DEBT- **\$314,660.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02133 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or tract of land situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision of Brandywine Knoll (a.k.a. Aldergate), made by Chester Valley Engineers, Inc., dated 03-21-89, last revised 7-10-91 and recorded in Chester County Plan #11947, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sussex Road (50 feet wide) a corner of Lot 64 on said Plan; thence extending along the southeasterly side of Sussex Road north 80 degrees 17 minutes 05 seconds east 83.94 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 850.00 feet the arc distance of 16.78 feet to a point; thence extending along Lot 62 on said Plan south 08 degrees 35 minutes 02 seconds east 181.89 feet to a point; thence extending along Lot 52 and 51 on said Plan south 80 degrees 17 minutes 05 seconds west 97.13 feet to a point; thence extending along Lot 64 aforementioned north 09 degrees 42 minutes 55 seconds west 182.02 feet to the point and place of beginning.

BEING Lot # 63 on said Plan

UNDER AND SUBJECT to all matters of record, including those certain restrictions dates February 5, 1993 and recorded February 9, 1993 in Deed Book 3505, Page 469.

BEING the same premises which Brandywine Knoll, L.P. by Deed dated 2/29/1996 and recorded 3/8/1996 in the Office of the Recorder of Deeds in and for the county of Chester in Deed Book 4002, Page 1535, granted and conveyed unto John and Theresa O'Connell.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN P. O'CONNELL, THERESA A. O'CONNELL, AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 127 Sussex Road, West Chester a/k/a Township of West Goshen, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-80**

DEBT- **\$176,407.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08064 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot of land situate in 3rd Ward of the  
Borough of Phoenixville, Chester County, Pennsylvania  
TAX Parcel No.: 15-13-712

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CHRISTOPHER M. POWER**

SALE ADDRESS: 311 Morris Street, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-81**

DEBT- **\$617,627.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08036 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

BY virtue of a Writ of Execution in Mortgage Foreclosure  
No. 17-08036  
OWNERS of property situate in the Tredyffrin Township,  
Chester County, Pennsylvania, being 766 Mancill Road, Wayne, PA  
19087  
TAX Map Parcel No. 43-6L-12  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **MARK P. GIUBILATO, SR.**

SALE ADDRESS: 766 Mancill Road, Wayne, Tredyffrin Township, PA 19087

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT III, ESQ., 610-436-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-82**

DEBT- **\$298,297.13**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09409 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Pennsbury Township, Chester  
County, Pennsylvania  
BLR# 64-3-39  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **SAMUEL MYCHAK**

SALE ADDRESS: 22 Fern Hill Road, Kennett Square, PA 19348-2106

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 County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-83**

DEBT- **\$288,822.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-04124 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in Township of West Nantmeal  
TAX Parcel #23-05-0012.090  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 205 Lammey Road, Elverson, PA 19520

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-84**

DEBT- **\$133,779.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-01633 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the New Garden Township, Chester  
County, Pennsylvania  
BLR# 60-04-0073.260  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the benefit of the Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2004-5

VS

DEFENDANT: **SCOTT R. BONNE and ALLISON A. BONNE a/k/a ALLISON BONNE**

SALE ADDRESS: 10 Edgewood Drive, Avondale, PA 19311-1410

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-85**

DEBT- **\$180,872.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07820 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in Caln Township  
TAX Parcel #Tax ID / UPI Parcel No. 39-03H-0020-E / 39-  
3H-20-E  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **LANCE LEWIS**

SALE ADDRESS: 330 Jennifer Drive, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-86**

DEBT- **\$301,240.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-03589 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Lower Oxford Township, Chester  
County, Pennsylvania  
BLR# 56-4-11.17  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carisbrook Asset Holding Trust

VS

DEFENDANT: **DONALD F. LEO**

SALE ADDRESS: 190 Penns Grove Road, a/k/a 190 Pennsgrove Road, Oxford, PA 19363-1244

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 County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-87**

DEBT- **\$183,960.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07892 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THOSE TWO CERTAIN lots of land situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Rosecroft" made by Manley N. White, dated July 24, 1956 and recorded in Chester County Recorder of Deeds Office in Plan Book 5, Page 23, as follows, to wit:

BEGINNING at a point on the easterly side of Welcome Avenue, a corner of Lot 54 on said Plan; thence extending from the beginning point along Welcome Avenue, north 01 degree 15 minutes 42 seconds west, crossing a drainage easement, 150.18 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right, having a radius of 30 feet, the arc distance of 64.13 feet to a point of tangent on the southwesterly side of Old U.S. No. 1 (T-389); thence extending along said road south 58 degrees 12 minutes east, 95.75 feet to a point in line of lands now or late of Nicholas Numm; thence extending along said lands, south 31 degrees 11 minutes west, 145 feet to a corner of aforementioned Lot 54; thence extending along Lot 54 and recrossing said drainage easement, south 88 degrees 44 minutes 18 seconds west, 49.93 feet to the first mentioned point of beginning.

BEING Lot 53 on said Plan.

TAX Map ID: 59-8F-20.

BLR# 59-8F-20

TITLE to said premises vested in J. Jesus Zavala and Silvia Martinez, husband and wife by Deed from J. Jesus Zavala, a married man and Idolai Zavala, a man, dated 2/14/2006 and recorded 3/2/2006 in Book 6778 Page 244

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

VS

DEFENDANT: **J. JESUS ZAVALA and SILVIA C. MARTINEZ**

SALE ADDRESS: 354 Welcome Avenue, West Grove, PA 19390

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-88**

DEBT- **\$222,180.42**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07279 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, described in accordance with a plan of Whiteland Farms, made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 08/26/1959, as follows, to wit:

BEGINNING at a point on the south side of Swedesford Road, laid out 55 feet wide, as shown on said Plan, at the distance of 424.19 feet measured the three (3) following courses and distances along the said side of Swedesford Road from a point on the southeasterly side of Pine Road, laid out 50 feet wide, as shown on said Plan: (1) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet, the chord of said arc bearing north 53 degrees 32 minutes 40 seconds east, 35.36 feet, (2) south 81 degrees 27 minutes 20 seconds east, 77.37 feet; and (3) south 88 degrees east, 307.55 feet to the point of beginning; thence

from said point of beginning along the south side of Swedesford Road, south 88 degrees east, 99.61 feet to corner of Lot No.27; thence along Lot No. 27, south 02 degrees 15 minutes 30 seconds east, 170.47 feet to a point in line of Lot No. 43; thence along Lot No. 43, south 88 degrees west, 112.27 feet to a corner of Lot No. 25; thence along Lot No. 25, north 02 degrees east, 170 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 on said Plan.

BEING Chester County Tax Parcel No. 42-4K-15.

ALSO known as 274 Swedesford Road, Malvern, PA

19355

BEING the same premises which Vuong Van Nguyen and Tong Thi Nguyen, husband and wife, by Deed dated April 13, 2001 and recorded May 2, 2001 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 4947 Page 0505, conveyed and granted unto Yuri Pashkin and Irene Pashkin, husband and wife, tenants by the entirety.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **IRINA PASHKIN a/k/a IRENE PASHKIN and YURI PASHKIN**

SALE ADDRESS: 274 Swedesford Road, Malvern, PA 19355

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-89**

DEBT- **\$1,731.34**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00121 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract or lot of land, situated in Valley  
Township, in Chester County, Pennsylvania  
TAX Parcel No. 38-2Q-58

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JOSEPH DEPIANO**

SALE ADDRESS: 1046 Front Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-90**

DEBT- **\$1,885.62**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05432 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land being the east half of Lot No. 2 on a Plan of Building Lots entitled "Cassell G. Martin Estate" upon which is erected the east side of a double brick dwelling house designated as No. 7 Valley Road, situate in the Township of Valley County of Chester and State of Pennsylvania.

TAX Parcel No. 38-5E-14

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ANDREW J. VANDEGRIF, JR.**

SALE ADDRESS: 1693 Valley Road, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-91**

DEBT- **\$161,448.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06196 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the West Grove Borough, Chester  
County, Pennsylvania  
BLR# 5-3-7  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: ARTHUR BOYD, III, IN HIS CAPACITY AS HEIR OF LONA PEARL FABIUCCI, DECEASED; CHRISTINE BOYD, IN HER CAPACITY AS HEIR OF LONA PEARL FABIUCCI, DECEASED; WILLIAM BOYD, IN HIS CAPACITY AS HEIR OF LONA PEARL FABIUCCI, DECEASED; KAREN WILKINSON, IN HER CAPACITY AS HEIR OF LONA PEARL FABIUCCI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LONA PEARL FABIUCCI, DECEASED

SALE ADDRESS: 270 North Guernsey Road, West Grove, PA 19390-1028

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-92**

DEBT- **\$146,392.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10263 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the West Pikeland Township, Chester  
County, Pennsylvania  
BLR# 34-3G-18  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **PATRICK R. MALLEY, JR.**

SALE ADDRESS: 317 Welsh Circle, Chester Springs, PA 19425-2129

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-93**

DEBT- **\$788,532.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. .2017-07082 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of Property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 1/31/1968 and last revised 7/9/1968 as follows, to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured north 56 degrees 46 minutes west, from its point of intersection with the center line of Shilo Road, extended; thence along the center line of Westtown Road, the 3 following courses and distances: (1) north 56 degrees, 46 minutes west, 115 feet to an angle point on said road; (2) north 87 degrees, 39 minutes west, 212.50 feet to another angle point in said road; (3) north 63 degrees, 44 minutes west, 118 feet to a point; thence leaving said road and extending along other land of 130 West

Lancaster Corp., of which this was part, the 5 following courses and distances: (1) north 4 degrees, 25 minutes west, 730 feet to a point; (2) north 88 degrees, 38 minutes, 33 seconds east, 488.30 feet to a point; (3) south 29 degrees, 10 minutes east, 130 feet to a point; (4) south 9 degrees, 30 minutes west, 290 feet to a point; (5) south 4 degrees, 5 minutes west, 465 feet to the first mentioned point and place of beginning.

BEING UPI No. 52-6-16.2

ALSO known as 905 Westtown Road, West Chester, PA 19382

BEING the same premises which Leo Colton Freeman and Elaine H. Freeman, husband and wife, by Deed dated June 13, 2003 and recorded August 23, 2003 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5750 Page 1043, conveyed and granted unto Joseph Kravitz.

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH KRAVITZ a/k/a JOSEPH E. KRAVITZ**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-94**

DEBT- **\$33,506.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07532 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# #30-5-106.1B  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association s/b/m Brandywine Savings Bank Pasa  
VS

DEFENDANT: **JOHN C. EVANS and ROSALIND A. EVANS**

SALE ADDRESS: Lot #3 Buck Road, a/k/a 344 North Buck Road, Downingtown, PA 19335-1416

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-95**

DEBT- **\$116,767.37**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01286 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Wedgwood Estates Phase II, made by Yerkes Associates, Inc., West Chester, PA, dated 5/22/78 and last revised 2/7/80 and recorded in the Recorder of Deeds Office for Chester County on 5/23/80 as Plan #3026  
TAX I.D. #: 39-05E-0192

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DONNA L. WANKO**

SALE ADDRESS: 61 Brighton Court, Downingtown, Pennsylvania 19335

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-96**

DEBT- **\$68,019.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07253 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-6-544  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **STACEY K. MITCHELL and KEVIN J. MITCHELL**

SALE ADDRESS: 718 East Lincoln Highway, Coatesville, PA 19320-3534

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-97**

DEBT- **\$144,498.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00031 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Honey Brook Township, Chester  
County, Pennsylvania  
BLR# 22-8-70.14  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DANIEL M. HAMILTON and KIMBERLY A. HAMILTON**

SALE ADDRESS: 116 Goldfinch Lane, Honey Brook, PA 19344-8635

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 County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-98**

DEBT- **\$88,573.49**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11025 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in Township of Tredyffrin  
TAX Parcel #Tax ID / UPI Parcel No. 43-09L-0022 / 43-9L-22  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **KIMBERLY CLARKE and PERRY T. CLARKE**

SALE ADDRESS: 21 Summit Avenue, Paoli, PA 19301

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-99**

DEBT- **\$191,160.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-07019 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Elk Township, Chester County,  
Pennsylvania  
BLR# 70-2-35.1E  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial  
Pennsylvania, Inc

VS

DEFENDANT: **VICTORIA A. BELL a/k/a VICKIE A. BELL and JOSEPH O. BELL, III a/k/a JOSEPH  
O. BELL**

SALE ADDRESS: 3 Chamberlain Circle, Oxford, PA 19363-2260

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-100**

DEBT- **\$1,045,995.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-05244 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

ALL THAT CERTAIN tract of land, situate in East Bradford Township, County of Chester in the Commonwealth of Pennsylvania, with the message and improvements thereon erected, bounded and described according to a survey made by N. M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 12, 1984, as follows:

BEGINNING at a point set in the title line near the intersections of Birmingham Road (LR 15087) and Pennsylvania Route 52 & 100, said point marking a corner of lands of this about to be described tract and a corner of Weaver's Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances:

1. NORTH 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence
2. NORTH 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence
3. NORTH 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;  
THENCE by remaining lands of Limberger the following 3

courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence
5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence
6. Crossing over a right of way of Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weavers' Lebanon Bologna Company;  
THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.  
CONTAINING 3.468 acres.  
BEING UPI Number 51-7-113  
PARCEL No.: 51-7-113  
BEING known as: 595 Birmingham Road, West Chester, PA 19382  
BEING the same property conveyed to Robert A. Powers and Anne K. Powers, husband and wife who acquired title by Virtue of a Deed from Robert F. Morris and Glenn Kinckner, dated November 14, 2005, recorded November 22, 2005, at Instrument Number 10598870, and recorded in Book 6690, Page 707, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for DBALT 2006-AF1

VS

DEFENDANT: **ROBERT A. POWERS**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-101**

DEBT- **114,115.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06744 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot of land situated in the City of Coatesville, County of Chester and Commonwealth of PA, on which is located a frame dwelling house designated as No. 643 Merchant Street, bounded and described as follows:

BEGINNING at a point on the original curb line of Merchant Street, between Sixth and Seventh Avenues distant 12 feet 1 inch westwardly from a corner of land now or late of John Goldsberry; thence by the said original north curb line of Merchant Street south 80 degrees 44 minutes west 14 feet; thence by other land now or late of Estate of Isaac Braunstein, deceased and passing through the dividing partition between the house on the land herein described and the house on the land adjoining on the west, north 09 degrees 16 minutes west 143.9 feet more or less to line of land now or late of the Pennsylvania Railroad Company; thence by the same, north 80 degrees 44 minutes east 14 feet; thence by other land now

or late of the Estate of Isaac Braunstein, deceased, south 09 degrees 16 minutes east 143.9 feet, more or less to the place of beginning.

CONTAINING 2,014 square feet of land, be the same more or less.

BEING UPI #16-2-190.1

BEING the same premises which William O. Hanna and Carter R. Hanna named in will as Owan W. Hanna and Carter C. Hanna Executors of the Estate under the will of O.W. Hanna, deceased, by Deed dated September 10, 1975 and recorded September 17, 1975 in Deed Book M46, Page 354 in the Office of the Recorder of Deeds in and for Chester County, granted and conveyed unto Artis F. Chambers and Estella Chambers, husband and wife, in fee.

AND the said Artis F. Chambers has since departed this life whereby title is vested solely in Estella Chambers.

PLAINTIFF: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC4

VS

DEFENDANT: **ESTELLA M. CHAMBERS a/k/a ESTELLA CHAMBERS**

SALE ADDRESS: 643 Merchant Street, Coatesville, PA 19320

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-102**

DEBT- **\$142,337.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02897 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN unit in the property known, named and identified as Renaissance Place South, a Condominium, located in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, which has heretofore submitted to the provisions of the Uniform Condominium Act, 68 PA. C.X. 3101 et seq., by the Recording in the Office for the Recorder of Deeds in and for the County of Chester, a Declaration recorded January 16, 2009 in Record Book 7573, Page 1756, the By-Laws for said Condominium and the Declaration Plan recorded as part of the Declaration.

BEING designated as Unit No. 102 and assigned parking space no. 2 together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

BEING known as Unit No. 102 and limited common element parking space no. 2.

TAX ID / Parcel No. 15-09-0982 / UPI No. 15-9-982

TITLE vested in Gregory S. Billstone by Deed from, 3D Group, LTD, dated 4/4/2014, recorded 4/9/2014, in the Chester County Recorder of Deeds in Deed Book 8907, Page 1109, as Instrument No. 11339372.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **GREGORY S. BILLSTONE**

SALE ADDRESS: 131 Prospect Street, Unit 102, Phoenixville, PA 19460

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-103**

DEBT- **\$197,152.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06014 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THOSE TWO CERTAIN lots situate on the southerly side of Summit Avenue in the Borough of Oxford, Chester County, Pennsylvania, being Lots #s 52 and 53 on the Plan of Lots of the Maryland and Summit Avenue Development, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Plan Book #2 Page 4, bounded and described as follows:

TAX I.D. #: ID# 06-08-0112

UPI # 6-8-112

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **EDUARDO PADILLA and MIRELLA PADILLA**

SALE ADDRESS: 28 East Summit Avenue, Oxford, Pennsylvania 19363

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-104**

DEBT- **\$238,189.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05587 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Valley Green" made for Arthur E. Bleakley dated 11/1/1977, last revised 5/5/1978, as follows, to wit:

BEGINNING at a point on the title line in the bed of Valley Green Drive (50 feet wide) said point also being a corner of Lot #55; thence extending from said beginning point and along the title line in the bed of Valley Green Drive north 7 degrees 44 minutes 31 seconds west 185.89 feet to a point on the title line in the bed of Maple Avenue T-407; thence extending along same north 74 degrees 59 minutes 28 seconds east 251.02 feet to a corner of Lot #77; thence extending along same south 7 degrees 44 minutes 31 seconds east 217.64 feet to a point a corner of Lot #55; thence extending along same south 82 degrees 15 minutes 29 seconds west, 249 feet to the first mentioned point and place of beginning.

BEING Lot No. 56 as shown on said Plan.

BEING UPI No. 28-8-111.63

FEE simple title vested in George R. Melavas, III, as sole owner, by Deed from, Karen Wise Baker, dated 3/11/2015, recorded 4/20/2015, in the Chester County Recorder of Deeds in Deeds Book 9091, Page 1100, as Instrument No. 11402200.

PLAINTIFF: The Money Source, Inc.

VS

DEFENDANT: **GEORGE R. MELAVAS, III**

SALE ADDRESS: 230 Valley Green Drive, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-105**

DEBT- **\$332,403.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07056 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the New Garden Township, Chester  
County, Pennsylvania  
BLR# 60-2-93.8  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-Ar2

VS

DEFENDANT: **RICHARD WANNEMACHER, JR. a/k/a RICHARD WANEMACHER and NANI WANNEMACHER a/k/a NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348-4226

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 County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-106**

DEBT- **\$256,431.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04858 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground together with the building and improvements thereon erected, situated in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, being Lot No. 97 as shown on the Plan of Pennypacker Gardens, Section A and B made for Radmont, Inc., M.R. and J.B. Yerkes, Civil Engineers on September 6, 1952 and last revised November 3, 1952 and recorded December 28, 1952 in the Office for the Recording of Deeds at West Chester, Pennsylvania, in Plat Book 3 Page 19, said lot being more fully bounded and described according to said Plan, as follows to wit:

SITUATE on the northwesterly side of Tyler Avenue (50 feet wide) at the distance of 906.56 feet measured south 59 degrees 5 minutes west from the intersection of the said northwesterly side of Tyler Avenue with the southwesterly side of Anderson Avenue (60 feet wide) (both lines produced) containing in front or breadth south 59 degrees 5 minutes west on the said northwesterly side of Tyler Avenue 60.00 feet and extending of that width in length or depth north 30 degrees 55 minutes west between parallel lines at right angles to the said northwesterly side of Tyler Avenue 125.00 feet.

BEING the same premises which John C. Werkheiser and Gladys D. Werkheiser, trustees of Werkheiser family trust, 5/3/200 by Deed dated 9/25/03 and recorded 12/9/03 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 6004, Page 909, granted and conveyed unto John Werkheiser and Gladys Werkheiser. And the said Gladys Werkheiser passed away on or about October 30, 2016, thereby vesting title solely in John C. Werkheiser.

PLAINTIFF: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **JOHN C. WERKHEISER a/k/a JOHN WERKHEISER**

SALE ADDRESS: 1228 Tyler Avenue, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-107**

DEBT- **\$2,294.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-07172 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in  
Caln Township, Chester County, Pennsylvania.  
TAX Parcel No. 39-5E-10

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **APRIL M. WRIGHT**

SALE ADDRESS: 106 Argyll Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-108**

DEBT- **\$73,859.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2015-05193 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania and described according to a plan thereof known as "Meadowoods", said plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12-4-1956 and last revised 4-28-1959 as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Harvey Lane (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the southeasterly side of West Chester-Paoli Pike (U.S. Highway No.202) (50 feet wide); (1) leaving West Chester-Paoli Pike 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 southwesterly side of Harvey Lane; (2) south 25 degrees 10 minutes east measured along the said side of Harvey Lane, 250.00 feet to a point of curve in the same; (3) southeastwardly measured still along the said side of Harvey Lane on the arc of a circle curving to the left having a radius of 1,455.06 feet, the arc distance of 203.16 feet to a point of tangent and (4) south 33 degrees 10 minutes east measured still along the

said side of Harvey Lane, 64.61 feet to the point of beginning; thence extending from said point of beginning, south 33 degrees 10 minutes east measured along the said side of Harvey Lane, 175.00 feet to a point; thence extending south 56 degrees 50 minutes west 261.52 feet to a point in line of land now or late of Willistown School Board; thence extending along last mentioned land north 34 degrees 08 minutes 40 seconds west, 40.04 feet to a stone; thence extending north 27 degrees 57 minutes west, 135.53 feet to a point; thence extending north 56 degrees 50 minutes east, 249.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 153 as shown on the above mentioned plan.

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

BEING the same premises which John A. Gallagher and Carolyn J. Gallagher, by Deed dated 11/23/04 and recorded 12/1/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6348, Page 541, granted and conveyed unto John A. Gallagher, individually, in fee.

PLAINTIFF: NRZ REO VIII LLC

VS

DEFENDANT: JOHN A. GALLAGHER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-2-109**

DEBT- **\$265,000.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06774 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Parkesburg Borough, Chester  
County, Pennsylvania  
BLR# 08-05-0435  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **WILLIAM ROUSSOS**

SALE ADDRESS: 312 8th Avenue, a/k/a 312 West 8th Avenue, Parkesburg, PA 19365-1358

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-110**

DEBT- **\$163,895.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2015-02894 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

ALL THAT CERTAIN tract of land designated as Lots Nos. 345A, 345; and the greater portion of 346 situate in Thorndale Heights, Division No. 1, also called Lovanna Springs, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by J.W. Harry, C.E., dated November 16, 1955, as follows: beginning at a stake in the center line of Bungalow Glade, said point of beginning being one hundred fifty-two and fourteen one-hundredths feet westwardly from a pin marking the intersection of the center line of Bungalow Glade with the center line of Edgemont Drive; thence along the center line of Bungalow Glade north eighty-eight degrees fifty-four minutes west and crossing a stake thirty and one one-hundredths feet from the next mentioned point one hundred eleven and ninety-eight one-hundredths feet to a pin in the westerly line of Oak Street; thence along

the westerly line of Oak Street, north two degrees fifty-one minutes east one hundred thirty-five and six one-hundredths feet to a pin in the center line of an alley (12 feet wide); thence along the center line of said alley south eighty-eight degrees fifty-four minutes east one hundred seven and eighty-six one-hundredths feet to a stake, a corner of remaining land of Estell Paup; thence leaving said alley and along the same south one degree six one-hundredths minutes west one hundred thirty-five feet to the first mentioned point and place of beginning.

BEING UPI Number 3904M00090100

PARCEL No.: 3904M00090100

BEING known as: 3647 Bungalow Glade, Caln Township, PA 19335

BEING the same property conveyed to Robert A. Leslie and Wendy L. Leslie who acquired title by Virtue of a Deed recorded February 22, 1988, at Mortgage Book 1059, Page 299, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee

VS

DEFENDANT: **ROBERT A. LESLIE**

SALE ADDRESS: 3647 Bungalow Glade, Caln Township, PA 19335

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-111**

DEBT- **\$73,839.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2010-11153 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September, 1949, as follows, to wit: Beginning at an iron pin on the south side of Conestoga Road, said iron pin being in the line of land of Warner Company and being the southeast corner of land of Sidney Gooding; thence along the lands of said Warren Company south twenty two degrees five minutes thirty seconds east two hundred fifty one and eighty five one hundredths feet to an iron pin, a corner of land of Milton Brackbill and wife; thence along the lands of said Brackbill the following two courses and distances (1) south eighty three degrees two minutes west two hundred seventeen and three one hundredths feet to an iron pin (2) north five degrees thirty two minutes west three hundred nineteen and thirty eight one hundredths feet to an iron pin in the line of lands of the aforementioned Sidney Gooding; thence along the lands of the said Sidney Gooding south

sixty eight degrees fifty nine minutes east one hundred sixty two and thirty one one hundredths feet to the first mentioned point and place of beginning.

CONTAINING 1.130 acres of ground be the same more or less.

BEING the same premises which Milton Brackbill and Ruth H. Brackbill, his wife, by Deed dated November 15, 1949, and recorded in the Office of the Recorder of Deeds in and for the County of Chester, at West Chester, PA, in Deed Book Y-23, at Page 284, etc., granted and conveyed unto W. Kenneth Leasa and Elizabeth B. Leasa, his wife, in fee.

BEING UPI Number 42-4-126

PARCEL No.: 42-4-126

BEING known as: 54 Conestoga Road, Malvern, PA 19355

BEING the same property conveyed to Paula G. Warren and Bradley M. Warren who acquired title by Virtue of a Deed from Marie Leasa, dated September 13, 2014, recorded August 11, 2015, at Instrument Number 11424843, Book 9161, Page 948, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN K. LEASA, PAULA G. WARREN, ADMINISTRATRIX OF THE ESTATE OF W. KENNETH LEASA, DECEASED MORTGAGOR, and MARIE M. LEASA**

SALE ADDRESS: 54 Conestoga Road, Malvern, PA 19355

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-112**

DEBT- **\$192,287.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-04752 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Honey Brook Borough, Chester  
County, Pennsylvania  
BLR# 12-4-25  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAVID BROWN and JAMIE BROWN**

SALE ADDRESS: 903 Spruce Street, Honey Brook, PA 19344-8763

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 County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-113**

DEBT- **\$258,188.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-05471 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN message and parcel of land, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, being number 125 West Barnard Street, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the north line of West Barnard Street, between Church and Darlington Streets, a corner of Property Number 127, said point being a corner of the brick dwelling on the herein described Lot; thence extending by brand Dwelling Number 127 and belonging to Artel C. Cotton, north eighteen degrees and no minutes west, eighty five (85.0) feet to an iron pin; thence by other property now or late of Ariel C. Cotton and known as Number 127 Prices Alley, north 72 degrees and no minutes east 16 feet to an iron

pin, a corner of Property Number 123 West Barnard Street; thence by said property and passing through the middle of a passageway and division wall between this and Dwelling Number 123 south 18 degrees no minutes east, eighty five (85.0) feet to a point in the north line of West Barnard Street; thence extending along the north line of same, south 72 degrees and no minutes west sixteen (16.0) feet to the first mentioned point and place of beginning.

CONTAINING 1,360 square feet of land, be the same more or less

BEING the same premises in which Stanley J. Hopkins, widower, by Deed dated 02/07/1994 and recorded 02/07/1994 in Book 3706, Page 0932, in the Chester County Recorder of Deeds Office in the Commonwealth of Pennsylvania, granted and conveyed unto Christal D. Roberson.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MARY EMMA JONES BAYLIS, ADMINISTRATRIX OF THE ESTATE OF CHRISTAL DAWN ROBERSON a/k/a CHRISTAL D. ROBERSON, DECEASED**

SALE ADDRESS: 125 West Barnard Street, West Chester, PA 19382

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-114**

DEBT- **\$711,933.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-05712 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract or parcel of ground.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Subdivision known as Leopard Farms made for Henry S. Belber, II and O. John Fuchs, Jr. by Chester Valley Engineers, Inc., Paoli, PA March 16, 1987, last revised June 1, 1987 and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Farm Road (50 feet wide) said point being measured the five following courses and distances from the northernmost terminus of a radial round corner connecting the southeasterly side of Leopard Road with the northerly side of Farm Road; (1) on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.53 feet to a point of tangent (2) south 77 degrees, 32 minutes, 15 seconds east, 64.60 feet to a point of curve (3) on the arc of a circle curving to the left having a radius of 130.76 feet the arc distance of 79.88 feet to a point of tangent; (4) north 67 degrees, 27 minutes, 45 seconds east 100 feet to a point of curve, (5) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 98.30 feet to the beginning point; thence leaving the northwesterly side of Farm Road and extending north 06 degrees, 40 minutes, 21 seconds west 578.70 feet to a point in line of lands now or late of John K. Wildemore, III, thence extending along last mentioned lands and of ther lands Eshagh/Eshaghpour, south 84 degrees, 48 minutes, 16 seconds east 259.82 feet to a point in line of lands now or late of Richard W. Billings; thence extending along the last mentioned lands south 03 degrees, 47 minutes, 44 seconds west 144.44 feet to a

point, a corner of Lot #4; thence extending along same south 21 degrees, 41 minutes, 25 seconds west 453.58 feet to a point on the northeasterly side of Farm Road; thence extending along the same the two following courses and distances to wit; (1) north 60 degrees, 46 minutes, 03 seconds west 25 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 65 feet to the first mentioned point and place of beginning.

CONTAINING in area 2.399 acres of land be the same more or less.

BEING Lot #3 as shown on the aforesaid Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 40 feet wide common driveway as and for a right of way, passageway and watercourse at all times hereafter, forever in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and having the use thereof.

SUBJECT however to the proportionate part of the expense of keeping said right of way in good order, condition and repair at all times hereafter, forever.

BEING known as 1293 Farm Road, Berwyn, PA.

TAX Parcel #55-4-115.9

BEING the same premises which State Street Bank and Trust Company, as Trustee, by Deed dated 8/20/97 and recorded 10/2/97 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4240, Page 66, granted and conveyed unto Francis X. Murray, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **FRANCIS X. MURRAY**

SALE ADDRESS: 1293 Farm Road, Berwyn, PA 19312

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-2-115**

DEBT- **\$172,066.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04947 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, February 15, 2018

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PARCEL No.: 28-4-45

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Caln Township, Chester County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the Telegraph Road, north 58 feet along said road, east 265 feet; thence by land now or formerly of Theodore Refford, south 68 feet thence by land of Samuel Thompson, west 266 feet; thence by land now or formerly of Daniel M. Refford, to place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or land situate in the Township of West Caln, County of Chester, State of Pennsylvania, surveyed by Edgar Laub on October 19, 1960, more particularly bounded and described as follows, to wit:

BEGINNING at a spike in a public road leading from Compass to Honey Brook (said spike being the northwest corner of

lands of the Grantee) thence by said Grantee, south 28 degrees 45 minutes east, 170.45 feet to an iron pin and corner of lands of Grantor; thence by said Grantor the following 4 courses and distances: (1) south 72 degrees 10 minutes west, 138.88 feet to an iron pin; thence north 16 degrees 04 minutes west, 73.43 feet to an iron pin, south 72 degrees 34 minutes 20 seconds west, 38.22 feet to an iron pin; thence north 17 degrees 15 minutes 20 seconds west, 60.44 feet to a spike in a public road leading from Compass to Honey Brook; thence by said road the following 2 courses: north 72 degrees 48 minutes east, 31.2 feet to an iron pin; thence north 55 degrees 15 minutes east, 115.58 feet to a spike and point of beginning.

BEING Chester County UPI #28-4-45

FEE simple title vested in Brian Riffey, as sole by Deed from, Ronald A. Dunmire and Antia Dunmire, dated 10/31/2006, recorded 11/2/2006, in the Chester County Recorder of Deeds in Deed Book 6996, Page 1670, as Instrument No. 10700930.

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Igloo Series II Trust

VS

DEFENDANT: **BRIAN RIFFEY, JR.**

SALE ADDRESS: 1892 Telegraph Road, Honey Brook, PA 19344

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF