

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 17th @ 11 AM

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 May 17th, 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.



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, May 17th, 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, June 18th, 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: **18-5-294**

DEBT- **\$76,593.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10006 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, May 17th, 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, June 18th, 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 Nottingham Township,
Chester County, Pennsylvania
BLR# 69-3-117
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company Successor by Merger to National Penn Bank
VS
DEFENDANT: **ELSBETH H. HOEFLER**
SALE ADDRESS: 321 Mill Pond Lane, Oxford, PA 19363-4203
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: **18-5-295**

DEBT- **\$227,472.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-08914 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 of Land Situate in Township of
South Coventry, Chester County, Pennsylvania
TAX PARCE NO.: 20-02-0074.010

PLAINTIFF: Residential Credit Solutions, Inc.

VS

DEFENDANT: **ROBERT W. STEWART**

SALE ADDRESS: 110 Laurel Lane, Pottstown, PA 19465

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: **18-5-296**

DEBT- **\$549,239.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05132 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, May 17th, 2018

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PROPERTY situate in West Bradford Township
TAX Parcel #Tax ID/UPI Parcel No. 50-06-0049.010/50-6-49.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
VS
DEFENDANT: **PATRICIA FEATHERS and STEPHEN L. FEATHERS**
SALE ADDRESS: 839 Sugars Bridge Road, West Chester, PA 19382
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: **18-5-297**

DEBT- **\$320,926.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00825 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, May 17th, 2018

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PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-5-36.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DAVID A. NELSON and DONNA M. NELSON**

SALE ADDRESS: 506 Newark Road, Landenberg, PA 19350-9358

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: **18-5-298**

DEBT- **\$751,004.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06780 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, May 17th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Beechnut Glen, made by Commonwealth Engineers Inc. dated 12/12/2003 and last revised 05/13/2004 and recorded in Chester County as plan # 17101 as follows to wit:

BEGINNING at a point on the south side of Airport Road a corner of Lot 7, as shown in said Plan, thence from said point of beginning along the south side of Airport Road, south 44 degrees 28 minutes 30 seconds east 162.77 feet to a point a corner of Lot 5, thence along Lot 5, the following courses and distances

(1) SOUTH 45 degrees 56 minutes 51 seconds west 226.43 feet

(2) SOUTH 80 degrees 31 minutes 10 seconds west 61.68 feet

(3) SOUTH 45 degrees 56 minutes 51 seconds west 174.66 feet

(4) NORTH 44 degrees 23 minutes 45 seconds west 125.07 feet to a point a corner of Lot 7, thence along Lot 7, north 45 degrees 36 minutes 15 seconds east 451.44 feet to the point and place of beginning.

TITLE to said premises vested in John Davidson by Deed from Griffin LLC dated December, 22 2006 and recorded March 1, 2007 in the Chester County Recorder of Deeds in Book 7095, Page 469 as Instrument Number 10733023.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE2, Asset-Backed Certificates Series 2007-HE2

VS

DEFENDANT: **JOHN DAVIDSON** aka **JOHN C. DAVIDSON** and **THE UNITED STATES OF AMERICA** c/o **THE U.S. ATTORNEY** for the **EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 1368 Airport Rd., 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: **18-5-299**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11678□ 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, May 17th, 2018

AT 11:00 A.M.No

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for the Ridings at Uwchlan, made by Commonwealth Engineers, Inc. 101 Fellowship Road, P.O. Box 773, Uwchland, PA 19480, (610) 458-4200, dated 7-26-99, last revised 2-10-00, and recorded as Plan # 9015574, as follows to wit:

BEGINNING at a point on the southerly side of Wagon Tail Way, a corner of Lot 58, thence extending along the line of same, south 08 degrees 48 minutes 53 seconds west 135.00 feet to a point in the line of Open Space; thence extending along the line of same, north 81 degrees 56 minutes 20 seconds west 107.43 feet to a point in the line of Lot 60; thence extending along the line of same, north 05 degrees 47 minutes 28 seconds east 135.00 feet to a point on the southerly side of Wagon Trail Way, aforementioned; thence extending along the line of same, along the arc of a circle curving to the right with a radius of 1150.00 feet, the arc distance of 60.69 feet to a point of tangent; thence extending still along the line of same, south 81 degrees 11 minutes 07 second east 53.89 feet to the point of beginning.

BEING Lot No. 59 on said Plan.

TITLE to said Premises vested in Stephen T. Fuimano, Jr. by Deed from Weichert Relocation Resources, Inc. dated February 7, 2011 and recorded March 9, 2011 in the Chester County Recorder of Deeds in Book 8139, Page 152 as Instrument Number 11085479.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN T. FUIMANO, JR.**

SALE ADDRESS: 103 Wagon Trail Way, Downingtown, PA 19335

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: **18-5-300**

DEBT- **\$215,159.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10725 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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PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-1Q-34
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Guidance Residential, LLC

VS

DEFENDANT: **JAMIL SHEIKH a/k/a JAMIL A. SHEIKH and RUBINA ADEEBA**

SALE ADDRESS: 105 Paoli Pike, Paoli, PA 19301-1832

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: **18-5-301**

DEBT- **\$52,232.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10397 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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PREMISES A

ALL THAT CERTAIN lot or tract of land situate on the southwesterly side of a 40 feet wide road or driveway leading in a southeasterly direction from the Marlin Road (Route 15046) in East Pikeland Township, Chester County, Pennsylvania, said lot being designated Lot No. 42 on a Plan of Galicia Farm, and bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor as follows, to wit:

BEGINNING at an iron pipe in the southwesterly side of the aforesaid 40 feet wide road or driveway leading from the Marlin Road, said point of beginning being 631.00 feet distance in a southeasterly direction from a point in the aforesaid Marlin Road, said point of beginning being also a corner of Lot No. 41 on the aforesaid plan; thence from said point of beginning, along the southwesterly side of the first above mentioned 40 feet wide road or driveway, south 45 degrees 40 minutes east 100.00 feet to an iron pipe, a corner of Lot No. 43 on the aforesaid Plan; thence along said Lot No.

43, south 44 degrees 20 minutes west 234.19 feet to an iron pipe in line of lands of Moncure Robinson; thence along said latter lands north 47 degrees 08 minutes west 100.03 feet to an iron pipe, a corner of Lot No. 41; thence along said Lot No. 41 north 44 degrees 20 minutes east 236.76 feet to the first mentioned point and place of beginning.

CONTAINING 23,547.50 square feet of land be the same more or less.

PREMISES B

ALL THAT CERTAIN lot or tract of land situate on the southwesterly side of a 40 feet wide proposed road, driveway, or right of way, which leads in a southeasterly direction from the Marlin Road (Route 15046), in East Pikeland Township, Chester County, Pennsylvania, designated as Lot No. 43 on a Plan of Galicia Farms as laid out by Earl R. Ewing, Registered Surveyor and bounded and described as follows, to wit:

PLAINTIFF: Wells Fargo Bank, N.A. SBM to Wachovia Bank, National Association

VS

DEFENDANT: **JEFFREY T. DICKENS**

SALE ADDRESS: 16 Galicia Drive, Phoenixville, PA 19460

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: **18-5-302**

DEBT- **\$559,068.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-04327 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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PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-5-70.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **RUTH BARRETT and VANCOUIER BARRETT**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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: **18-5-303**

DEBT- **\$194,658.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10119 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, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, described according to a Survey and Plan made by George F. Shaner, C.E., dated March 13th, 1952, as follows:

BEGINNING at a corner of lands now or about to be conveyed by the Philadelphia Missionary and Church Extension Society of the Methodist Episcopal Church to J. Doremus Wynn et ux.; said point being in the middle of a public road (33 feet wide) leading from Pughtown to Kimberton; thence leaving said road by lands of said J. Doremus, south 31 degrees 30 minutes west 510.58 feet to a corner of the same and a point on line of lands now or formerly of Trumbauer; thence along the same, north 71 degrees west 111.38 feet to a corner of other lands of said Philadelphia Missionary and Church Extension Society; thence along the same north 26 degrees 9 minutes east 505.25 feet to a corner in the middle of the aforesaid

public road, thence along the middle of the same south 69 degrees 55 minutes east 158.42 feet to the place of beginning.

CONTAINING one acre and ninety-one and forty hundredths perches of land.

BEING UPI #21-3-11

BEING the same property which Harriet Frederick, by her Attorney-in-Fact, Mary J. Aheran, by Deed dated July 14, 2004 and recorded in the Chester County Recorder of Deeds Office on July 27, 2004 in Document #10440133, granted and conveyed to William F. Bainbridge passed away on or about May 21, 2010, thereby vesting title solely unto William K. Bainbridge. And the said William K. Bainbridge passed away on or about January 26. Testamentary Letters were awarded to Angela Rohrbach in the Estate of William K. Bainbridge aka W. Kent Bainbridge on February 1, 2016 by the Register of Wills for Chester County.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **ANGELA ROHRBACH, EXECUTRIX OF THE ESTATE OF WILLIAM K.**

BAINBRIDGE a/k/a W. KENT BAINBRIDGE, DECEASED

SALE ADDRESS: 706 Pughtown Road, Spring City, PA 19475

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: **18-5-304**

DEBT- **\$208,916.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06247 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, May 17th, 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, June 18th, 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 Upper Uwchlan
TAX Parcel #Tax ID/UPI Parcel No. 32-04-571/32-4-571
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JENNIFER RANOIA**

SALE ADDRESS: 286 Flagstone Road, Chester Springs, PA 19425

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: **18-5-305**

DEBT- **\$250,820.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02360 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, May 17th, 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, June 18th, 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 land together with the buildings and improvements thereon erected being a part of Lot No. 29 on Plan of Lots of Frazer view situate in East Whiteland Township, Chester County, PA, bounded and described according to a survey made by Alva L. Rogers, Civil Engineer and Surveyor of Wayne, PA, on 5/27/1952, as follows:

BEGINNING at a spike marking an angle in the middle line of Buttonwood Avenue (40 feet wide) a corner of land of Eric Schulte, et ux; thence along the middle line of Buttonwood Avenue, north 87 degrees 6 minutes 50 seconds east 8.78 feet to a corner of Lot No. 16; thence leaving the road by same and along the east side of a right of way which becomes 35 feet wide at the distance of 29.41 feet, south 2 degrees 53 minutes 10 seconds east 106.95 feet to a corner of land of Myron Henninger; thence by same along the head of a right-of-way leading northward into Buttonwood Avenue, south 87 degrees 6 minutes 50 seconds west 35 feet; thence still by lands of Myron Henninger the two next following courses: (1) south 67 degrees 1 minute 30 seconds west 41.3, and (2) south 86 degrees 37 minutes 30 seconds west 85.09 feet to line of remaining lands of John Mowrer; thence by same north 20 degrees 33 minutes west 56.21 feet to a corner of land of Eric Schulte, et ux; thence by same north 71 degrees 41 minutes 10 seconds east 146.20 feet to a stake

on the west side of the said right-of-way which is 35 feet wide at this point, and thence continuing along the west side of the right-of-way for the use of this and the property adjoining to the south still by land of Eric Schulte, et ux, north 38 degrees 50 minutes east 39.4 feet to the place of beginning.

UNDER and subject to a right-of-way for the purpose of ingress and egress to and from Buttonwood Avenue, given and granted to the owners of the premises to the south of the herein granted premises as more particularly set forth in a Deed from John Mowrer and June Mowrer, his wife, to Myron R. Henninger and Marie F. Henninger, his wife, dated 4/6/1953, and recorded in Deed Book R 24 Page 231, said right-of-way to be used in common by the owners and occupiers of the herein granted premises and said easement to be considered as running with the land.

BEING UPI No. 42-4N-57

BEING the same premises which Kathleen D. Davis, by Deed dated 11/17/2006 and recorded 12/11/2006, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7030, Page 663, granted and conveyed unto Philip R. DiCinque.

AND the said Philip R. DiCinque hereby departed this life on or about July 28, 2014.

PLAINTIFF: Specialized Loan Servicing, LLC
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PHILIP R. DiCINQUE aka PHILIP ROBERT DiCINQUE, DECEASED; PATRICIA J. MISSIMER, KNOWN HEIR OF PHILIP R. DiCINQUE aka PHILIP ROBERT DiCINQUE, DECEASED, and MARYLEA OSBORNE, KNOWN HEIR OF PHILIP R. DiCINQUE aka PHILIP ROBERT DiCINQUE, DECEASED**

SALE ADDRESS: 22 Buttonwood Avenue, Malvern, a/k/a East Whiteland Township, 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: **18-5-306**

DEBT- **\$194,842.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04892 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, May 17th, 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, June 18th, 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 and Commonwealth of Pennsylvania, bounded and described according to a Plan of Ridgewood Farm, Section E, owned by Edward J. Walsh, Jr., made by G.D. Houtman and Son, Inc., Surveyors, dated 5/25/1973 last revised 10/12/1973 and recorded at West Chester, PA., in Plan Book 53 Page 28, as follows, to wit:

BEGINNING at a point of curve at the southeasterly intersection of Concord Road and Halvorsen Drive (50 feet wide) as shown on said Plan; thence containing along Halvorsen Drive the 3 following courses and distances, to wit: (1) 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; (2) north 71 degrees, 13 minutes east, 12.76 feet to a point of curve; and (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 41.27 feet to a point, a corner of Lot No. 34; thence along the same, south 32 degrees, 17 minutes, 40 seconds east, 163.54 feet to a point in line of a 1.95 acre recreation open area; thence along the same south 64 degrees, 54 minutes west, 102.78 feet to a point on the northeasterly side of Concord Road; thence along the same, the 2 following courses and distances, to wit: (1) north 25 degrees, 6 minutes west, 133.62 feet to a point; and (2) north 18 degrees, 47 minutes west, 7.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 35 on said Plan.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **ROBIN L. ROSS**

SALE ADDRESS: 841 Halvorsen Drive, West Goshen Township, 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: **18-5-307**

DEBT- **\$161,500.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09134 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, May 17th, 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, June 18th, 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 situate in County of Chester, Commonwealth of Pennsylvania

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, in the County of Chester and State of Pennsylvania, bounded and described in accordance with as "As Built Plot Plan Building A" of Napps Dam Bridge Townhouses made by Surdy and Bursich, Inc., (Pottstown, Pa) dated October 21, 1980 as follows, to wit:

BEGINNING at a point, the northwest corner thereof, which point is measured the two following courses and distances from the point formed by the intersection of the center lines of Donna Lane and Debbie Lane; (1) along the center line of Debbie Lane south 63 degrees 25 minutes 27 seconds east 53.320 feet to a point; (2) across the bed of Debbie Lane south 6 degrees 50 minutes 53 seconds west 40.535 feet to the beginning point; thence south 92 degrees 58 minutes 42 seconds east 20.000 feet to a point a corner of Lot A-4; thence along Lot A-4 south 6 degrees 50 minutes 53 sec-

onds west passing through a partition wall 94.907 feet to a point on the northerly right of way line of Rollingsworth Drive; thence along the same along the arc of a circle curving to the right having a radius of 270.000 feet the arc distance of 20.149 feet to a point a corner of Lot A-6; thence along A-6 north 6 degrees 50 minutes 33 seconds east 92.560 feet, passing through a partition wall, to the first mentioned point and place of beginning.

BEING known as 105 Debbie Lane assessed as 105 Debbie Lane

PARCEL ID: 26-3J-6

BEING the same premises which Charles T. Schrader, by Deed dated 8/28/07 and recorded 10/15/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7285, Page 1789, granted and conveyed unto Charles T. Schrader and Irene M. Schrader, their heirs and assigns, in fee.

AND the said Charles Schrader, hereby departed this life on or about February 7, 2016.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **IRENE M. SCHRADER**

SALE ADDRESS: 105 Debbie Lane assessed as 105 E Debbie Lane, 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: **18-5-308**

DEBT- **\$259,937.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-11972 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, May 17th, 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, June 18th, 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 East Whiteland
TAX Parcel #Tax ID/UPI Parcel No. 42-07A-0026/: 42-7A-26
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **DONNA L. FAVATA**

SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355

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: **18-5-309**

DEBT- **\$277,874.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05200 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, May 17th, 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, June 18th, 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 Honey Brook, Chester County, Commonwealth of Pennsylvania and being part of Unit #15, as shown on Plan #19133, as recorded in the Records of Chester County, PA and being further bounded and described, as follows, to wit:

COMMENCING at a point in the centerline of State Route 322, said point being at the northeast corner of the subject property, being at the northwest corner of land now or formerly Baldwin; thence along said Baldwin, south 24 degrees 48 minutes 00 seconds west, a distance of 335.00 feet to a point on lands now or formerly Swisher; thence leaving said Baldwin and along said Swisher, north 65 degrees 11 minutes 24 seconds west, a distance of 79.41 feet; thence leaving said Swisher and serving the lands of the subject owner, north 87 degrees 40 minutes 07 seconds west, a distance of 127.64 feet and north 22 degrees 54 minutes 57 seconds east, a distance of 35.75 feet to the true point of beginning; thence, continuing through the lands of the subject owner by the following four (4) bearings and distances:

(1) NORTH 67 degrees 05 minutes 03 seconds west, a distance of 81.04 feet,

(2) NORTH 22 degrees 54 minutes 57 seconds east, a distance of 25.82 feet,

(3) SOUTH 67 degrees 05 minutes 03 seconds east, a distance of 81.04 feet,

(4) SOUTH 22 degrees 54 minutes 57 seconds west, a distance of 25.82 feet to the point of beginning.

PLAINTIFF: Sun West Mortgage Company, Inc.

VS

DEFENDANT: **KATELYNN M. NEEDLES and ROBERT MARK HOLLAND**

SALE ADDRESS: 82 New Village Greene Drive, Honey Brook, Pennsylvania 19344

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: **18-5-310**

DEBT- **\$53,296.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00792 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, May 17th, 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, June 18th, 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 Coatesville City
TAX Parcel #Tax ID/UPI Parcel No. 16-06-0372/16-6-372
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC F/K/A Green Tree Servicing

VS

DEFENDANT: **CONDUIT REALTY, LLC and STEVEN R. CONDUIT and JAMES McGUIRE**

SALE ADDRESS: 18 South 6th Avenue, 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: **18-5-311**

DEBT- **\$326,822.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03184 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, May 17th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in City of Coatesville, Chester County Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Millview, made by G D Houtman & Son, Inc, Civil Engineers & Land Surveyors Media, PA 11/2/1998 last revised 11/8/2001, and recorded as Plan #16144, as follows, to wit:

BEGINNING at a point of curve on the easterly side of Mayfield Drive (50 feet wide) a corner of Lot #90 on said Plan, thence from said beginning point extending along said side of Mayfield Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 58.34 feet to a point of reverse curve, thence extending northwardly along the arc of a circle curving to the right having a radius of 25 the arc distance of 19.72 feet to a point, a corner of Lot #88, thence leaving said side of Mayfield

Drive and extending along said Lot #88, north 76 degrees 55 minutes 00 seconds east, 163.03 feet to a point in line of Lot #66 thence extending along said Lot #66 and Lot #65 south 34 degrees 03 minutes 19 seconds east, 44.72 feet to a point a corner of aforesaid Lot #90, thence extending along said Lot #90 south 68 degrees 23 minutes 00 seconds west, 134.64 feet to a point to the first mentioned point and place of beginning.

BEING UPI Number 16-4-369

PARCEL No.: 1604 03690000

BEING known as: 102 Mayfield Drive, Coatesville, PA

19320

BEING the same property conveyed to Lakeisha McClain, as sole owner who acquired title by Virtue of a Deed from Austin T. Ngo and Ann L. Ngo, dated November 29, 2007, recorded January 29, 2008, at Document ID 10818964, and recorded in Book 7355, Page 1138, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: LAKEISHA D. MCCLAIN, aka LAKEISHA McClain, aka L. McClain and the UNITED STATES OF AMERICA

SALE ADDRESS: 102 Mayfield Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: MANLEY DEAS KOCHALSKI, LLC, 614-220-5611

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-5-312**

DEBT- **\$181,240.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10448 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, May 17th, 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, June 18th, 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# 16-7-80
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial, LLC

VS

DEFENDANT: **GREG M. SICKLER**

SALE ADDRESS: 1011 Stirling Street, 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 Sale of Real Estate

SALE NO: **18-5-313**

DEBT- **\$162,291.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-00121 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, May 17th, 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, June 18th, 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# 12-2-8.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of The Igloo Series III Trust
VS
DEFENDANT: **ELIZABETH SUE LORAH**
SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344-1009
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: **18-5-314**

DEBT- **\$364,883.54**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10724 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, May 17th, 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, June 18th, 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 Vincent Township, Chester
County, Pennsylvania
BLR# 21-4-157
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CYNTHIA J. TOWERS**

SALE ADDRESS: 206 Nottingham Drive, Spring City, PA 19475-3423

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: **18-5-315**

DEBT- **\$284,431.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00903 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, May 17th, 2018

AT 11:00 A.M.

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PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-6E-47
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Structured Asset Securities Corporation Sasco Mortgage Loan Trust 1999-Bc4 Mortgage Pass-Through Certificates, Series 1999-Bc4

VS

DEFENDANT: **CLAYTON J. MABIE**

SALE ADDRESS: 1308 Hall Road, West Chester, PA 19380-1604

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: **18-5-316**

DEBT- **\$81,300.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06812 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, May 17th, 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, June 18th, 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 Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-13-710
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SUSAN MASTRANGELO**

SALE ADDRESS: 307 Morris Street, Phoenixville, PA 19460-4432

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: **18-5-317**

DEBT- **\$136,355.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-03367 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, May 17th, 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, June 18th, 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 Borough of Spring City
TAX Parcel #Tax ID/Parcel No. 14-04-0196/UPI No. 14-4-196
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)
VS
DEFENDANT: **JULIET A. DIXON**
SALE ADDRESS: 265 New Street, Spring City, PA 19475
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: **18-5-318**

DEBT- **\$1,656,116.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07910 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, May 17th, 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, June 18th, 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 Kennett Township, Chester
County, Pennsylvania
BLR# 62-7-49
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KEVIN C. SHEGOG a/k/a KEVIN SHEGOG and CHARLOTTE E. SHEGOG a/k/a
CHARLOTTE SHEGOG**

SALE ADDRESS: 812 Merrybell Lane, Kennett Square, PA 19348-2735

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: **18-5-319**

DEBT- **\$29,782.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09330 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, May 17th, 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, June 18th, 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 Township of
Valley, Chester County, Pennsylvania
TAX Parcel No.: 38-05C-0086.1000

PLAINTIFF: Liberty Savings Bank, FSB

VS

DEFENDANT: **LARRY M. DOVIN and UNITED STATES OF AMERICA, DEPARTMENT OF THE
TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 909 Charles Street, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-5-320**

DEBT- **\$162,726.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10553 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, May 17th, 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, June 18th, 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 East Nottingham Township
TAX Parcel #Tax ID/UPI Parcel No. 69-02R-0020/69-2R-20
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Roundpoint Mortgage Servicing Corporation

VS

DEFENDANT: **DONNA L. STARCHESKI**

SALE ADDRESS: 423 5th Street aka 423 South 5th Street, Oxford, PA 19363

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: **18-5-321**

DEBT- **\$160,196.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10342 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, May 17th, 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, June 18th, 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 Nantmeal Township,
Chester County, Pennsylvania
BLR# 24-8-3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THOMAS G. KEESEY, JR. and AMANDA L. GOODING**

SALE ADDRESS: 3548 Conestoga Road, Glenmoore, PA 19343-2603

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: **18-5-322**

DEBT- **\$139,428.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03266 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, May 17th, 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, June 18th, 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 Glenhardie Condominium, located in the Township of Tredyffrin, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq, by recording of the Recorder of Deeds in and for the County of Chester of a Declaration, including the plans attached thereto as exhibit, dated June 17, 1981 and recorded in Misc. Deed Book 519 Page 423, and any and all subsequent amendment thereto, being and designated as Unit No. 320, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments, thereto.

UPI No. 43-6A-520

BEING the same premises which Emily C. Rebalsky by Deed dated 11/1/2009 and recorded 12/03/2009 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7820, Page 981 and Instrument No. 10979429, granted and conveyed unto Kathryn Ann Roach, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **KATHRYN ANN ROACH**

SALE ADDRESS: 320 Drummers Lane, Wayne, PA 19087

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: **18-5-323**

DEBT- **\$33,378.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08395 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, May 17th, 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, June 18th, 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, 1st, Chester
County, Pennsylvania
BLR# 16-9-429
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **ANTHONY J. DAZIO and VERONICA R. DAZIO**

SALE ADDRESS: 340 Valley Road, Coatesville, PA 19320-2939

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: **18-5-324**

DEBT- **\$128,110.78**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10949 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, May 17th, 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, June 18th, 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 Caln Township, Chester County,
Pennsylvania
BLR# 39-4G-148
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **AUSENCIO HERNANDEZ and GLORIA VILLALBA**

SALE ADDRESS: 19 Courtney Lane, Downingtown, PA 19372-1071

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: **18-5-325**

DEBT- **\$22,393.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09845 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, May 17th, 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, June 18th, 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.

PLAINTIFF: The Bank of New York Mellon, the Successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1

VS

DEFENDANT: **UNKNOWN HEIRS OF THE ESTATE OF OSCEOLA WESLEY, DECEASED, PATRICIA WESLEY, SCEOLA MARIE WESLEY-BAILEY and WAYNE A. BAILEY**

SALE ADDRESS: 38-40 Toth Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 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: **18-5-326**

DEBT- **\$162,926.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08051 DIRECTED TO SHERIFF CAROLYN B. WELSH, TH
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER A
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 17th, 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 June 18th, 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 tract of land, situate in the Borough of Parkesburg, Chester County, Pennsylvania bounded and described according to a new survey made by J.W. Harry, C.E., 06/26/1930 as follows, viz:BBBB

BEGINNING at a point in the center line of Strasburg Avenue 120 feet east from its intersection with the center line of North Culvert Street, a corner of land now or late of Archie Tompkins; thence along said land, south 19° and 28 minutes west, 194.30 feet to a point in the center line of a 20 feet wide alley; thence along the center line of said alley, south 70° and 32 minutes east, 25.087 feet to a point, a corner of remaining land now or late of George D. Hoyer; thence along said land by a line passing through the middle of the partition dividing the house erected on the Lot herein conveyed from the house immediately adjacent on the east, north 19° and 28 minutes east, 194.30 feet to a point in the center line of Strasburg Avenue; thence along the same, north 70° and 32 minutes west 25.08 feet to the place of beginning.

BEING the same premises which Todd M. Hall and Diane M. Hall, husband and wife, by Deed dated February 26, 2002 and recorded March 12, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5224, Page 2124, granted and conveyed unto Todd M. Hall.

BEING known as: 368 Strasburg Avenue, Parkesburg, PA 19365

PARCEL No.: 8-3-129

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc.
VS

DEFENDANT: **TODD M. HALL**

SALE ADDRESS: 368 Strasburg Avenue, 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: **18-5-327**

DEBT- **\$142,331.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05399 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, May 17th, 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, June 18th, 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. 39-04F-0054/39-4F-54
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **DUANE ROBERT BROWN aka DUANE R. BROWN**

SALE ADDRESS: 353 Adams Street, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-5-328**

DEBT- **\$24,562.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-12582 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, May 17th, 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, June 18th, 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 Highland Township, Chester
County, Pennsylvania
BLR# 45-3-68.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.
VS

DEFENDANT: **DIANA L. SCOTT MOULTON a/k/a DIANA MOULTON, ALFRED J. MOULTON, and
TODD SCOTT a/k/a D. TODD SCOTT**

SALE ADDRESS: 3543 Limestone Road, a/k/a 501 North Octorara Trail, Parkesburg,
PA 19365-9546

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: **18-5-329**

DEBT- **\$45,024.90**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09485 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, May 17th, 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, June 18th, 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 Sadsbury
TAX Parcel #Tax ID/UPI Parcel No. 37-04C-0004/37-4C-4
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Key Bank National Association s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company s/b/m Willow Financial Bank s/b/m First Financial Bank
VS

DEFENDANT: **MICHAEL F. GOMEZ AS EXECUTOR OF THE ESTATE OF DENISE B. REYNOLDS a/k/a DENISE B. ROBINSON, DECEASED**

SALE ADDRESS: 903 Old Wilmington Road, Sadsburyville aka Coatesville, PA 19369

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: **18-5-330**

DEBT- **\$269,495.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10520 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, May 17th, 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, June 18th, 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 land with the buildings and improvements thereon erected, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Millview" Subdivision Plan, property of Coatesville Communities Corporation, by G.D. Houtman and Son, Inc., Civil Engineers and Land Surveyors, Media, Pennsylvania, dated November 2, 1998, last revised October 15, 1999 and recorded as Plan No. 15138 (sheets 1 to 4 inclusive) as follows, to wit:

BEGINNING at a point on the southeasterly side of Millview Drive (50 feet wide) said point also marking a corner of Lot No. 146 on said Plan; thence from said beginning along the southeasterly side of Millview Drive the two following courses and distances; (1) north 34 degrees 30 minutes 30 seconds east 42.09 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 35 feet the arc distance of 75.67 feet to a point of tangency on the southwesterly side of Regency Drive (60 feet wide); thence extending along same south 21 degrees 37 minutes 00 seconds east 72.99 feet to a point, a corner of Lot No. 144; thence leaving said side of Regency Drive and extending along said Lot No. 144 south 45 degrees 25 minutes 00 seconds west 33.91 feet to a point, a corner of aforesaid Lot No. 146; thence extending along said Lot No. 146 north 54 degrees 00 minutes 00 seconds west 108.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 147 on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Deutsche Bank National Trust Company, as Trustee for WAMU Series 2007-HE1 Trust, by JPMorgan Chase Bank, National Association, Successor in Interest to Washington Mutual Bank, as its Attorney-in-Fact, by Deed dated April 28, 2009, and recorded on August 3, 2009, by the Chester County Recorder of Deeds in Deed Book Volume 7738, at Page 922, granted and conveyed unto Jaime Martinez, an individual.

BEING known and numbered as 102 Millview Drive, Coatesville, PA 19320.

TAX Parcel No. 16-04-0237.

PLAINTIFF: UMB Bank, N.A., not in its individual capacity but solely as Legal Title Trustee for LVS Title Trust IV

VS

DEFENDANT: **JAIME MARTINEZ**

SALE ADDRESS: 102 Millview Drive, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-5-331**

DEBT- **\$250,080.37**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10473 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, May 17th, 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, June 18th, 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# 8-5-443
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **SCOTT SCHILLER**

SALE ADDRESS: 412 8th Avenue, a/k/a 412 West Eighth Avenue, Parkesburg, PA 19365-1360

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: **18-5-332**

DEBT- **\$92,479.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08416 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, May 17th, 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, June 18th, 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 City of Coatesville
TAX Parcel #Tax ID/UPI Parcel No. 16-06-0708/16-6-708
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **LEWANDA PHILLIPS**

SALE ADDRESS: 109 Woodland Avenue, 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: **18-5-333**

DEBT- **\$186,988.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02188 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, May 17th, 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, June 18th, 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 Lower Oxford Township, Chester County, Pennsylvania, bounded and described according to an eight (8) Lot Subdivision for C. Nelson and Shirley A. Hall, drawn by Lake Roeder Hillard & Beers, dated March 16, 1998 and last revised May 4, 1998 said Plan recorded in Chester County as Plan No. 14388, as follows, to wit:

BEGINNING at a PK nail set on the title line in the bed of Cullen Road (T-332) (50 feet wide) said point being a corner of Lot No. 4 on said Plan; thence extending from said point of beginning along the title and in the bed of Cullen Road the 2 following courses and distances: (1) north 13 degrees 50 minutes 56 seconds east, 33.17 feet to a PK nail, an angle point and (2) north 29 degrees 22 minutes 12 seconds east and crossing the easterly side of Cullen Road, 86.99 feet to a concrete monument, a corner of lands now or late of George E. Roop and Robert Lee Roop; thence extending along said lands, north 06 degrees 34 minutes 40 seconds east, 89.31 feet to an iron pin a corner of Lot No. 6 on said Plan; thence extending along same, south 84 degrees 13 minutes 32 seconds east, 208.85 feet to an iron pin a corner of Lot No. 7 on said Plan; thence extending along same, south 86 degrees 55 minutes 44 seconds east, 83.61 feet to an iron pin a corner of lands now or late of C. Nelson and Shirley A. Hall; thence extending along said lands, south 09 degrees 55 minutes 06 seconds west, 154.35 feet to a point a corner of Lot No. 4 on said Plan; thence extending along same the 2 fol-

lowing courses and distances: (1) north 84 degrees 13 minutes 32 seconds west, 241.27 feet to an iron pin a corner and (2) south 63 degrees 02 minutes 35 seconds west and recrossing the easterly side of Cullen Road, 95.91 feet to the first mentioned point and place of beginning.

CONTAINING 1.05 acres of land.

BEING Lot No. 5 as shown on the above mentioned Plan. PARCEL 56-04-0140

ALL THAT CERTAIN unimproved tract of land situated on the easterly side of Cullen Road (T-332) in Lower Oxford Township, County of Chester, Commonwealth of Pennsylvania as the same appears as Lot No. 6 on a Final Plan numbered 499700 prepared by Lake Roeder Hillard & Beers, Civil Engineers & Land Surveyors, Oxford, Pa., and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, as Plan No. 14388, bounded and described as follows:

BEGINNING at a P.K. nail set in the centerline of Cullen Road (T-332) at the southwesterly corner of Lot 7 of the above referenced Plan; thence along Lot 7 the following two courses and distances: (1) north 83 degrees 34 minutes 02 seconds east 226.66 feet to a 3/4" rebar set; and (2) south 03 degrees 04 minutes 16 seconds west 236.81 feet to a 3/4" rebar set in line of Lot 5 of the above referenced Plan; thence (3) along Lot 5, north 84 degrees 13 minutes 32 seconds west 208.85 feet to a 3/4" rebar set at a point on the easterly side of Cullen road in the easterly line of Land of Georgia

PLAINTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **KEVIN ARNOLD, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, STEVEN ARNOLD, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, ALESIA MILLS, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, AND UNKNOWN SURVIVING HEIRS OF GERALD R. ARNOLD**

SALE ADDRESS: 565 Cullen Road, Lincoln University, Pennsylvania 19352

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: **18-5-333 X**

DEBT- **\$186,988.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02188 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, May 17th, 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, June 18th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

E & Robert Lee Roop; thence along the line of Roop the following two courses and distances; (4) north 06 degrees 34 minutes 40 seconds east 75.83 feet to a rebar set; and (5) north 74 degrees 40 minutes west 37.86 feet to a P.K. nail set in the centerline of Cullen Road (T-332); thence along the centerline of Cullen Road (T-332) the following two courses and distances; (6) along the arc of a 3500.00 foot radius curve to the right 29.7 feet to a point, said curve having a chord distance of 29.07 feet and bearing north 10 degrees 04 minutes 34 seconds east; thence (7) along the arc of a 750.00 foot radius curve to the right 78.24 feet to a P.K. nail, the point of beginning, said curve having a chord distance of 78.21 feet and bearing north 13 degrees 18 minutes 04 seconds east.

CONTAINING 1.08 acres gross, 1.01 acres net.

PLAINTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **KEVIN ARNOLD, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, STEVEN ARNOLD, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, ALESIA MILLS, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, AND UNKNOWN SURVIVING HEIRS OF GERALD R. ARNOLD**

SALE ADDRESS: 565 Cullen Road, Lincoln University, Pennsylvania 19352

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: **18-5-334**

DEBT- **\$483,962.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-06816 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, May 17th, 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, June 18th, 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 Brandywine, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Keller Way (40 feet wide) at a distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an

iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west, 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING UPI Number 30-5-43.4

PARCEL No.: 3005 00430400

BEING known as: 16 Keller Way, Downingtown, PA 19335

BEING the same property conveyed to William Vandurme and Alicia Vandurme, husband and wife, tenants by the entireties, who acquired Title by Virtue of a Deed from William Vandurme, dated March 9, 2005, recorded April 6, 2005, at Document ID 10520802, and recorded in Book 6454, Page 1190, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME, ALICIA A. VANDURME, aka ALICIA VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, 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: **18-5-335**

DEBT- **\$427,421.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10267 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, May 17th, 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, June 18th, 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 Village of Toughkenamon
TAX Parcel #Tax ID/UPI Parcel No. 60-01Q-0006/60-1Q-6
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JESUS BERTHA RODRIGUEZ**

SALE ADDRESS: 1185 Newark Road, Toughkenamon, PA 19374

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: **18-5-336**

DEBT- **\$555,772.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-00913 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, May 17th, 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, June 18th, 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 Kennett Township, Chester
County, Pennsylvania
BLR# 62-4-745
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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: **18-5-337**

DEBT- **\$201,369.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11101 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, May 17th, 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, June 18th, 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 Kennett Square Borough, Chester
County, Pennsylvania
BLR# 3-5-52.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **GEOFFREY C. DOYER and SAMANTHA TAYLOR**

SALE ADDRESS: 228 East Mulberry Street, a/k/a Ss of E Mulberry St., Kennett Square,
PA 19348-3816

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: **18-5-338**

DEBT- **\$231,640.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11832 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, May 17th, 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, June 18th, 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 Willistown Township, Chester
County, Pennsylvania
BLR# 54-8-6.12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: MELISSA SNOW, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, ADAM M. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, ALEX J. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, MATTHEW SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, HEATHER TELFER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT A. SNOW a/k/a BOB SNOW, DECEASED

SALE ADDRESS: 118 Cratin Lane, West Chester, PA 19380-6500

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