

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 21st @ 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 June 21st, 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, June 21st, 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, July 23rd, 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: **18-6-339**

DEBT- **\$61,367.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11870 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, June 21st, 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, July 23rd, 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 on which is located the east house of two brick dwelling houses, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north curb line of Madison Street opposite the center of the middle dividing partition in said block of 2 brick dwelling houses and distant 234.6 feet eastwardly from the east line of Lime Street; thence by land now or late of Lajos Rajtik and Ilon Rajtik and passing through the center of the middle dividing partition in said block of 2 brick dwelling houses north 13 degrees 5 minutes west 60 feet to the north side of said block of 2 brick dwelling houses; thence still by the same land north 13 degrees 46 minutes west, 90 feet to the south line of Concord Street; thence by the same north 76 degrees 55 minutes east, 17.03 feet to a corner of land now or late of Bill Matejkovic and Julia Matejkovic; thence by the same south 13 degrees 46 minutes east, 150 feet to the north curb line of Madison Street; thence by the same south 76 degrees 55 minutes west 17.73 feet to the place of beginning.

BEING Tax Parcel # 16-9-229

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **MARYANN CZEREDARCZUK a/k/a MARYANN CZERDARCZUK a/k/a MARYANN CZEREDAREZUK**

SALE ADDRESS: 213 Madison Street, Coatesville, Chester County, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

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: **18-6-340**

DEBT- **\$486,024.67**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-00756 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# 54-3-248
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **MICHAEL M. ROSATO and ANN V. ROSATO**

SALE ADDRESS: 10 Creek Road, Malvern, PA 19355-2904

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: **18-6-341**

DEBT- **\$4,185.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-07668 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 message and lot of land situate in the Borough of Honey Brook, County of Chester, State of Pennsylvania, bounded and described as follows:

BEING the same premises which Thomas E. Bell and Lisa M. Bell, husband and wife, by Deed bearing date 4/18/1988 and recorded 4/22/1988 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book 1114 Page 479, granted and conveyed unto Allen T. Maddox, in fee.

UPI No. 12-2-24

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **ALLEN T. MADDOX & ROSE ANN MADDOX**

SALE ADDRESS: 441 James Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ., 610-436-4400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-342**

DEBT- **\$181,885.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11441 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 West Whiteland, County of Chester and Commonwealth of Pennsylvania, being Lot 26 on a Plan of proposed PRD for Mr. Fred V. Schubert, dated 7/8/1986 last revised 1/21/1999 and recorded as Plan No. 14834 and also described as follows:

BEGINNING at a point at the front left corner of the foundation Unit No. 26, said point being defined by the following courses and distances from the centerline intersection of Pottstown Pike (Route 100) and Rockland Drive; thence, north 61 degrees 26 minutes 45 seconds east a distance of 676.96 feet; thence with a curve turning to the left with an arc length of 7.74 feet with a radius of 300.00 feet, with a chord bearing of north 60 degrees 42 minutes 25 seconds east, with a chord length of 7.74 feet; thence, north 59 degrees 58 minutes 06 seconds east, a distance of 398.02 feet; thence, north 20 degrees 31 minutes 44 seconds west, a distance of 83.55 feet; thence with a curve turning to the left with an arc length of 196.34 feet with a radius of 160.00 feet, with a chord bearing of north 55 degrees 40 minutes 58 seconds west, with a chord length of 184.25 feet, this point being defined as along the centerline of Sunny Hill Drive at a point of curvature at Station 13+79.89; thence, south 53 degrees 56 minutes 32 sec-

onds west, a distance of 76.15 feet; thence south 89 degrees 09 minutes 48 seconds west, a distance of 120.12 feet, this point being defined as along the centerline of Sunny Hill Drive at Station 15+00.00; thence north 44 degrees 51 minutes 00 seconds west, a distance of 52.23 feet to the point of beginning, from the point of beginning traversing clockwise around the foundation of Unit No. 26, the following course a distances; thence, north 00 degrees 50 minutes 12 seconds west, a distance of 48.00 feet; thence, south 89 degrees 09 minutes 48 seconds west, a distance of 0.25 feet; thence, north 00 degrees 50 minutes 12 seconds west, a distance of 5.00 feet, thence, north 89 degrees 09 minutes 48 seconds east, a distance of 24.25 feet; thence, south 00 degrees 50 minutes 12 seconds east, a distance of 50.67 feet; thence, south 89 degrees 09 minutes 48 seconds west, a distance of 18.42 feet thence, south 00 degrees 50 minutes 12 seconds east, a distance of 1.33 feet; thence, south 89 degrees 09 minutes 48 seconds west, a distance of 0.25 feet, which is the point of beginning, having an area of 1,223.16 square feet, 0.028 acres.

BEING Unit No. 26, Whiteland Hills.

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **DANIEL A. LIEBERMAN**

SALE ADDRESS: 131 Sunny Hill Drive aka 131 Sunnyhill Drive, Exton, Pennsylvania 19341

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: **18-6-343**

DEBT- **\$185,459.35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00144 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 East Nottingham Township,
Chester County, Pennsylvania
BLR# 69-3-77.55
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID HOCHSTUHL**

SALE ADDRESS: 261 Old Creek Road, Lincoln University, PA 19352-9432

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: **18-6-344**

DEBT- **\$529,855.34**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11197 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, June 21st, 2018

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PROPERTY situate in the West Chester Borough, Chester
County, Pennsylvania
BLR# 53-4N-2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **HUBERT DEAN MOORE, JR. and ANN MARIE FLETCHER-MOORE**

SALE ADDRESS: 618 Meadow Drive, West Chester, PA 19380-6235

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: **18-6-345**

DEBT- **\$6,717.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09585 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 unit in the property known named and identified as Goshen Valley Condominium Inc. in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania BEING the same premises which Robert R. Hosier and Beth A. Polk, now known as Beth P. Hosier, by Deed bearing dated 9/28/1989 and recorded 10/4/1989 in the Office of Recorder of Deeds, in and for the County of Chester in Deed Book 1721 Page 11, granted and conveyed unto William L Hosier and Donald G. Hosier, Jr., in fee.

AND the said William L. Hosier died on 7/13/1998, leaving a will probated and registered in Chester Count as Will No. 15-98-1089 wherein he appointed Lauren B Hosier, Executrix, to whom Letters Testamentary were granted on 9/2/1998

UPI No. 53-6-376

PLAINTIFF: East Goshen Township

VS

DEFENDANT: **KRISTIN M. COUCHE**

SALE ADDRESS: 2106 Valley Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ., 610-436-4400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-346**

DEBT- **\$452,853.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08001 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 Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

BEGINNING at a point on the northeasterly side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive south 26 degrees 48 minutes 20 seconds east 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 north 63 degrees 11 minutes 40 seconds east 102.00 feet to a point in line of Lane B, thence extending along Lane B north 26 degrees 48 minutes 20 seconds west 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 south 63 degrees 11 minutes 40 seconds west 102.00 feet to the first mentioned point of beginning.

BEING Lot 401 on said Plan.

BEING UPI No. 32-2-417

BLR #32-2-417

TITLE to said premises vested in Selester Robinson, Jr and Melvinia Robinson, husband and wife by Deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

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

VS

DEFENDANT: **SELESTER ROBINSON and MELVINIA ROBINSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-347**

DEBT- **\$19,694,510.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00686 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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1001, 1031, 1041, 1051 and 1061 Old Cassatt Road in
Tredyffrin Township, Chester County, Pennsylvania, operated as an
office complex commonly known as Cassford Corporate Park.
TAX Parcels: #43-5-48.1, #43-5-49, #43-5-49.1

PLAINTIFF: JPMCC 2007-LDP12 Old Cassatt Road, LLC

VS

DEFENDANT: **TCA CASSFORD L.P.**

SALE ADDRESS: 1001, 1031, 1041, 1051, and 1061 Old Cassatt Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **BALLARD SPAHR, LLP/RAYMOND A. QUAGLIA, ESQ., 215-665-8500**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of Chester 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: **18-6-348**

DEBT- **\$900,608.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-08588 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# 41-2-84.2D
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx7

VS

DEFENDANT: **JENIFER JARAMILLO and DAVID J. JARAMILLO**

SALE ADDRESS: 503 Anthonys Drive, Exton, PA 19341-2349

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: **18-6-349**

DEBT- **\$227,179.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10304 DIRECTED TO SHERIFF CAROLYN B. WELSH, TH
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER A
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July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within te
(10) days thereafter.

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-5B-77
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **NEAL R. YEAGLEY and WENDY L. YEAGLEY**

SALE ADDRESS: 1303 Marshallton Thorndale Road, Downingtown, PA 19335-3736

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, certifie
check, or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheri
of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIF

Sheriff's Sale of Real Estate

SALE NO: **18-6-350**

DEBT- **\$167,302.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05608 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, June 21st, 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, July 23rd, 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 Valley Township
TAX Parcel #Tax ID/UPI Parcel No. 38-05E-0034.020/38-5E-34.2
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing, LLC
VS
DEFENDANT: **SELVIN ROBIN**
SALE ADDRESS: 41 Elm 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: **18-6-351**

DEBT- **\$136,474.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10692 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lots or tracts of land, in the Township of East Nantmeal, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at a stake near the center of the State Road; thence along the same by land of Hugh Montgomery, north 22 1/4 degrees east 41.6 perches to a stake; thence by land late of Stephen J. Keen the following 3 courses and distances, viz: north 28 1/4 degrees west 15.08 perches to a stake, north 72 1/2 degrees west 56.88 perches to a stake and south 18 degrees west 56.88 perches to a stake in a line of land late of Warren Rex; thence by the same and other lands of Hugh Montgomery south 78 1/4 degrees east 65.04 perches to the place of beginning.

BEGINNING at a post in the middle of the State Road, a corner of the hereby granted premises and land of John Scholl; thence by the same north 85 1/4 degrees west 21.35 perches to a post and stones, a corner of land late of David Walleigh; thence by the same south 26.75 perches to a post a corner of Lot No.3 conveyed to John Morgan; thence by the same east 17.1 perches to a post on the east side of the State Road; thence by lands late of Lafayette Freed, north 7 1/4 degrees east 28.6 perches to the place of beginning.

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **SECRET HOLLOW PARTNERS, LP**

SALE ADDRESS: Route 100, Pottstown Pike, East Nantmeal Township, Parcel No. 24-5-98

PLAINTIFF ATTORNEY: **ROBERT A. BADMAN, ESQ., 215-736-2521**

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: **18-6-352**

DEBT- **\$239,613.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10104 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, June 21st, 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, July 23rd, 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 East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Country Club Estates" made by Chester Valley Engineers, Inc., Consulting Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/27/1959 and last revised 4/30/1968, as follows, to wit:

BEGINNING at a point on the northeasterly side of Church Road (40 feet wide), at the distance of 486.52 feet measured north 20 degrees 35 minutes 30 seconds west, along same from its intersection with the northwesterly side of Swedesford Road (50 feet wide) (both lines produced); thence extending along the northeasterly side of Church Road, north 21 degrees 43 minutes 20 seconds west 157.23 feet to a point; thence extending north 68 degrees 16 minutes 40 seconds east 250.20 feet to a point; thence extending south 16 degrees 04

minutes 20 seconds east 202.65 feet to a corner of Lot Number 5; thence along Lot Number 5 south 70 degrees 36 minutes 20 seconds west 132.11 feet to a point in line of the Cemetery land; thence along same the two following courses and distances; (1) north 19 degrees 23 minutes 40 seconds west 32.95 feet to a point; (2) south 71 degrees 48 minutes 20 seconds west 99.78 feet to the first mentioned point and place of beginning.

BEING Lot Number 5-A on said Plan

BEING UPI Number 42-3-125.12

BLR# 42-3-125.12

TITLE to said premises vested in Frank J. Eckley and Janine A. Eckley by Deed from Charles Keller, III and Karen A. Keller, husband and wife, dated 6/13/2003 and recorded 6/26/2003 in Book 5758 Page 322

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

VS

DEFENDANT: **FRANK J. ECKLEY and JANINE A. ECKLEY**

SALE ADDRESS: 59 Church Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-353**

DEBT- **\$42,513.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09671 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN brick messuage and lot of land, known at 324 Prospect Street, situate and lying on the southerly side of Prospect Street in the 3rd Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by William Magarity, Jr., Registered Professional Engineer, under date of August 14th, 1945 as follows, to wit:

BEGINNING at a point in the southerly property line of Prospect Street laid out 24 feet wide at a distance of 261.58 feet westerly from the intersection of the southerly property line of Prospect Street and the westerly property line of Gay Street; thence from the said point in the southerly property line of Prospect Street south 2° 25' east 69.50 feet along lands now or late of S.E. Griffith to a point in line of lands now or late of Richard Kern; thence along said latter lands south 87° 35' west 17.38 feet to another point in said line of lands now or late of Richard Kern; thence from the last named point north 2° 25' west 69.50 feet passing through the partition wall of a double outside toilet house and passing also through

the center of the party wall dividing the house on the lot hereby conveyed from the adjoining house known as No. 326 Prospect Street, now or late of Warren H. and Ada M. Johnson, husband and wife, to a point on the southerly property line of Prospect Street; thence along the southerly property line of Prospect Street north 87° 35' east 17.38 feet to the place of beginning.

CONTAINING 1,207.91 square feet of land be the same more or less.

BEING known as 324 Prospect Street, Phoenixville, PA 19460

BEING the same premises which Brenda E. Shibilski n/k/a Brenda E. Fleisch, by Deed dated 12/31/1997 and recorded 1/9/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4286, Page 308, granted and conveyed unto Brenda E. Fleisch and Jay J. Fleisch.

BRENDA E. Fleisch departed this life on July 27, 2009.

PARCEL No.: 15-9-277

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JAY J. FLEISCH**

SALE ADDRESS: 324 Prospect Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

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: **18-6-354**

DEBT- **\$197,097.75**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01163 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

UPI No. 46-4-38.14

ALL THAT CERTAIN lot or piece of ground situate in the Township of Londonderry, County of Chester and State of Pennsylvania, described in accordance with a Final Subdivision of Plot Plan of Section II of "Elk Valley Farms" called by the Thornbury Corp., said Plan made by George Resester, Jr. & Sons, Inc. dated August 31, 1972, last revised November 2, 1972 and recorded November 30, 1972, at West Chester in Plan Book 46, Page 30, as follows, to wit:

BEGINNING at a point in the title line of the bed of Baker Road (T-350) said point being measured along said title line the four following courses and distances from its point of intersection with the title line in the bed of Elm Creek Road (T-345); (1) south 52 degrees 32 minutes 00 seconds east 15.97 feet to a point; (2) south 65 degrees 21 minutes 43 seconds east 42.79 feet to a point; (3) south 72 degrees 54 minutes 29 seconds east 166.57 feet; and (4)

south 72 degrees 40 minutes 00 seconds east 309.49 feet to the point and place of beginning; thence extending along the title line in the bed of Baker Road (T-350) the two following courses and distances (1) south 72 degrees 04 minutes 00 seconds east 169.00 feet to a point and (2) 73 degrees 48 minutes 00 seconds east 18.01 feet to a point a corner of Lot 10 on said Plan; thence along Lot 10 south 17 degrees 05 minutes 31 seconds west 380.00 feet to a point thence extending partially along Lot 10 and partially along Lot 11 north 73 degrees 48 minutes 00 seconds west 187.02 feet to a point; thence extending along Lot 11 north 17 degrees 05 minutes 31 seconds east 385.11 feet to a point in the title line in the bed of Baker Road (T-350) being the first mentioned point and place of beginning.

BEING Lot 9 on said Plan.

CONTAINING 1.641 acres of land, more or less.

PLAINTIFF: William Penn Bank

VS

DEFENDANT: **PETER MEYER and ANGELA MEYER**

SALE ADDRESS: 188 Baker Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **CHRISTOPHER S. MAHONEY, ESQ., 215-968-4700**

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: **18-6-355**

DEBT- **\$600,939.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2009-09730 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, June 21st, 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, July 23rd, 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 Goshen Township, Chester
County, Pennsylvania
BLR# 53-4-510
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank

VS

DEFENDANT: **DAVID H. WIRTH and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380-6478

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: **18-6-356**

DEBT- **\$172,804.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01524 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, June 21st, 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, July 23rd, 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 with the buildings and improvements thereon erected., situate in the Townships of East Fallowfield and Highland, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Deborah Mahoney by Yerkes Associates, Inc., Engineers and Surveyors (Kennett Square, PA) dated March 6, 1979 last revised May 8, 1979 as follows to wit:

BEGINNING in East Fallowfield Township, at a spike on the title line in the bed of Glenrose Road (T-371) at the easternmost corner of this lot and at the corner of land now or formerly of Leffert Lefferts; thence along said Lefferts' land the three following courses and distances: (1) south 41 degrees 9 minutes 50 seconds west 41.83 feet to an iron pin; (2) south 70 degrees 39 minutes 50 seconds west 996.83 feet to an iron pin; (3) south 5 degrees 58 minutes 45 seconds west 66.00 feet to a stone set on the northerly right of way line of the Philadelphia Baltimore and Washington Rail Road; thence along same north 45 degrees 51 minutes 50 seconds west 142.68 feet to a point on the line dividing the above mentioned townships, which point also lies in the bed of Buck Run at a corner of Lot 1; thence, partially in Highland Township through and across said Buck

Run and along Lot 1 north 11 degrees 12 minutes 56 seconds east 121.48 feet to an iron pin (having returned to East Fallowfield Township) a corner of land now or formerly of Kennett Boyer; thence along said Boyer's land south 76 degrees 18 minutes 15 seconds east 134.53 feet to an iron pin set for another of said Boyer's land, which iron pin lies within a certain 15 feet wide right of way which extends southwestwardly from Glenrose Road; thence along Boyer's land and through the aforesaid 15 feet wide right of way the two (2) following courses and distances: (1) north 20 degrees 32 minutes 15 seconds east 167.42 feet to an iron pin; (2) north 34 degrees 50 minutes 45 seconds east 260.28 feet to a spike on the title line in the bed of Glenrose Road aforesaid; thence along the said title line the three (3) following courses and distances: (1) south 83 degrees 54 minutes 15 seconds east 149.25 feet to a spike; (2) south 88 degrees east 124.52 feet to a spike; (3) south 76 degrees 6 minutes 50 seconds east 456.31 feet to the first mentioned spike, the point and place of beginning.

BEING known as Lot No. 2 as shown on the above mentioned subdivision plan.

PLAINTIFF: Ditech Financial LLC
VS

DEFENDANT: **ROSEMARY STONELAKE, KNOWN SURVIVING HEIR OF JOSEPH S. STONELAKE AND UNKNOWN SURVIVING HEIRS OF JOSEPH S. STONELAKE**

SALE ADDRESS: 300 Glenrose Road, Coatesville, Pennsylvania 19320

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: **18-6-357**

DEBT- **\$79,835.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04071 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, June 21st, 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, July 23rd, 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 West Whiteland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1:

ALL THOSE TWO CERTAIN lots or pieces of ground with the hereditaments and appurtenances, thereon erected, situate in West Whiteland Township, Chester County, PA, being Lot Nos. 67 to 68 inclusive in Section "D" on a certain Plan of Lots of Whiteland Crest, bearing date July 1926, and recorded in the Office for the Recording of Deeds at West Chester in Plan Book 1 Page 246 and being bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 69 at the distance of 300 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on the said Hendricks Avenue 50 feet (each lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

TRACT NO. 2:

ALL THOSE CERTAIN TWO lots or pieces of ground known as Lots Nos. 69 and 70 Section "D" on a certain plan of lots of Whiteland Crest in the Township aforesaid, bounded and described according to the above plan as follows:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 71 at the distance of 250 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on said Hendricks Avenue 50 feet (each lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

BEING UPI Number 41-5G-51

PARCEL No.: 4105G00510000

BEING known as: 224 South Hendricks, Exton, PA 19341

BEING the same property conveyed to Daniel Mcintyre and Linda Mcintyre, as tenants by the entireties who acquired title by virtue of a Deed from Olive Trego Naylor, widow by her attorney in fact Sara C. Cohee, dated October 24, 1997, recorded December 4, 1997, at Book 4268, Page 0104, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DANIEL J. MCINTYRE, aka DANIEL MCINTYRE**

SALE ADDRESS: 224 South Hendricks, Exton, PA 19341

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: **18-6-358**

DEBT- **\$338,275.78**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07704 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, June 21st, 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, July 23rd, 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 Uwchlan Township, Chester
County, Pennsylvania
BLR# 33-4-17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **MELANIE A. WAXMAN a/k/a MELANIE WAXMAN**

SALE ADDRESS: 351 Dowlan Forge Road, a/k/a 351 Milford Road, Exton, PA 19341-1554

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: **18-6-359**

DEBT- **\$209,200.62**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11976 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THOSE TWO CERTAIN tracts of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, conveyed to Carmen Allen and Dionna Allen, joint tenants with right of survivorship, by Deed dated 7/8/1990 and recorded 7/23/1990, from Thomas Peoples, of record in Book 2084, Page 174, Chester County Recorder of Deeds.

PARCEL ID: 16-10-6

PLAINTIFF: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MX1

VS

DEFENDANT: **CARMEN ALLEN and DIONNA ALLEN**

SALE ADDRESS: 370-374 S. First Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SARAH A. ELIA, ESQ., 267-295-3364**

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: **18-6-360**

DEBT- **\$312,978.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10958 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, June 21st, 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, July 23rd, 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 Wallace Township, Chester
County, Pennsylvania
BLR# 31-4-102.5A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7
VS
DEFENDANT: **LLOYD E. KEESEY**
SALE ADDRESS: 1580 Creek Road, Glenmoore, PA 19343-1721
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: **18-6-361**

DEBT- **\$252,898.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-07553 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, June 21st, 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, July 23rd, 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 Sadsbury, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania being shown and described on a Fountain As-Built Plan for Sadsbury Association, Building Unit "Y" Drawing Number 2002219u135 dated May 7, 2003 prepared by Wilkinson Associates, Engineering/Surveying and recorded IN Plan no. 16637 as follows:

BEING Unit 139, Building "Y", Sadsbury Village.

BEING UPI Number 37-4-40.9D

PARCEL No.: 3704 004009D0

BEING known as: 203 Fox Trail, Parkesburg, PA 19365

BEING the same property conveyed to George Lichowid and Stephanie Lichowid who acquired title by virtue of a Deed from Daniel Rush and Samira Rush, dated March 20, 2009, recorded March 24, 2009, at Document ID 10911296, and recorded in Book 7621, Page 1903, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GEORGE LICHOWID and STEPHANIE LICHOWID**

SALE ADDRESS: 203 Fox Trail, Parkesburg, PA 19365

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: **18-6-362**

DEBT- **\$330,680.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06243 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, June 21st, 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, July 23rd, 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 Goshen
TAX Parcel # 53-4-0132.72
IMPROVEMENTS: A Residential dwelling.

PLAINTIFF: Bank of America, N.A., s/b/m to Fleet National Bank
VS

DEFENDANT: **BRIDGET C. DOYLE** aka **BRIDGET DOYLE** and **KEVIN M. DOYLE** aka
KEVIN DOYLE

SALE ADDRESS: 624 Thorncroft Drive, West Chester, PA 19380
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-6-363**

DEBT- **\$542,617.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-04857 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, June 21st, 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, July 23rd, 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
Penn, Chester County, Pennsylvania
TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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: **18-6-364**

DEBT- **\$445,668.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03739 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-4H-46
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MICHAEL JORDAN and LESLEY LYON JORDAN**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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: **18-6-365**

DEBT- **\$95,851.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11493 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, June 21st, 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, July 23rd, 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# 39-4M-62
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **CHAD M. KURMAN**

SALE ADDRESS: 3812 Norwood Avenue, Downingtown, PA 19335-2051

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: **18-6-366**

DEBT- **\$499,926.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11024 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of West Vincent
TAX Parcel #Tax ID/UPI Parcel No. 25-04-0095/25-4-95
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **THOMAS C. FILECCIA, JR. and KIMBERLY WADE**

SALE ADDRESS: 2316 Beaver Hill Road, Birchrunville, PA 19421

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: **18-6-367**

DEBT- **\$194,147.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06738 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PARCEL No. 39-3R-181

ALL THAT CERTAIN tract of lot or piece of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with Final Subdivision Plan of Caln Crest Apartments made for Caln Crest Apartment Co. by Pennoni Associates, Inc., Consulting Engineers, Philadelphia, PA dated April 17, 1972 as last revised September 8, 1972 and recorded in Plan Book 48 Page 8, as follows, to wit:

BEGINNING at an intersection of the northerly property line of Lot #12 and the right of way of Andrew Circle; thence preceding the following courses and distances; north 89° 30' 50" west, 110.00 feet to a point; thence north 00° 29' 10" east, 125.00 feet to a point; thence south 47° 14' 25" east, 148.66 feet to a point; thence south 00° 29' 10" west, 25.00 feet to the point of beginning.

BEING Lot Number 13 on the above mentioned Plan.

TAX ID/Parcel No. UPI # 39-3R-181

FEE Simple Title Vested in Robert F. Carney, Jr. by Deed from, First Markland Corporation, dated 8/21/2001, recorded 9/7/2001, in the Chester County Recorder of Deeds Book 5057, Page 1952, as Instrument No. 0065084.

ALSO known as 342 Andrew Circle, Coatesville, PA 19320

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CHRISTINE CARNEY and ROBERT F. CARNEY, JR. a/k/a ROBERT CARNEY JR.**

SALE ADDRESS: 342 Andrew Circle, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-368**

DEBT- **\$209,446.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09340 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the London Britain Township,
Chester County, Pennsylvania
BLR# 73-5-35.42
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GREGORY W. MILLER a/k/a GREGORY WADE MILLER and CHRISTINA J. MILLER a/k/a CHRISTINA JEAN WADE**

SALE ADDRESS: 103 Fox Drive, Landenberg, PA 19350-1155

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, 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: **18-6-369**

DEBT- **\$190,192.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11466 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Honey Brook Township, Chester
County, Pennsylvania
BLR# 22-8-1.20
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANDREW RICHTER**

SALE ADDRESS: 331 Grandview Circle, Honey Brook, PA 19344-8629

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: **18-6-370**

DEBT- **\$322,270.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11384 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, June 21st, 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, July 23rd, 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 E. Caln Township
TAX Parcel: 40-02-1283
IMPROVEMENTS: single family residential dwelling

PLAINTIFF: Ambler Savings Bank

VS

DEFENDANT: **MARK FRIZ and WENDY A. FRIZ**

SALE ADDRESS: 124 Madison Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ., 610-275-7990**

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: **18-6-371**

DEBT- **\$411,365.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10110 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, June 21st, 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, July 23rd, 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 Honeybrook Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Final Plan for K.R. Comstock, Jr. Registered Land Surveyor, dated August 24, 1976 as follows, to wit:

BEGINNING at a point on the title line in the bed of Talbotville Road

BEING Lot 3 as shown on said Plan.

CONTAINING 1.349 acres more or less.

TITLE is vested in Stewart O. Wilson, in fee simple by Deed from Dennis L. Kemper and June L. Kemper, dated September 21, 2017 and recorded September 21, 2017 in Book 6453 and Page 1882.

BEING P.O. UPI No. 22-4-122.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-WL1

VS

DEFENDANT: **STUART O. WILSON a/k/a STEWART WILSON**

SALE ADDRESS: 1021 Talbotville Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC, 215-851-8429**

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: **18-6-372**

DEBT- **\$478,012.65**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-07216 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, June 21st, 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, July 23rd, 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 Westtown Township, Chester
County, Pennsylvania
BLR# 67-2Q-13
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-Ac2 Asset-Backed Certificates, Series 2006-Ac2

VS

DEFENDANT: **JANET DATZ**

SALE ADDRESS: 1418 Johnnys Way, West Chester, PA 19382-7858

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: **18-6-373**

DEBT- **\$109,757.20**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10508 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, June 21st, 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, July 23rd, 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 Borough of
Atglen, Chester County, Pennsylvania
TAX Parcel No.: 07040039020

PLAINTIFF: U.S. Bank National Association, as Trustee for the CMLTI Asset-Backed Pass-Through Certificates, Series 2007-AMC3

VS

DEFENDANT: **SHEILA GREDZINSKI and CHRISTOPHER GREDZINSKI**

SALE ADDRESS: 156 Dallas Street, Atglen, PA 19310

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: **18-6-374**

DEBT- **\$210,114.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09183 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, June 21st, 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, July 23rd, 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 Vincent, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

TRACT #1

ALL THAT CERTAIN message or tenement and tract of land situate in the Township of East Vincent, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin the public road leading from the Schuylkill Road past the Stony Run School House, a corner of the hereby demised premises and lands of Isaac I. Funk; thence along said lands of Isaac I. Funk, north twenty five degrees, forty minutes east, one hundred and fifty nine feet to a post; thence still along the same, south sixty seven degrees, fifteen minutes east, one hundred and seven and one-tenth feet to a point in the Stony Run Road, a corner of the hereby demised premises and the Creamery property heretofore conveyed to Manassas C. Clemens, trading as the Clemens Creameries; thence along said Creamery property, south twenty five degrees, forty minutes west, one hundred and sixty four and eight-tenths feet to an iron pin in the aforesaid public road (being the same public road described in previous deeds as leading from Rees Mill to Brownback's Store); thence along the same, north sixty five degrees, fifty four minutes west, five feet to a point and still along the same public road north sixty three degrees, fifty four minutes west, one hundred and two feet to the place of beginning.

(Same more or less).

TRACT #2

ALL THAT CERTAIN lot, tract, piece or parcel of land situate on the northerly side of Stony Run Road (Legislative Route #15101) in East Vincent Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by Earl R. Ewing, Registered Surveyor, in March 1959, as follows, to wit:

BEGINNING at a spike in the center line of the aforesaid Stony Run Road (Legislative Route #15101, as the same extends in a westerly direction from Route #83) said point of beginning being a corner of other lands of said James A. Smith, et ux; thence, from said point of beginning and extending in and along said road and at or near the center line thereof, north 67 degrees, 04 minutes, 20 seconds west, 44.11 feet to a spike, a corner of remaining lands of said Clarence E. Opperman, et ux; thence leaving said road and extending alongsaid other lands of Clarence E. Opperman, et ux, passing through an iron pin at the side of said road and 16.50 feet distant, north 22 degrees, 56 minutes east, 181.02 feet to an iron pin at or near the northerly bank of a small stream; thence continuing along said remaining lands of Clarence E. Opperman, et ux, and recrossing said small stream, south 38 degrees, 33 minutes east, 46.06 feet an iron pin on or near the southerly bank of said stream, south 38 degrees, 33 minutes east, 46.06 feet to an iron pin on or near the southerly bank of said stream, a corner of other lands of said James

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WILLIAM JONES, aka WILLIAM A. JONES**

SALE ADDRESS: 215 Stony Run Road, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-374 X**

DEBT- **\$210,114.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09183 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, June 21st, 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, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

A. Smith, et ux; thence along said other lands of James A. Smith, et ux, south 21 degrees, 58 minutes, 40 seconds west, 159.00 feet to the first mentioned spike in the center line of said Stony Run Road, the first mentioned point and place of beginning.

CONTAINING 7,086.71 square feet of land be the same more or less.

BEING UPI Number 21-5-54

PARCEL No.: 2105 00540000

BEING known as: 215 Stony Run Road, Spring City, PA 19475

BEING the same property conveyed to William A. Jones who acquired title by Virtue of a Deed from James A. Smith, no marital status shown, dated November 8, 2013, recorded December 4, 2013, at Document ID 11320551, and recorded in Book 8854, Page 2273, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WILLIAM JONES, aka WILLIAM A. JONES**

SALE ADDRESS: 215 Stony Run Road, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-375**

DEBT- **\$27,365.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09845 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, June 21st, 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, July 23rd, 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 City of Coatesville, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, with the north side of a double brick house thereon erected, known as No. 32 South Eighth Avenue, situated in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, and which said Lot is the north half of Lot No. 128 on Plan of Building Lots of A.D. Harlan, more particularly bounded and described as follows:

FRONTING 20 feet on the west curb line of South Eighth Avenue, formerly Columbia Avenue, and extending back between parallel lines at right angles from said curb line 160 feet to Stone Alley.

BOUNDED on the north by Lot No. 127, now or late of W. Ralph Hackett and Katharine Hackett, husband and wife; on the east by the west curb line of South Eighth Avenue, formerly Columbia

Avenue; on the south by the south half of said Lot No. 128, and which said south line runs through the center of the division wall between the house hereby conveyed and the house adjoining it on the south; and on the west by the east line of Parmer Avenue, formerly Stone Alley.

BEING UPI Number 16-6-598

PARCEL No.: 1606 05980000

BEING known as: 32 South 8th Avenue, Coatesville, PA 19320

BEING the same property conveyed to George H. Lawson, no marital status shown who acquired title by Virtue of a Deed from Czeslawa A. Filoromo, also known as Sara A. Filoromo, no marital status shown, by her attorney-in-fact J. John Filoromo, dated June 2, 1999, recorded June 7, 1999, at Instrument Number 46483, and recorded in Book 4575, Page 1720, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LYNN ANN LAWSON, AS EXECUTRIX OF THE ESTATE OF GEORGE H. LAWSON**

SALE ADDRESS: 32 South 8th Avenue, 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: **18-6-376**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-05089 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, June 21st, 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, July 23rd, 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 West Pikeland Township
TAX Parcel #34-4-260
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3,
Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**

SALE ADDRESS: 1707 Chantilly Lane, 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: **18-6-377**

DEBT- **\$155,289.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00552 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, June 21st, 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, July 23rd, 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 Uwchlan, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of "Rhondda" phase II made by Robert F. Harsch & Associates, Inc. dated July 22, 1977 and recorded in the Recorder of Deeds Office at West Chester, PA, in Plan # 1436, as follows, to wit:

BEGINNING at a point on the southwesterly side of Brecknock Drive (50 feet wide right of way) a corner of Lot 125; THENCE from the beginning and extending along Brecknock Drive the 2 following courses and distances to wit: (1) south 35 degrees 22 minutes 45 seconds east 9.00 feet to a point of curve, (2) on the arc of a circle curving to the right having a radius of 760.00 feet the arc distance 72.54 feet to a point, a corner of Lot 127; THENCE leaving Brecknock Drive and extending along said Lot 127, south 60 degrees 05 minutes 23 seconds west 165.00 feet to a point in line of Open Space; THENCE extending along the same north 28 degrees 41

minutes 17 seconds west 66.16 feet to a point, a corner of Lot 125, THENCE extending along said Lot, north 54 degrees 37 minutes 15 seconds east 160.00 feet to the first mentioned point and place of beginning. BEING Lot 126 on said Plan. PROPERTY address (for informational purposes only): 610 Brecknock Drive, Exton, PA UPI: 33-05K-0139 BEING the same premises which Aurora I. Fillippo, now known by marriage Aurora I. Woodruff, joined by her husband Bruce B. Woodruff, be Deed dated 12/11/03 and recorded 12/18/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Instrument No. 10352977, granted and conveyed unto Aurora I. Woodruff and Bruce B. Woodruff. And the said Aurora I. Woodruff, hereby departed this life on or about December 13, 2015, thereby vesting title solely unto her husband, Bruce B. Woodruff.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **BRUCE B. WOODRUFF**

SALE ADDRESS: 610 Brecknock Drive, Exton, PA 19341

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: **18-6-378**

DEBT- **\$52,928.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2027-06772 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, June 21st, 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, July 23rd, 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# 16-5-312
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS7

VS

DEFENDANT: **ANITA M. ROBBINS**

SALE ADDRESS: 209 Walnut Street, Coatesville, PA 19320-3718

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: **18-6-379**

DEBT- **\$216,402.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07347 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, June 21st, 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, July 23rd, 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 Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-5-3170
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES DOUGHERTY a/k/a JAMES R, DOUGHERTY, DECEASED**

SALE ADDRESS: 703 Mountainview Drive, Wayne, PA 19087

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