

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, July 19th @ 11 AM

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### ADDENDUM

#### 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.

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By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, July 19th, 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, August 20th, 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: **16-4-301**

DEBT- **\$379,599.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-09537 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in Upper Oxford Township, Chester County, Pennsylvania, being Lot No. 5 as shown on the Final Subdivision Plan prepared for David L. Nelson, prepared by Crossan-Raimato, Inc., Professional Land Surveyors, dated September 13, 2002 and recorded in Chester County, Pennsylvania as Plan No. 16418, bounded and described as follows:

BEGINNING at a point on the westerly side of University Road, 25' from the center thereof, on the northerly side of a 315' wide Philadelphia Electric Company right-of-way, marking the southeasterly corner of the herein described lot and the northeasterly corner of Lot #4 on the above reference Plan; thence leaving the said point of beginning, along the said Lot # 4, along the said northerly Philadelphia Electric Company right-of-way line, south 77° 00' 40" west 424.67' to a point in line of lands now or formerly of Melvin Z and Arlene W Horst; thence along the said lands now or formerly of Melvin Z and Arlene W Horst north 07° 59' 15" east 298.95' to a point marking the southwesterly corner of Lot # 6 on the above referenced Plan; thence along the said Lot # 6, south 81° 01' 41" east

397.84' to a point on the westerly side of the aforementioned University Road, thence along the said westerly side of University Road by a curve to the left, having a radius of 12,228.99', through a central angle of 00° 39' 23" and arc distance of 140.10' to the first mentioned point and place of beginning.

CONTAINING within the said described metes and bounds: 2.0000 acres of land, be the same more or less.

BEING Lot 5 on said Plan.

PREMISES being: 170 University Road, Lincoln University, PA 19352-1608

PARCEL No. 57-07-0014.01E

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated December 31, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6035 Page 221, granted and conveyed unto Stephen Martin and Cynthia Martin, husband and wife.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CYNTHIA MARTIN, STEPHEN MARTIN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 170 University Road, Lincoln University, PA 19352-1608

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-11-832**

DEBT- **\$3,183.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01921 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situated on the south side of Mary Street in Valley Township, Chester County, Pennsylvania  
TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-275**

DEBT- **\$61,476.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07646 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, April 20, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances.

SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of property for "Martin Manor", made by Berger & Hayes, Coatesville, Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996.

BEING the same premises which Alfred R. Hanscom and Verna G. Hanscom, by Deed dated 12/31/1998 and recorded 01/19/1999 in the County of Chester in Deed Book 4492 Page 219 conveyed unto Stephen Floyd Mooney and Hope Lurray Vining (now Mooney), in fee.

PARCEL No. 28-02-93.42

PLAINTIFF: Waugh Real Estate Holding, LLC, successor by assignment to RealHoldings, LLC, successor by assignment to Prime Asset Fund V, LLC, successor by assignment to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. fka The Chase Manhattan Bank as Indenture Trustee, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney-in-Fact, successor by assignment to Millennium Bank, N.A.

VS

DEFENDANT: **STEPHEN FLOYD MOONEY and HOPE LURRAY MOONEY a/k/a HOPE LURRAY VINING**

SALE ADDRESS: 142 Brandywine Drive, Coatesville, Township of West Caln, PA

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-314**

DEBT- **\$290,372.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10482 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday April 20, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-4-595  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust 2007-He1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **OSCAR C. HENDRY, JR. a/k/a OSCAR C. HENDRY and KATRINA M. HENDRY a/k/a KATRINA S. SEGAR a/k/a KATRINA S. HENDRY**

SALE ADDRESS: 101 Osprey Lane, a/k/a 101 Osprey Way, Coatesville, PA 19320-4365

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-390**

DEBT- **\$181,057.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13358 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday June 15th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Nottingham Township,  
Chester County, Pennsylvania  
BLR# 68-6-11.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **MARGARET B. BALL and GUY G. BALL, SR.**

SALE ADDRESS: 40 Park Road, Nottingham, PA 19362-9104

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-8-472**

DEBT- **\$516,927.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR #69-3-161  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352-1729

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-9-529**

DEBT- **\$164,685.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03912 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point

a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the adjustable rate mortgage trust 2007-1, adjustable rate mortgage-backed pass through certificates, series 2007-1  
VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-9-536**

DEBT- **\$101,910.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10007 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Leon K. Prout made 11-15-1962 and revised 12-1-1970 by Slack, DeArmit & Hayes as recorded 1-16-1973 in the Recorder of Deeds in and for Chester County at West Chester, Pa. in Plan Book 47 Page 20, as follows, to wit:

TAX I.D. #: 29-07-0148.180

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-676**

DEBT- **\$246,321.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lynnwood, Section "B", Joseph A. Hayden, owner, made by T. G. Colesworthy, County Surveyor, dated May 19, 1958, as follows, to-wit:

BEGINNING at a point on the southwesterly side of Boot Road, at the distance of eight hundred one feet and forty six one-hundredths feet measured southeastwardly the following courses and distances from a point of tangent on the southeasterly side of Green Hill Road (thirty three feet wide): (1) on the arc of a circle curving to the right, having a radius of forty five feet, the arc distance of fifty three feet and seventy one one-hundredths feet; (2) south forty degrees, forty two minutes east, seven hundred forty seven feet and

seventy five one-hundredths feet. Containing in front or breadth on said Boot Road, one hundred ten feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to Boot Road, two hundred twenty feet. Being Lot #78 on said Plan.

PARCEL No 52-003-0159.3400

ALSO known as 1314 East Boot Road, West Chester, PA 19380-4009

BEING the same premises which Brian W. Aspinall and Jennifer A. Aspinall, by Deed dated October 7, 2009 and recorded October 23, 2009 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 7796 Page 263 Instrument #10971093, conveyed and granted unto Gregory A. Vogel and Melinda S. Vogel, husband and wife, as tenants by the entirety.

PLAINTIFF: Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **GREGORY A .VOGEL and MELINDA S. VOGEL**

SALE ADDRESS: 1314 East Boot Road, West Chester, PA 19380-4009

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-691**

DEBT- **\$267,885.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05784 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# 30-6-23.4  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee for  
The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **SHARI L. HARDIN and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$640,380.09**

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

## Thursday, January 18th, 2018

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

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

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

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

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

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

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$310,912.29**

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

## Thursday, January 18th, 2018

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

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

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

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

VS

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

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

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$868,720.95**

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

## Thursday, January 18th, 2018

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

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

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

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

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

PARCEL No. 15-8-25.1

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

VS

DEFENDANT: **723 WHEATLAND, LLC**

SALE ADDRESS: 723 Wheatland Street, Phoenixville, PA

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$505,606.50**

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

## Thursday, January 18th, 2018

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

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

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

PLAINTIFF: Branch Banking and Trust Company

VS

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

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

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$267,586.06**

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

## Thursday, January 18th, 2018

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

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

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

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

VS

DEFENDANT: **PATRICIA M. HALSEY**

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

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$133,779.32**

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

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-3-116**

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04554 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, March 15th, 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, April 16th, 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 London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C. A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southeasterly corner of Lot No. 9, which points is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road: (1) south 98 degrees 59 minutes 20 seconds east 213.26 feet to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 feet to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No.9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point, thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes 234.87 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Ralph R. Broadwater, Jr. and Catherine Broadwater by Deed from Marie P. Broadwater, widow dated January, 1 2007 and recorded November 26, 2007 in the Chester County Recorder of Deeds in Book 7312, Page 597 as Instrument Number 10804310.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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: **18-3-122**

DEBT- **\$302,889.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-11760 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, March 15th, 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, April 16th, 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 Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-6-361  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **LISA HOYLE**

SALE ADDRESS: 208 Cherry Lane, Kennett Square, PA 19348-4709

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: **18-3-134**

DEBT- **\$556,354.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-05993 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, March 15th, 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, April 16th, 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 dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a site layout plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989, and recorded at Chester County as Plan File No. 9462, being shown on said Plan as Unit No. D-10.

TOGETHER With and subject to declaration recorded at Chester County in Record Book 2079 page 236.

BEING County Parcel Number 2-6-337

TITLE is vested in James V. Gannon and Karol MacFadden, by Deed from John Belletti and Dolores Belletti, husband and wife, dated 04/21/2006 and recorded 04/25/2006 in Book 6825 and Page 1827.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7,, Mortgage Pass-Through Certificates, Series 3006-OA7

VS

DEFENDANT: **JAMES V. GANNON and KAROL MACFADDEN**

SALE ADDRESS: 110 Carters Grove D10, Malvern, PA 19355

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-141**

DEBT- **\$16,157.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10393 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, March 15th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon erected, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a Final Submission Malvern Crest for Forge Builders, 1/12/1981, last revised 2/02/1981 and recorded 4/16/1981 in Plan File No. 3463, as follows, to wit:

BEGINNING at a point on the southwesterly side of Malvern Crest, a corner of Lot No. 4; thence extending from said beginning point along said Malvern Crest, on the arc of a circle curving to the left, having a radius of 190 feet, the arc distance of 46.86 feet to a point a corner of Lot No. 2; thence extending along same, south 22 degrees 15 minutes 00 seconds west, 144.73 feet to a point in line of lands now or late of George and Margaret Dodson; thence extending along same, north 71 degrees 55 minutes west, 119.36 feet to a point a corner of Lot No. 4; thence extending along the same, the two following course and distances: (1) north 48 degrees 52 minutes 12 seconds east, 145.52 feet to a point and (2) north 36 degrees 25 minutes east, 30 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING 12,009 square feet.

THE improvements consist of a house.

BEING the same premises that Robert A. Erling, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania grant-

ed and conveyed unto Arvind K. Lal by Sheriff's Deed, dated November 21, 1997, recorded on November 24, 1997, in Deed Book 4263, Page 403, et seq., in and with the Office of the Recorder of Deeds, County of Chester, Commonwealth of Pennsylvania.

UPI No.: 2-3-20.9

HAVING an address of 24 Daisey Lane, Malvern, PA 19355

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon erected, situate in the Borough of Malvern, County of Chester, and Commonwealth of Pennsylvania, described according to a Final Submission Malvern Crest for Forge Builders, Inc. made by LTD Architects and Engineers, Malvern, PA., dated 1/12/1981, last revised 2/2/1981 and recorded 4/16/1981 in Plan File #3463, as follows to wit:

BEGINNING at a point on the southwesterly side of Malvern Crest, a corner of Lot #5; thence extending from said beginning point along said Malvern Court, on the arc of a circle curving to the left having a radius of 190 feet, the arc distance of 40.44 feet to a point, a corner of Lot #3; thence extending along same the two following courses and distances: (1) south 36 degrees 25 minutes west 30 feet to a point and in line of lands now or late of George and Margaret Dodson, thence extending along same, north 71 degrees 55 minutes west 121.86 feet to a point a corner of Lot #5; thence extending along the same, the two following courses

PLAINTIFF: Borough of Malvern

VS

DEFENDANT: **AMRIT LAL and ARVIND K. LAL**

SALE ADDRESS: 24 Daisey Lane, Malvern, PA 19355 and 26 Daisey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HEATHER BURNS POZNIAK, ESQ., 610-722-5800**

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: **18-3-141X**

DEBT- **\$16,157.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10393 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, March 15th, 2018

AT 11:00 A.M.

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

and distances: (1) north 64 degrees 53 minutes 53 seconds east, 210.92 feet to a point and (2) north 48 degrees 36 minutes 38 seconds east 30 feet to the first mentioned point and place of beginning.

BEING Lot #4 on said Plan.

CONTAINING 13,444 square feet.

THE improvements consist of a single family dwelling.

CHESTER County Tax Parcel 2-3-20.8

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated 7/19/1985 and recorded in Chester County in Record Book 54 Page 585 conveyed unto City Federal Savings and Loan, who then in turn granted and conveyed unto Amrit Lal by Deed, dated August 18, 1986, recorded on August 25, 1986, in Deed Book 417, Page 197, et seq., in and with the Office of the Recorder of Deeds, County of Chester, Commonwealth of Pennsylvania.

UNDER and subject to rights of record.

HAVING an address of: 26 Daisey Lane, Malvern, PA 19355

PLAINTIFF: Borough of Malvern

VS

DEFENDANT: **AMRIT LAL and ARVIND K. LAL**

SALE ADDRESS: 24 Daisey Lane, Malvern, PA 19355 and 26 Daisey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HEATHER BURNS POZNIAK, ESQ., 610-722-5800**

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: **18-3-156**

DEBT- **\$1,968.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06742 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, March 15th, 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, April 16th, 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 with the dwelling thereon erected, hereditaments and appurtenances, situate on the south side of Walnut Street, known as No 23 in the Borough of Phoenixville, County of Chester and State of Pennsylvania.  
TAX Parcel No. 15-9-725

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CEYON RUDDOCK and ULA I. RUDDOCK**

SALE ADDRESS: 25 E. Walnut Street, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-3-165**

DEBT- **\$327,306.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10881 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, March 15th, 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, April 16th, 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 Goshen, 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, hereditaments and appurtenances thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on December 16, 1954, and last revised October 1, 1956, as follows:

BEGINNING at point on the southeasterly side of Thistlewood Lane (forty feet wide) at the distance of nineteen and fifty-nine one-hundredths feet measured north sixty-four degrees, fourteen minutes east along same from its intersection with the northeasterly side of Willow Way (forty feet wide) (both lines produced); thence extending from said beginning point and along the easterly side of Thistlewood Lane north sixty-four degrees, fourteen minutes east ninety and forty-three one-hundredths feet to a point; thence extending south twenty-four degrees, thirty-five minutes east one hundred nineteen and twenty-one one-hundredths feet to a point; thence extending south sixty-five degrees, twenty-five minutes west one hundred ten feet to a point on the northeasterly side of Willow

Way, aforesaid; thence extending along the same north twenty-four degrees, thirty-five minutes west ninety-seven and forty-five one-hundredths feet to a point of curve in the same and thence extending on a line curving to the right having a radius of twenty feet the arc distance of thirty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 504.

BEING UPI Number 52-3R-68

PARCEL No.: 52-3R-68

BEING known as: 1218 Thistlewood Lane, West Chester, PA 19380

BEING the same property conveyed to Robert N. Tareila and Tanya C. Tareila who acquired title by virtue of a deed from Linda J. Denenstein, Executrix of the Estate of Herbert H. Jenkins and Linda J. Denenstein, dated February 26, 2008, recorded March 27, 2008, at Instrument Number 10832020, and recorded in Book 7395, Page 1458, Office of the Recorder of Deeds, Chester County, Pennsylvania.

TANYA C. Tareila died October 3, 2014, and pursuant to the tenants by the entirety clause on the vesting deed, all her rights and interest pass to Robert N. Tareila.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **ROBERT TAREILA**

SALE ADDRESS: 1218 Thistlewood Lane, West Chester, PA 19380

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: **18-4-190**

DEBT- **\$495,033.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09828 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, April 19th, 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, May 21st, 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 Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-4-129.64  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312-2037

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: **18-4-201**

DEBT- **\$313,529.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02557 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, April 19th, 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, May 21st, 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 the right, title, interest and claim of Ernest D. Carrington and Kristy N. Carrington of, in and to:

ALL the following described real estate situate in the City of Coatesville, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 103 Millview Drive, Coatesville, PA 19320 Deed Book 4894, Page 806, Parcel Number 39-04C-0033.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **ERNEST D. CARRINGTON and KRISTY N. CARRINGTON**

SALE ADDRESS: 103 Millview Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KEVIN J. CUMMINGS, ESQ., 412-434-7955**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-4-217**

DEBT- **\$191,830.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-08798 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, April 19th, 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, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel or tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 115 Arianna Lane, Coatesville, Pennsylvania 19320.

PLAINTIFF: LSF10 Master Participation Trust

VS

DEFENDANT: **MARK HAUCK a/k/a MARK A. HAUCK and JENNIFER KNAUSS-HAUCK a/k/a JENNIFER K. HAUCK**

SALE ADDRESS: 115 Arianna Lane, 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: **18-4-250**

DEBT- **\$453,097.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07574 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, April 19th, 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, May 21st, 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# 31-4-129.15  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS17

VS

DEFENDANT: **MARK S. EBERHARDT a/k/a MARK EBERHARDT**

SALE ADDRESS: 150 Messner Lane, Glenmoore, PA 19343-1717

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: **18-4-252**

DEBT- **\$60,349.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-01028 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, April 19th, 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, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of North Coventry County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of "Coventry Pointe", made by Pennoni Associates, Inc., dated 2/23/1990, recorded 10/19/1990 in Plan No. 10800, as follows, to wit:

BEGINNING at a point on the northerly side of Coventry Pointe Lane, said point being a corner of Unit #12-6 as shown on said Plan; thence extending from said beginning point along Coventry Pointe Lane on the arc of a circle curving to the left, having a radius of 261 feet, the arc distance of 48.98 feet to a point, a corner of Unit #17-2; thence extending along the same north 11 degrees, 00 minutes, 00 seconds east, 151.61 feet to a point, a corner of Unit #13-4; thence extending along the same south 89 degrees, 4 minutes, 28 seconds west, 11.36 feet to a point, a corner of Unit

#12-6; thence extending along the same the (2) following courses and distances: (1) south 22 degrees, 31 minutes, 54 seconds west, 71.79 feet to a point and (2) south 28 degrees, 49 minutes, 26 seconds west, 72.18 feet to the first mentioned point and place of beginning.

BEING Unit #17-1 as shown on said Plan.

BEING the same premises which Coventry Clusters Corporation, by Deed dated July 25, 1995 and recorded July 31, 1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3919, Page 481, granted and conveyed unto Barbara G. Bartchak.

BEING known as: 1701 Coventry Pointe Lane, North Coventry Township, PA 19465 a/k/a Pottstown, PA 19465

PARCEL No.: 17-3G-185

IMPROVEMENTS: residential property.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank N.A., as Legal Title Trustee  
VS

DEFENDANT: **DENISE KLINE, PLENARY GUARDIAN FOR BARBARA G. BARTCHAK, AN INCAPACITATED PERSON**

SALE ADDRESS: 1701 Coventry Pointe Lane, North Coventry Township, PA 19465 a/k/a Pottstown, PA 19465

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: **18-4-253**

DEBT- **\$263,181.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00535 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, April 19th, 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, May 21st, 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 Township of East Fallowfield  
TAX Parcel #Tax ID/UPI Parcel No. 47-06-0012.300 / 47-6-12.30  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DAVID L. BESSELMAN**

SALE ADDRESS: 1605 Horseshoe Trail, 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: **18-5-301**

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

# 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.

#### 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

# 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 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: **18-5-306**

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: **18-5-308**

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: **18-5-313**

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: **18-5-316**

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: **18-5-328**

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: **18-5-330**

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: **18-5-338**

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

# 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: **18-6-347**

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

# 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.

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: **18-6-354**

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: **18-6-358**

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: **18-6-362**

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: **18-6-369**

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