

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, October 18th @ 11 AM

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### CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on October 18th 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, October 18th, 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, November 19th 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4pm.

\ **CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **18-10-541**

DEBT- **\$228,543.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03491 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the New Garden Township, Chester  
County, Pennsylvania  
BLR# 60-2-5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Franklin American Mortgage Company  
VS

DEFENDANT: **BROOKE B. CHASE a/k/a BROOKE CHASE and JOSHUA RYAN THOMPSON  
a/k/a JOSHUA R. THOMPSON a/k/a JOSHUA THOMPSON**

SALE ADDRESS: 252 Line Road, Kennett Square, PA 19348-2232

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: **18-10-542**

DEBT- **\$566,563.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02287 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, October 18th, 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, November 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 Kennett Square Borough, Chester  
County, Pennsylvania  
BLR# 3-2-120  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-016

VS

DEFENDANT: **MATTHEW W. FETICK a/k/a MATTHEW FETICK**

SALE ADDRESS: 234 North Union Street, Kennett Square, PA 19348-2925

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: **18-10-543**

DEBT- **\$180,872.79**

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

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **LANCE LEWIS**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-544**

DEBT- **\$58,923.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02959 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, October 18th, 2018

AT 11:00 A.M.

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BEGINNING at a point where the center line of Belmont Street intersects the west line of White Alley; thence along the said center line of Belmont Street, south 80 degrees 44 minutes west, 18.8 feet to a point a corner of lands now or late of Robert J. and Laura M. McCorkle, thence by the same north 9 degrees 16 minutes west and passing through the center of the middle dividing partition in said block of 2 dwelling houses, 115 feet to the south line of Harmony Street, thence by the same 80 degrees 44 minutes east, 18.8 feet to the west line of White Alley, thence by the same, south 9 degrees 16 minutes east, 115 feet to the place of beginning.

BEING Tax Parcel #16-6-469

PLAINTIFF: DNB First, N.A.

VS

DEFENDANT: **DANE TILGHMAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 617 Belmont Street, Coatesville, 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: **18-10-545**

DEBT- **\$60,153.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02958 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, October 18th, 2018

AT 11:00 A.M.

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BEGINNING at a point on the easterly side of South Fourth Avenue, a corner of lands now or late of Harold Swisher, said point being measured south 00 degrees 17 minutes west 27.08 feet from a point marking the intersection of the easterly side of South Fourth Avenue, with the southerly side of Walnut Street; thence extending from said beginning point along lands now or late of Harold Swisher and also lands now or late of Donald Irwin, south 89 degrees 43 minutes east 142.35 feet to a point on the westerly side of Ash Court, thence extending along the same south 09 degrees 08 minutes east 21 feet to a point a corner of lands now or late of Mary Saggese, thence extending along the same south 89 degrees 25 minutes west 145.80 feet to a point on the easterly side of South Fourth Avenue, thence extending along the same north 00 degrees 17 minutes east 22.92 feet to the first mentioned point and place of beginning

BEING No. 117 South Fourth Avenue.  
BEING Tax Parcel # 16-6-935

PLAINTIFF: DNB First, N.A.

VS

DEFENDANT: **DANE TILGHMAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 117 South 4th Street, Coatesville, 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: **18-10-546**

DEBT- **\$72,718.05**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02960 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, October 18th, 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, November 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.

PREMISES "A"

ALL THAT CERTAIN single frame message and lot or tract of land, situate No. 214 on the south side of West Chestnut Street in the City of Coatesville, aforesaid having twenty five feet frontage on the south side of the said Chestnut Street and extending southwardly between parallel lines of that width, sixty nine feet and eight inches bounded on the north by Chestnut Street, on the east by land now or late of Mary Anna McCormick, on the south by other land of the said Joseph Matejkovic and wife, and on the west by land now or late of James Russell.

PARCEL ID Number 16-4-63

PLAINTIFF: DNB First N.A.

VS

DEFENDANT: **DANE TILGHMAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 214 West Chestnut Street, Coatesville, 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: **18-10-547**

DEBT- **\$70,518.22**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03901 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, October 18th, 2018

AT 11:00 A.M.

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PROPERTY situate in the Honey Brook Township, Chester  
County, Pennsylvania  
BLR# 220900210200  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Equity One Abs, Inc. Mortgage Pass-Through Certificates Series 2003-1

VS

DEFENDANT: **DOYLE REITER a/k/a DOYLE W. REITER and APRIL REITER**

SALE ADDRESS: 191 King Road, Honey Brook, PA 19344-1204

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: **18-10-548**

DEBT- **\$201,130.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09930 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in City of Coatesville  
TAX Parcel #Tax ID/UPI Parcel No. 16-02-0379/16-2-379  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **TONYA YVETTE JAMES**

SALE ADDRESS: 910 Poplar Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-550**

DEBT- **\$172,055.95**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02252 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, October 18th, 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, November 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 Oxford Borough, Chester  
County, Pennsylvania  
BLR# 6-4-56  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **DANIEL A. GRAHAM and SHERRY L. GRAHAM**

SALE ADDRESS: 251 Maple Street, Oxford, PA 19363

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: **18-10-551**

DEBT- **\$142,662.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11489 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded ad described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running northwardly from the Philadelphia and Lancaster Turnpike, where the Pennsylvania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and southwardly from the southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald, thence by a line of right angles with Warren Avenue, and along the northerly line of said John Fitzgerald's other land, north 72 degrees 27 minutes east, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie, thence along said Okie's land, north 25 degrees 35 minutes west 30.4 feet, thence still along said Okie's land north 32 minutes east, 34.5 feet to a corner of said Okie's land, thence along the southerly side of said Joseph Williams land south 66 degrees 33 minutes west, 136 feet, thence along the center line of Warren Avenue south 17 degrees 33 minutes east, 50 feet to the place of beginning.

BEING Tax Parcel No. 55-2H-119

BLR# 55-2H-119

TITLE to said premises vested in Timothy I. Melvin and Treva Hall Melvin, his wife, as tenants by the entireties by Deed from Timothy I. Melvin, dated 9/10/2003 and recorded 9/23/2003 in Book 5903 Page 132

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **TIMOTHY I. MELVIN and TREVA HALL MELVIN**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-552**

DEBT- **\$259,112.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08323 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the East Bradford Township, Chester  
County, Pennsylvania  
BLR# 51-4C-18  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **CHRISTOPHER MATSON a/k/a CHRISTOPHER ROBERT MATSON, IN HIS CAPACITY AS HEIR OF JOAN M. MATSON, DECEASED and AUDREY MATSON, IN HER CAPACITY AS HEIR OF JOAN M. MATSON, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN M. MATSON, DECEASED and DAVID VISNOV, IN HIS CAPACITY AS HEIR OF JOAN M. MATSON, DECEASED and SARAH VISNOV, IN HER CAPACITY AS HEIR OF JOAN M. MATSON, DECEASED**

SALE ADDRESS: 853 Skelp Level Road, West Chester, PA 19380-1922

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: **18-10-553**

DEBT- **\$272,003.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04387 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, October 18th, 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, November 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.

PARCEL NO.: 41-08-0132.040

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

SITUATE in the Township of West Whiteland, in the County of Chester and State of Pennsylvania, bounded and described in accordance to a final plan of "Poets Woods", made by J.R. Williams Company, Engineers West Chester Pennsylvania, dated 3/22/1976 and recorded as Chester County Plan No. 635 as follows, to wit.

BEGINNING at a point on the easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the easterly side of Sonnet Lane (2) south 01 degrees, 54 minutes, 00 seconds east 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) south 24 degrees, 26 minutes, 53 seconds east

144.39 feet to the beginning point; thence leaving the easterly side of Sonnet Lane and extending along Lot 660 West Boot Road and 650 West Boot Road, north 72 degrees, 50 minutes, 00 seconds east 308.24 feet to a point in line of land of Edward Wroten; thence along said Wroten's land, south 11 degrees, 51 minutes, 00 seconds east 124.44 feet to a point a corner of Lot 1311 Sonnet Lane; thence along Lot 1311 Sonnet Lane, and along the southerly side of a 20 feet wide drainage easement, south 72 degrees, 50 minutes, 00 seconds west 280.82 feet to a point on the easterly side of Sonnet Lane, aforesaid; thence along the same, north 24 degrees, 26 minutes, 53 seconds west 125 feet to the first mentioned point and place of beginning.

CONTAINING 36,489 square feet to the first mentioned point and place of beginning.

FEE simple title vested in Karen Warren and Brian O'Neill, their heirs and assigns, as tenants by the entirety deed from, David C. McMahan and Irma M. McMahan, dated 03/15/2005, recorded 03/17/2005, in the Chester County Recorder of Deeds in Deed Book B 6437, Page 1333.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **BRIAN O'NEILL and KAREN WARREN**

SALE ADDRESS: 1313 Sonnet Lane, West Chester, PA 19380-1058

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-572-5111**

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: **18-10-554**

DEBT- **\$87,422.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03942 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situated, lying and being in the Township of Caln, County of Chester and State of Pennsylvania, known and designated as Lot No. 49, on a tract called "Colonial Gardens", a map or plan of which is recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book 01, Page 79 particularly described as follows:

FRONTING 100 feet on Wayne Avenue and extending back 175 feet.

TITLE to said premises vested in Francisco R. Mercado, Martha R. Mercado and Alice E. Boots by Deed from Francisco R. Mercado and Martha R. Mercado dated June, 8 1992 and recorded June 10, 1992 in the Chester County Recorder of Deeds in Book 3023, Page 173.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **ALICE E. BOOTS, FRANCISCO MERCADO and MARTHA R. MERCADO, DECEASED REAL OWNER**

SALE ADDRESS: 2301 Wayne Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-10-555**

DEBT- **\$132,090.80**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02119 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of property of B. Fillmore Rissell, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated 4-15-1970, as follows, to wit:

BEGINNING at a point on the northwestwardly side of Madison Street (60 feet wide), a corner of No. 953 Madison Street, which point is measured south 78 degrees, 11 minutes, 10 seconds west, 532.63 feet from a point marking the intersection of the northwestwardly side of Madison Street with the westwardly side of the west side of West 9th Avenue (as shown on said Plan); thence extending from said beginning point along the northwestwardly side of Madison Avenue, south 78 degrees, 11 minutes, 10 seconds west, 16 feet to a point, a corner of No. 957 Madison Street; thence extending along the same, passing through a partition wall, north 11 degrees, 48 minutes, 50 seconds west, 125 feet to a point on the southeastwardly side of Concord Street (20 feet wide) (as shown on said Plan); thence extending along the same, north 78 degrees, 11 minutes, 10 seconds east, 16 feet to a point, a corner of No. 953 Madison Street, aforesaid; thence extending along the same, south 11 degrees, 48 minutes, 50 seconds east, 125 feet to the first mentioned point and place of beginning.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **THOMAS M. MCINERNEY and LISA ANN MCINERNEY**

SALE ADDRESS: 955 Madison Street, 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: **18-10-556**

DEBT- **\$156,576.43**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03307 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to as built plan of Unit Nos. 20 to 26, "Evian" dated 4/8/94 as Chester County Plan #12511, as follows:

BEGINNING at an interior point a corner of Unit 22 on said Plan; thence extending along the same south 70 degrees 51 minutes 00 seconds west 34.00 feet to a point on line of other lands of "Evian"; thence extending along same north 19 degrees 09 minutes 00 seconds west 24.00 feet to a point a corner of Unit 26; thence extending along the same north 70 degrees 51 minutes 00 seconds east 38.00 feet to a point on line of other lands of "Evian"; thence extending along the same the 3 following courses and distances, to wit: (1) south 19 degrees 09 minutes 00 seconds east 18.75 feet; (2) south 70 degrees 51 minutes 00 seconds west 4.00 feet and (3) south 19 degrees 09 minutes 00 seconds east 5.25 feet to an interior point, a corner of Unit 22 on said Plan, the first mentioned point and place of beginning.

TITLE to said premises vested in Susan A. Jones by Deed from Violet R. Jones and Susan A. Jones dated September, 16 2008 and recorded September 17, 2008 in the Chester County Recorder of Deeds in Book 7516, Page 1645 as Instrument Number 10874498.

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **SUSAN A. JONES**

SALE ADDRESS: 24 Buttonwood Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **MILSTED & 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: **18-10-557**

DEBT- **\$91,967.15**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03320 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania and described according to a Plan of Property of Mary A. Staufer made by Earl R. Ewing, Registered Surveyor, Phoenixville, Penna., dated February 9, 1960 and last revised May 23, 1960 as follows, to wit:

BEGINNING at a point in the title line in the bed of Cedarville Road which point is at the distance of 182.28 feet measured on a bearing of south 39° 13' east from a spike marking the point of intersection of the title line in the bed of Cedarville Road with the title line in the bed of Buckwalter Road; thence extending along the title line in the bed of Cedarville Road south 39° 13' east, 125 feet to a point; thence leaving the title line in the bed of Cedarville Road extending south 50° 47' west crossing an iron pin set 16.50 feet from the title line in the bed of Cedarville Road 243.50 feet to an iron pin; a corner of lands of Robert E. Wilson and a corner of other lands of the said Mary A. Staufer; thence extending

PLAINTIFF: Affiliated Trades Credit Union f/k/a Local 380 IBEW Credit Union  
VS

DEFENDANT: **JOANNA R. DONNON**

SALE ADDRESS: 2450 East Cedarville Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-558**

DEBT- **\$45,189.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09774 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in East Coventry Township, County of Chester and Commonwealth of Pennsylvania, being shown as Lot No. 2 on plan of property of Markley L. Conover, by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, Paoli, Pa. dated 3/29/57 and more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of the public road leading to Parkersford, said public road being known as L.R. 15104 and sometimes called Wagners Mill Road, said point of beginning being northeast along the title line in said public road 508.52 feet of a point marking the intersection of the centerline of said public road with the centerline of another public road known as Township Road No. 550; thence from said point of beginning along the title line in Wagners Mill Road north 42 degrees 00 minutes east 109 feet to a point, a corner of Lot No. 1; thence along the southwest line of Lot No. 1 south 48 degrees 00 minutes east 200 feet to a point in the line of lands of Markley L. Conover; thence along the lands of Markley Conover, of which this was a part south 42 degrees 00 minutes west 109 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 north 48 degrees 00 minutes west 200 feet to the point of beginning.

BEING the same premises which David S. Vondercrone and Michelle L. Vondercrone, husband and wife, by their indenture bearing date the 15th of August, 1997 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pa. in Record Book 4266 Page 2166, granted and conveyed onto Manfred W. Galonska, in fee.

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water Restorations, Inc.

VS

DEFENDANT: **MANFRED W. GALONSKA**

SALE ADDRESS: 231 Bethel Church Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **SMITH LAW GROUP, LLC, 610-944-8406**

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: **18-10-559**

DEBT- **\$371,174.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03900 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, situate in East Goshen Township, Chester County, Pennsylvania, bounded and described more particularly according to a subdivision plan for Howard Schaeffer, Jr., made by Yerkes Associates, Inc., Registered Surveyors, dated 11/27/1989 and recorded in Chester County as Plan No. 10170, as follows, to wit:

BEGINNING at a point in the center line of a 40 foot wide avenue, said avenue known as Park Avenue, said point being the southwest corner of Lot No. 1 as shown on said Plan and the southeast corner of the about to be described lot; thence from said point of beginning and extending through the bed of the aforementioned Park Avenue, south 82 degrees 58 minutes west, 100 feet to a point in line of lands now or late of Paul J. Mieczkowski; thence extending along lands now or late of Mieczkowski, north 07 degrees 02 minutes west, crossing an existing sanitary main, 220 feet to a point of line of lands now or late of Norman E. Doughten, Jr.; thence extending along lands of Doughten and lands now or late of Dennis J. Novak, north 82 degrees 58 minutes east, 100 feet to a point, a corner of Lot No. 1; thence extending along Lot No. 1, south 07 degrees 02 minutes east, recrossing said sanitary main, 220 feet to the first mentioned point and place of beginning.

CONTAINING 22,000 square feet.

BEING Lot No. 2 as shown on said Plan.

FEE simple title vested in Robert C. Plummer and Dorothyann Plummer, husband and wife, as tenants by the entireties deed from, Joseph M. Kilgarif and Teresa D. Kilgarif, husband and wife, dated 05/14/1992, recorded 05/19/1992, in the Chester County Recorder of Deeds in Deed Book 2878, Page 557.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT C. PLUMMER**

SALE ADDRESS: 1339 Park Avenue, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-572-5111**

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: **18-10-560**

DEBT- **\$240,668.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06257 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Whitehorse Glen (now known as Brandywine Preserve) prepared by Stackhouse Bensinger Inc., dated 3-3-2005, last revised 10-15-2006 and recorded as Plan File No. 18418, as follows, to wit:

BEGINNING at a point on the southeasterly right of way line of Whitehorse Drive (50 feet wide), a corner of Lot No. 5 on said Plan; thence extending from said beginning point and along Whitehorse Drive on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 93.15 feet (and a chord bearing of north 06 degrees 30 minutes 57 seconds east 92.62 feet) to a point, a corner of Lot No. 3 on said Plan; thence leaving Whitehorse Drive and extending along Lot 3 north 85 degrees 50 minutes 28 seconds east 135.44 feet to a point, a corner of Open Space C on said Plan; thence extending along Open Space C the two

following courses and distances, viz.: 1) south 03 degrees 01 minute 41 seconds east 137.47 feet to a point, thence 2) south 25 degrees 58 minutes 40 seconds west 11.45 feet to a point, a corner of Lot No. 5 aforesaid; thence extending along Lot 5 north 72 degrees 48 minutes 34 seconds west 154.75 feet to a point on the southeasterly right of way line of Whitehorse Drive, the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING UPI Number 2 203 00610500

PARCEL No.: 2 203 00610500

BEING known as: 107 Whitehorse Drive, Honey Brook, PA 19344

BEING the same property conveyed to Edward C. Torr, unmarried man who acquired title by virtue of a deed from the Rutt Family Sonshine, LP, a PA Limited Partnership, dated November 16, 2012, recorded November 21, 2012, at Document ID 11225858, and recorded in Book 8571, Page 72, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **BILL TORR, A BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF EDWARD C. TORR**

SALE ADDRESS: 107 Whitehorse Drive, Honey Brook, PA 19344

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-10-563**

DEBT- **\$2,043.20**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07965 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THOSE TWO CERTAIN tracts of land situated in  
Modena Heights in the Borough of Modena, Chester County,  
Pennsylvania.  
TAX Parcel No. 15-5-185

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **WILLIAM S. DAVISON and LYNN M. DAVISON**

SALE ADDRESS: 502 Emmett 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: **18-10-564**

DEBT- **\$437,758.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07634 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, October 18th, 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, November 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 Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Valley Greene" made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 2/10/1978 and recorded 4/12/1978 in Plan File Nos. 1613 and 1614 as follows, to wit:

BEGINNING at a point on the northwesterly side of Kate's Glen (50 feet wide) which point is measured on a line curving to the right having a radius of 25.00 feet, the arc distance of 37.42 feet from a point of curve on the southwesterly side of Valley Greene Road (50 feet wide), (as shown on said Plan); thence extending, from said beginning point along the northwesterly side of Kate's Glen and on line curving to the left having a radius of 375.00 feet, the arc distance of 110.67 feet to a point, a corner of Lot No. 36; thence extending partly along the same north 71 degrees, 50 minutes, 0 seconds west 166.14 feet to a point a corner of Lot No. 34; thence extending along the same north 47 degrees, 52 minutes 38 seconds east, 201.18 feet to

a point on the southwesterly side of Valley Greene Road; aforesaid; thence extending along the same on a line curving to the left having a radius of 650.00 feet, the arc distance of 79.70 feet to a point of reverse curve; thence extending on a line curving to the right having a radius of 25.00 feet, the arc distance of 37.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 35 as shown on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Philomeno and Salamone Land Development Corp, by Deed dated May 21, 1980, and recorded on May 25, 1980, by the Chester County Recorder of Deeds in Deed Book U56, Page 316, granted and conveyed unto William E. K. Davis, an individual.

BEING known and numbered as 2 Kates Glen Drive, Paoli, PA 19301.

ALSO being known and numbered as 2 Kates Glenn Drive, Paoli, PA 19301.

UPI No.: 43-9D-19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for Brougham Fund I Trust

VS

DEFENDANT: **WILLIAM E. K. DAVIS**

SALE ADDRESS: 2 Kates Glen Drive a/k/a 2 Kates Glenn Drive, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-10-565**

DEBT- **\$617,828.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06785 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of W. Pikeland  
TAX Parcel #34-04-0251.0000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, N.A. c/o Bank of America, N.A.

VS

DEFENDANT: **JOE BOUSKA a/k/a JOSEPH R. BOUSKA and SHERRIE BOUSKA**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-567**

DEBT- **\$98,192.40**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08669 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to an "As Built Plan, part of Phase IV, Indian King" made by Yerkes Associates, Inc., dated 3/14/1980 last revised 12/22/1980 as follows, to wit:

BEGINNING at an interior point, a corner of No. 395 Anglesey Terrace East, said point being located the three following course and distances from a point on the center line of East Belvidere Circle known as .34+12.87 (1) south 70 degrees 6 minutes 11 seconds east 31.56 feet to a point; (2) south 21 degrees 43 minutes 23 seconds east 80 feet to a point and (3) north 68 degrees 16 minutes 37 seconds east, 20.66 feet; thence extending from said point of beginning and along No. 395 Anglesey Terrace East, north 21

degrees 43 minutes 23 seconds west, 80 feet to a point; thence extending north 68 degrees 16 minutes 37 seconds east, 20 feet to a point in line of No. 397 Anglesey Terrace East; thence extending along the same, south 21 degrees 43 minutes 23 seconds east, 80 feet to a point; thence extending south 68 degrees 16 minutes 37 seconds west, 20 feet to the first mentioned point and place of beginning.

BEING No. 396 Anglesey Terrace East, also known as Unit 396 Building Group "F"

BEING Parcel No. 41-5Q-238

BLR# 41-5Q-238

TITLE to said premises vested in Alejandro Franco and Sara J. Franco by Deed from Windy L. Deese, dated 8/27/2002 and recorded 9/6/2002 in Book 5377 Page 1625

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

VS

DEFENDANT: **ALEJANDRO FRANCO and SARA J. FRANCO**

SALE ADDRESS: 405 East Anglesey Terrace Unit Number 396, West Chester, PA 19380

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-10-568**

DEBT- **\$160,684.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04127 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the London Grove Township,  
Chester County, Pennsylvania  
BLR# 59-10-4.7  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC s/b/m Green Tree Consumer Discount Company

VS

DEFENDANT: **DAWN KENENSKE**

SALE ADDRESS: 514 S Guernsey Road, West Grove, PA 19390

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: **18-10-569**

DEBT- **\$1,640,461.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-05343 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, October 18th, 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, November 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 Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-3-51  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hudson City Savings Bank

VS

DEFENDANT: **JOHN J. COOLEEN and MARY CECILLIA COOLEEN a/k/a MARY CECILIA COOLEEN**

SALE ADDRESS: 418 South Waterloo Road, Devon, PA 19333-1615

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: **18-10-570**

DEBT- **\$109,129.78**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-04544 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, October 18th, 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, November 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 Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-5-494  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MICHEL A. VOGL**

SALE ADDRESS: 85 Old Forge Xing, a/k/a 85 Old Forge Crossing, Devon, PA 19333-1119

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: **18-10-571**

DEBT- **\$326,231.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03200 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, October 18th, 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, November 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 Caln Township, Chester County,  
Pennsylvania  
BLR# 39-4-487  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **WILLIAM McBREARTY and KELLY McBREARTY a/k/a KELLY M. McBREARTY**

SALE ADDRESS: 2913 Avebury Stone Circle, Downingtown, PA 19335-6025

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: **18-10-572**

DEBT- **\$37,203.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04128 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-4-320  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Indenture Trustee for Residential Asset Mortgage Products, Inc., GMACM Home Equity Loan Trust 2007-He3

VS

DEFENDANT: **OSCAR HELTON a/k/a OSCAR FRANK HELTON**

SALE ADDRESS: 118 Wesley Lane, Coatesville, PA 19320-3075

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: **18-10-573**

DEBT- **\$162,485.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04037 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

BEGINNING at a point on the southerly side of Second Avenue (60 feet wide) which point is measured south 80 degrees, 30 minutes west, 75.75 feet from the point of intersection of the said side of Second Avenue with the westerly side of Lincoln Avenue (50 feet wide); thence from said point of beginning extending along premises known as House No. 354, Second Avenue, south 09 degrees, 30 minutes east, 110.20 feet to a point, a corner; thence extending south 80 degrees, 30 minutes west, 24.85 feet to a point in line of lands of Mandem, Inc.; thence extending along the same, north 09 degrees, 30 minutes west 110.20 feet to a point on the southerly side of Second Avenue, aforesaid; thence extending along the same, north 80 degrees, 30 minutes east, 24.25 feet to the first mentioned point and place of beginning.

BEING known as 356 Second Avenue  
CONTAINING 2,672.35 square feet of land, more or less  
CHESTER County Tax Parcel #15-13-439  
BLR# 15-13-439

TITLE to said premises vested in Kevin Collins by Deed from Kevin Collins and Terri Lynn Collins, husband and wife, dated 4/13/1999 and recorded 4/29/1999 in Book 4553 Page 1101

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

VS

DEFENDANT: **KEVIN COLLINS**

SALE ADDRESS: 356 Second Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-10-574**

DEBT- **\$265,981.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04474 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the London Grove Township, Chester  
County, Pennsylvania  
BLR# 59-8-345  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHARLES F. BRADY and SANDRA L. BRADY**

SALE ADDRESS: 311 Whitestone Road, Avondale, PA 19311-1345

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: **18-10-575**

DEBT- **\$570,544.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-00063 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Stonehenge, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated November 16, 1959 and last revised August 2, 1961, as follows, to wit:

BEGINNING at a point on the southwesterly side of Sugartown Road (as shown on said Plan) which point is measured the following two courses and distances from a point on the southeasterly side of Monument Road (as shown on the said Plan) viz: (1) along a curve to the right having a radius of 25 feet, the arc distance of 38.50 feet to a point on the southwesterly side of Sugartown Road, (2) along the said southwesterly side of Sugartown Road 22 degrees 07' east, 129.77 feet to the point and place of beginning;

thence; extending from the said point of beginning along the said southwesterly side of Sugartown Road South 22 degrees 07' east, 155.00 feet to a point; thence extending along Lot 45 on the said Plan south 57 degrees 53' west, crossing a 30 feet wide drainage easement, 252.05 feet to a point; thence extending partly along Lot No. 54 and 48 on the said Plan; north 22 degrees 07' west, 155.00 feet to a point; thence extending along Lot 47 on the said Plan north 67 degrees 53' recrossing the said 30 feet wide drainage easements, 282.06 feet to the first mentioned point and place of beginning.

TAX ID/Parcel No. 54-02-0044.460

BEING the same premises which Donna J. Corazza, by Deed dated April 23, 2004 and recorded in the Chester County Recorder of Deeds Office on April 30, 2004 in Deed Book 6138, Page 233, granted and conveyed unto Ernest L. Worrell.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ERNEST L. WORRELL**

SALE ADDRESS: 554 Sugartown Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-576**

DEBT- **\$369,323.36**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No.2015-05059 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, October 18th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN lot of land situate in Township of  
Tredyffrin, Chester County, Pennsylvania  
TAX Parcel No.: 43-11D-25.1

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust  
2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3

VS

DEFENDANT: **ISAIAH M. BYRD, III and STEPHANIE M. BYRD**

SALE ADDRESS: 982 Upper Gulph Road, Wayne, PA 19087-2721

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-577**

DEBT- **\$42,637.81**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04723 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, October 18th, 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, November 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 one-half of a double frame house and lot of land, situate in the Fourth Ward of the Borough of Phoenixville, Chester County, Pennsylvania, located on the north side of East High Street, being designated as No. 13 on said East High Street and bounded and described as follows:

BEGINNING at a point in the north side of East High Street twenty-two and five tenths (22 5/10th) from the centerline thereof and two hundred and thirty-three feet (233') easterly from the centerline of Dayton Street; thence by the easterly side of lands now or late A. Siefcak, et ux, north sixteen degrees ten minutes west (N 16 deg 10 min seventy-four degrees sixteen minutes east (N 74 deg 16 min E) eighteen feet (18') to a corner of lands now or late of Anthony Wilk and Mary Wilk; thence by lands of the said Anthoony Wilk and Mark Wilk, passing through the partition wall of the said premises, south sixteen degrees ten minutes east (16 deg 10 min E) eighty-five feet (85') to a point in the north side of East High Street; thence along said East High Street south seventy-four degrees sixteen minutes west (a 74 deg 16 min W) eighteen feet (18') to the place of beginning.

CONTAINING one thousand five hundred and thirty (1,530) square feet of land, be the same more or less.

COMMONLY known as: 13 E High Street, Phoenixville, PA 19460

PLAINTIFF: West Coast Capital Group

VS

DEFENDANT: **MICHAEL SHEWELL, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MICHAEL SHEWELL, and CYNTHIA CHIAPARAS a/k/a CYNTHIA SHEWELL**

SALE ADDRESS: 13 E High Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **KATHRYN WAKEFIELD, ESQ., 844-899-4162**

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: **18-10-578**

DEBT- **\$479,156.07**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07689 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

BEING Lot #121 as shown on said Plan.

BEING UPI #37-4-153

BLR# 37-04-0153

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

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

VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-10-579**

DEBT- **\$227,179.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10304 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: Pennymac Loan Services, LLC

VS

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

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

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, 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: **18-10-580**

DEBT- **\$56,498.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06572 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN message or tract of land on which is erected the north house of a block of four frame dwelling houses known and designated as No. 148 South Fifth Avenue in the City of Coatesville, County of Chester and State of PA, more particularly bounded and described as follows:

BEGINNING at a point in the west curb line of South Fifth Avenue which point is 57.29 feet north of the intersection of the said west curb line of South Fifth Avenue with the north curb line of Oak Street and directly opposite the center dividing partition between the house herein conveyed and the house next adjoining on the south; thence south 84 degrees 31 minutes west and passing through the center dividing partition of the house herein conveyed and the house next adjoining on the south 150 feet to the east line of Thompson Place; thence along said east line of Thompson Place north 5 degrees 29 minutes west 24.33 feet; thence north 84 degrees 31 minutes east

along land now or late of William Commons 150 feet to the west curb line of South Fifth Avenue, thence along the west curb line of South Fifth Avenue south 5 degrees 29 minutes east 24.44 feet to the place of beginning.

BEING UPI Number 16-6-910

PARCEL No.: 16-6-910

BEING known as: 148 South 5th Avenue, AKA 148 South Fifth Avenue, Coatesville, PA 19320

BEING the same property conveyed to Hoggard Heirs (family) Trust/A 319 U.S. 105 Religious Trust, and fundraising as: [Moses James, Hoggard] living religious, trustee(s) for heirs of Hoggard: El-Hoggard, Hoggard-El; being part & parcel from father-Adam and mother Eve. God living (trust) from God to Adam, to Abraham to living Hoggard heirs who acquired title by Virtue of a Deed from Moses J. Hoggard, no marital status shown, dated July 29, 2014, recorded July 29, 2014, at Document ID 11358109, and recorded in Book 8961, Page 576, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **HOGGARD HEIRS (FAMILY) TRUST/A 319 U.S. 105 RELIGIOUS TRUST, AND FUNDRAISING AS: [MOSES JAMES, HOGGARD] LIVING RELIGIOUS, TRUSTEE(S) FOR HEIRS OF HOGGARD: EL-HOGGARD, HOGGARD-EL; BEING PART & PARCEL FROM FATHER-ADAM AND MOTHER EVE, GOD LIVING (TRUST) FROM GOD TO ADAM, TO ABRAHAM TO LIVING HOGGARD HEIRS**

SALE ADDRESS: 148 South 5th Avenue, AKA 148 South Fifth Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-581**

DEBT- **\$437,447.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00782 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described as follows:

LOT No. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, south eighty-four degrees, forty-one minutes east, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, north eighty-four degrees, forty-one minutes west, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, south five degrees, nineteen minutes west, two hundred feet to the place of beginning.

LOT No. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence by land formerly of Jacob Garrett, north five degrees, nineteen minutes east, two hundred fifty feet to an iron pin; thence by the same, south eighty-four degrees, forty-one minutes east, eighty-five feet to a

point; thence by the same, south five degrees, nineteen minutes west, one hundred sixty-three feet to a point; thence by the same, south twenty-seven degrees, twenty-one minutes west, forty feet to a point in line of Lot No. 1; thence by Lot No. 1, north five degrees, nineteen minutes east, one hundred fifty feet to an iron pin; thence by the same, north eighty-four degrees, forty-one minutes west, sixty feet to an iron pin; thence by the same south five degrees, nineteen minutes west, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, north eighty-four degrees, forty-one minutes west, ten feet to the place of beginning.

BEING UPI Number 43-9L-30

PARCEL No.: 43-9L-30

BEING known as: 71-73 W. Central Avenue AKA 71 W. Central Avenue, Paoli, PA 19301

BEING the same property conveyed to Harvey K. Brown, a single man, and Mabel C. Brown, a widow who acquired title by Virtue of a Deed from Harvey K. Brown, a single man, and Mabel C. Brown, a widow, dated July 6, 2000, recorded July 11, 2000, at Deed Book 4782, Page 1812, Chester County, Pennsylvania Records

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

VS

DEFENDANT: **HARVEY K. BROWN, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN**

SALE ADDRESS: 71-73 W. Central Avenue AKA 71 W. Central Avenue, Paoli, PA 19301

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: **18-10-582**

DEBT- **\$96,675.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-01847 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, October 18th, 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, November 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 Valley Township, Chester  
County, Pennsylvania  
BLR# 38-2-184  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association  
VS

DEFENDANT: **MINNIE L. WHITE a/k/a MIMMIE WHITE**

SALE ADDRESS: 109 Glencrest Road, Coatesville, PA 19320-1918

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: **18-10-583**

DEBT- **\$285,538.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10554 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in  
"Roselyn" in the Township of West Goshen, County of Chester and  
Commonwealth of Pennsylvania.

PLAINTIFF: TruMark Financial Credit Union

VS

DEFENDANT: **ALEXANDER ARGUEDAS and ANA C. SANCHEZ-ARGUEDAS**

SALE ADDRESS: 803 Ceredo Avenue, West Chester, PA 19382

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 215-886-8790**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-584**

DEBT- **\$159,712.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03555 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, October 18th, 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, November 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 parcel of land together with buildings and improvements thereon erected, situate in Upper Oxford Township, Chester County, Pennsylvania, according to a survey by S. Pusey Morrison, Registered Engineer, dated September 9, 1956, bounded and described as follows:

BEGINNING at a point in the center line of State Highway #926, said point being one hundred eighty seven (187) feet east of the intersection of the center lines of State Highway #10 and State Highway #926; thence leaving the center line of State Highway #926 and passing over an iron pipe on the north side thereof, north 47 degrees 8 minutes west one hundred sixty and four tenths (160.4) feet to a point in the center line of State Highway #10; thence along the center of said State Highway #10, south 23 degrees 55 minutes west, two hundred eleven (211) feet to a point, the intersection of the center lines of State Highways #926 and #10; thence along the center line of

State Highway #926, north seventy-two degrees east one hundred eighty-seven feet to the point and place of beginning.

CONTAINING fourteen thousand nine hundred seventy-seven (14,977) square feet of land, be the same more or less.

HAVING erected thereon a residential dwelling.

BEING the same premises as Raymond G. Natale and Catherine I. Natale, by Deed dated September 9, 1968, and recorded on September 16, 1968, by the Chester County Recorder of Deeds in Book K38, at Page 323, granted and conveyed unto Gilbert M. Davis and Patricia M. Davis, as tenants by the entireties.

BEING known and numbered as 101 Street Road, Cochranville, PA 19330.

TAX Parcel No. 57-4-45.

PLAINTIFF: U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2

VS

DEFENDANT: **GILBERT M. DAVIS and PATRICIA A. DAVIS**

SALE ADDRESS: 101 Street Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC, 215-572-5111**

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: **18-10-585**

DEBT- **\$1,475.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09053 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, October 18th, 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, November 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 THST CERTSIN lot or piece of ground with the build-  
ings and improvements thereon erected situate in Caln Township,  
Chester County, Pennsylvania  
TAX PARCEL NO.: 39-2L-21

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS  
DEFENDANT: **PATRICK BONANNI and KRISTEN BONANNI**  
SALE ADDRESS: 10 Glen View Lane, Caln Township, Pennsylvania  
PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-586**

DEBT- **\$182,617.69**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11638 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, October 18th, 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, November 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 Kennett Township, Chester  
County, Pennsylvania  
BLR# 62-2-55  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **STACEY L. HOERNIG and MICHAEL P. HOERNIG**

SALE ADDRESS: 259 Kennett Pike, Kennett Township, PA 19317

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: **18-10-587**

DEBT- **\$126,086.25**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02653 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR# 69-2R-22  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MARTHA BURKETT**

SALE ADDRESS: 427 5th Street a/k/a 427 Fifth Street, Oxford, PA 19363-2405

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: **18-10-588**

DEBT- **\$181,240.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10448 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-7-80  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **GREG M. SICKLER**

SALE ADDRESS: 1011 Stirling Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-589**

DEBT- **\$271,965.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04274 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a map of property of Samuel McCreary, et ux. made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated August 26, 1956, as follows, to wit:

BEGINNING at a spike set in the title line in the bed of Howell Road said spike being at or near the intersection of the center line of Bones Road extended; thence extending along the title line in the bed of Howell Road, north fifty nine degrees, thirty five minutes east, thirty two feet and fifty seven one-hundredths feet to a spike; thence along the remaining lands of Samuel McCreary, et ux., the three following courses and distances (1) south twenty two degrees, twenty six minutes east, five hundred sixteen feet and forty five one-hundredths feet to an iron pin; (2) south sixty eight degrees,

fourteen minutes, thirty seconds west, two hundred thirty feet and fifty eight one-hundredths feet; and (3) north twenty-two degrees, twenty-nine minutes west, four hundred seventy nine feet and seventy six one-hundredths feet to a spike in the title line in the bed of Howell Road; thence along the same, north fifty nine degrees, eight minutes east, two hundred feet and nineteen one-hundredths feet to the first mentioned point and place of beginning.

BEING No. 4123 Howell Road, Malvern, PA 19355

PARCEL #35-5-12

BEING the same premises which Thomas H. Yeakle and Diane L. Yeakle, by Deed dated August 1, 1973 and recorded August 3, 1973, in Book 41 Page 220, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto William G. Smith and Carol A. Smith, his wife, in fee.

PLAINTIFF: U.S. Bank National Association, as Successor-in-interest to Bank One, National Association, as Trustee for CSFB Mortgage-Backed Pass-Through Certificates, Series 2003-8

VS

DEFENDANT: **WILLIAM G. SMITH a/k/a WILLIAM SMITH**

SALE ADDRESS: 4123 Howell Road, Malvern, PA 19432

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-10-590**

DEBT- **\$343,101.54**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02767 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, October 18th, 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, November 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 Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-3J-79  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3

VS

DEFENDANT: **KARIN G. MAYNARD a/k/a KARIN N. MAYNARD and BARRY G. MAYNARD**

SALE ADDRESS: 139 Chester Road, Devon, PA 19333-1643

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: **18-10-591**

DEBT- **14,325.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06472 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

TAX Parcel No. 54-6-1.4

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **SAUL BARSH**

SALE ADDRESS: 322 Boot Road, Willistown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-592**

DEBT- **\$433,522.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-01887 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Whiteland  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 41-5-111.1

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **JOAN J. ROGERS and ROBERT L. WILLIAMS, JR.**

SALE ADDRESS: 1409 Burke Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-10-593**

DEBT- **\$159,030.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00513 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, October 18th, 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, November 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 west side of a double brick messuage and lot or tract of land, the same being designated as No. 136 Pennsylvania Avenue in the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit: beginning at a point in the south curb line of the said Pennsylvania Avenue; thence at right angles thereto pausing along the middle of a brick division wall separating the house herein conveyed from the house adjoining on the east owned by J. Wesley Elston and wife, south seventeen degrees, thirty minutes east, ninety one and eighty seven one-hundredths feet to a point in line of land formerly of the estate of Samuel Ringwalt, now of W. Perry Tyson; thence along said land south seventy one degrees, twenty two minutes west, twenty two feet to a corner of land of Edwin D. Wagner; thence along the said Wagner's land, north seventeen degrees, thirty minutes west, ninety two and three-tenths feet to another point in the south curb line of the said Pennsylvania Avenue; thence along the south curb line thereof, north seventy two degrees, thirty minutes east, twenty two feet to the place of beginning.

PLAINTIFF: Reverse Mortgage Solution, Inc.

VS

DEFENDANT: **KENNETH C. SUGALSKI**

SALE ADDRESS: 136 West Pennsylvania Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **RAS CITRON, LLC, 855-225-6906**

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: **18-10-594**

DEBT- **\$302,454.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04523 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, October 18th, 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, November 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 land with the buildings and improvements thereon erected.

SITUATE in the Township of Kennett, County of Chester, and State of Pennsylvania, described according to a survey by Van Demark & Lynch, Inc., dated 10/10/1960 as follows:

BEGINNING at a point in the centerline of the Wilmington-Kennett Square Road, said point marking the southeast corner of lands now or late of Austin Walker and said point of beginning being distance south 33 degrees, 22 minutes, 27 seconds east, 209.81 feet from the intersection of the centerlines of the Wilmington-Kennett Square Road and a public road leading northeastwardly from the former; thence along the centerline of the Wilmington-Kennett Square Road south 33 degrees, 22 minutes, 27 seconds east, 313.95 feet to a point; thence leaving the said road and by line of lands now or late of Spruce Building Corporation, the four following courses and distances (1) north 56 degrees, 12 minutes, 30 seconds east, 343.5 feet to a point; (2) north 33 degrees, 22 minutes, 27 seconds west 234 feet to a point; (3) south 56 degrees, 12 minutes, 30 seconds west 92.63 feet to a

point; and (4) north 52 degrees, 01 minute, 25 seconds west, 101.07 feet to a point in line of land of Walker aforesaid, said point being south 52 degrees, 01 minute west, 18 feet from an iron pin marking the northeast corner of said Walker's Lands; thence by said Walker's Land, south 52 degrees, 01 minutes west, 219.25 feet to the point and place of beginning.

CONTAINING 2.322 acres of land more or less.

UPI No. 62-2-56

IMPROVEMENTS: residential and commercial buildings.

BEING known as 257 Kennett Pike, Chadds Ford, Pennsylvania 19317

BEING the same premises which James M. McElderry and Joan M. McElderry, husband and wife, by their deed dated February 16, 2001 and recorded on March 21, 2001 with the Recorder of Deeds in and for the County of Chester in Book 4915, Page 2050, granted and conveyed unto Peter C. Schlett, Pamela J. Stephens Schlett, Edwin J. Stephens, and Joan S. Stephens.

PLAINTIFF: Huntington National Loan Investors Corporation, successor by merger to Huntington National Credit Corporation, assignee of National Penn Bank, successor by merger to The Peoples Bank of Oxford

VS

DEFENDANT: **PETER C. SCHLETT, PAMELA J. STEPHENS SCHLETT, EDWIN J. STEPHENS, and JOAN S. STEPHENS**

SALE ADDRESS: 257 Kennett Pike, Chadds Ford, Pennsylvania 19317

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-670-2552**

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: **18-10-595**

DEBT- **\$160,053,56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09091 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, October 18th, 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, November 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 THE RIGHT, title, interest and claim of Robert W. Colvin of, in and to:

ALL the following described real estate situate in the Borough of Parkesburg, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 806 West Bridge Street, Parkesburg, PA 19365 Deed Book 8275, Page 789, Parcel Number 08-07-0001.030

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **ROBERT W. COLVIN**

SALE ADDRESS: 806 West Bridge Street, Parkesburg, PA 19365

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: **18-10-596**

DEBT- **\$106,540.03**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03213 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester, State of Pennsylvania, and described according to a plan for subdivision of land belonging to Henry N. Waltz, said plan made by J. Vernon Keech, Registered Surveyor, dated November 9, 1962, as follows, to wit:

BEGINNING at a point on the title line in the bed of Whitford Road (a road leading northwesterly from Pottstown Pike to Boot Road) said point being measured by the two following courses and distances along the title line through the bed of Whitford Road from a spike a corner of land now or late of West Chester Joint High School; (1) north 50 degrees 36 minutes 00 seconds west, 208.00 feet to a spike and a (2) north 39 degrees 01 minutes 00 seconds west, 210.90 feet to the point of beginning; thence extending from said point of beginning south 52 degrees 24 minutes 00 seconds west, crossing the southwesterly side of Whitford Road and crossing an iron pin 431.90 feet to a marble stone, a corner common to land of West Chester Joint High School and John C. Valentino; thence

extending along last mentioned land north 30 degrees 26 minutes 00 seconds west, 104.18 feet to an iron pin; thence extending north 51 degrees 46 minutes 00 seconds east, crossing an iron pin on the southwesterly side of Whitford Road 416.27 feet to a point on the title line in the bed of Whitford Road aforesaid; thence extending south 39 degrees 01 minutes 00 seconds east along the title line through the bed of Whitford Road 108.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Noreen T. Ransom and Joseph W. Ransom, a/k/a Joe W. Ransom, by Deed dated October 6, 2004 and recorded on October 25, 2004 in the Office for the Recording of Deeds in and for the County of Chester at Deed Book 6316, Page 128, granted and conveyed unto Noreen T. Ransom, the within Mortgagor, her heirs and assigns. The said Noreen T. Ransom having departed this life on the 2nd day of February, 2018, thereby vesting title to the premises in her estate.

PARCEL No. 41-8-181.1B

PLAINTIFF: 21st Mortgage Corporation, assignee of Tammac Corporation  
VS

DEFENDANT: **MILLARD DEAN WILLIS, ADMINISTRATOR OF THE ESTATE OF NOREEN T. RANSOM, DECEASED**

SALE ADDRESS: 1336 Burke Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GROSS MCGINLEY, LLP, 610-820-5450**

**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: **18-10-598**

DEBT- **\$147,670.74**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-11090 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, October 18th, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

BEING all that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the City of Coatesville, County of Chester and State of Pennsylvania, described in accordance with a Plan of Section 1 or property of Miller Hill Corporation, made by Chester Valley Engineers, Paoli, PA, dated March 6, 1972, and revised October 18, 1972, and recorded February 1, 1973, in plan book 47 page 37, as follows, to wit;

BEGINNING at a point on the southwest side of Dulles Avenue (fifty feet wide) measured the two following courses and distances along the side of Dulles Avenue from a point of tangent of a curve on the northwest side of Adams Avenue (fifty feet wide) (1) northeasterly on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of thirty-three and sixty-six one hundredths feet; (2) northwestwardly to the arc of a circle curving to the right, having a radius of one hundred ninety-nine and sixty-two one hundredths feet, the arc distance of seventy two and twenty-one one hundredths feet to the point and place of beginning thence from said point of beginning along Lot 35, south forty-three degrees, three minutes, ten seconds west, one hundred twelve and eighty-two one hundredths feet to a point thence extending north thirty-one degrees, thirteen minutes, thirty-six seconds west, one

hundred twenty-four and three one-hundredths feet to a point a corner of Lot 60;

THENCE extending along said Lot 60 north sixty-six degrees, thirteen minutes, fifty-nine seconds east, one hundred three and seventy one-hundredths feet to a point on the southeast side of Dulles Avenue, aforesaid;

THENCE along the same on the arc of a circle curving to the left, having a radius of one hundred ninety-nine and sixty-two one-hundredths feet the arc distance of eight feet and seventy-six one hundredths of a foot to the first mentioned point and place of beginning. The improvements thereon being commonly known as 298 Dulles Drive.

BEING Lot 59 on said Plan.

CONTAINING 10.591 square feet of land, more or less.

BEING UPI Number 1 601 004 200 00

PARCEL No.: 1 601 004 200 00

BEING known as: 298 Dulles Drive, Coatesville, PA

19320

BEING the same property conveyed to Daniel J. McHale and Dianna Dehm McHale also known as Dianna R.H. McHale who acquired title by virtue of a deed from Dianne R.H. McHale, dated June 24, 2002, recorded October 17, 2002, at Instrument Number 10139847, and recorded in Book 5423, Page 2310, Office of the Recorder of Deeds, Chester County, Pennsylvania.

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

VS

DEFENDANT: **DANIEL J. McHALE**

SALE ADDRESS: 298 Dulles Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF