

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, November 15th @ 11 AM

### ADDENDUM

#### CONDITIONS OF SALE

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

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

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

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, December 17th, 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 4 PM.

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **16-4-301**

DEBT- **\$379,599.15**

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

## Thursday, April 21, 2016

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

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

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

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

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

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

BEING Lot 5 on said Plan.

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

PARCEL No. 57-07-0014.01E

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **17-3-168**

DEBT- **\$3,224.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday March 16, 2017

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

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

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, situate on the north side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania  
TAX Parcel No. 15-9-38

PLAINTIFF: Borough of Phoenixville  
VS

DEFENDANT: **ATL ASSOCIATES**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, Pennsylvania 19460

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$61,476.17**

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

## Thursday, April 20, 2017

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

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

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

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

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

PARCEL No. 28-02-93.42

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$516,927.84**

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

# Thursday, August 17th, 2017

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

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

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

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

VS

DEFENDANT: **MATTHEW J. GIBSON**

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$164,685.72**

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

## Thursday, September 21st, 2017

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

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

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

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

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

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

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

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

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

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$101,910.35**

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

## Thursday, September 21st, 2017

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Leon K. Prout made 11-15-1962 and revised 12-1-1970 by Slack, DeArmit & Hayes as recorded 1-16-1973 in the Recorder of Deeds in and for Chester County at West Chester, Pa. in Plan Book 47 Page 20, as follows, to wit:  
TAX I.D. #: 29-07-0148.180

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

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



# Sheriff's Sale of Real Estate

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

DEBT- **\$640,380.09**

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

## Thursday, January 18th, 2018

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

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

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

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

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$234,837.38**

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

## Thursday, February 15, 2018

AT 11:00 A.M.

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

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

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

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

DEFENDANT: **BARRY HARSHBARGER and DEBORAH HARSHBARGER**

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

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 215-790-1010**

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$144,498.89**

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

# Thursday, February 15, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04554 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C. A. Barron, Registered Surveyor, as follows, to wit:

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

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

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$327,306.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10881 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on December 16, 1954, and last revised October 1, 1956, as follows:

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

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

BEING Lot No. 504.

BEING UPI Number 52-3R-68

PARCEL No.: 52-3R-68

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

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

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

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **ROBERT TAREILA**

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-5-306**

DEBT- **\$194,842.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04892 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, May 17th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, June 18th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Ridgewood Farm, Section E, owned by Edward J. Walsh, Jr., made by G.D. Houtman and Son, Inc., Surveyors, dated 5/25/1973 last revised 10/12/1973 and recorded at West Chester, PA., in Plan Book 53 Page 28, as follows, to wit:

BEGINNING at a point of curve at the southeasterly intersection of Concord Road and Halvorsen Drive (50 feet wide) as shown on said Plan; thence containing along Halvorsen Drive the 3 following courses and distances, to wit; (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 71 degrees, 13 minutes east, 12.76 feet to a point of curve; and (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 41.27 feet to a point, a corner of Lot No. 34; thence along the same, south 32 degrees, 17 minutes, 40 seconds east, 163.54 feet to a point in line of a 1.95 acre recreation open area; thence along the same south 64 degrees, 54 minutes west, 102.78 feet to a point on the northeasterly side of Concord Road; thence along the same, the 2 following courses and distances, to wit: (1) north 25 degrees, 6 minutes west, 133.62 feet to a point; and (2) north 18 degrees, 47 minutes west, 7.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 35 on said Plan.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **ROBIN L. ROSS**

SALE ADDRESS: 841 Halvorsen Drive, West Goshen Township, Pennsylvania 19382

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 215-790-1010**

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

# Sheriff's Sale of Real Estate

SALE NO: **18-6-363**

DEBT- **\$542,617.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-04857 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, June 21st, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
Penn, Chester County, Pennsylvania  
TAX Parcel No.: 58-3-33.67

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-6-369**

DEBT- **\$190,192.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11466 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, June 21st, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, July 23rd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANDREW RICHTER**

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

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

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



# Sheriff's Sale of Real Estate

SALE NO: **18-7-381**

DEBT- **\$298,312.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10682 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, July 19th, 2018

AT 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, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Schuylkill Township, Chester  
County, Pennsylvania  
BLR# 27-6-67.12  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing  
VS

DEFENDANT: **LEO MCKERNAN**

SALE ADDRESS: 1354 Patrick Henry Drive, Phoenixville, PA 19460-2744

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-382**

DEBT- **\$29,782.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09330 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
Valley, Chester County, Pennsylvania  
TAX Parcel No.: 38-05C-0086.1000

PLAINTIFF: Liberty Savings Bank, FSB  
VS

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

SALE ADDRESS: 909 Charles Street, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-7-385**

DEBT- **\$1,683.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00367 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 11:00 A.M.No

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Coatesville, Chester County, Pennsylvania.  
TAX Parcel No. 16-6-1009

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **MICHAEL E. REASON**

SALE ADDRESS: 106 S. Sixth Avenue, Coatesville, 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-387**

DEBT- **\$1,440.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-08666 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 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, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with buildings and improvements thereon erected, shown on a revised plan made by the Chester County Builders, known as Lot No. 58 Megargee Heights, Caln Township, County of Chester, Pennsylvania.  
TAX Parcel No. 39-3Q-67

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **AMY C. HENSON**

SALE ADDRESS: 1410 Stirling Street, Caln Township, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-7-388**

DEBT- **\$2,341.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-08310 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 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, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract, piece or parcel of land situate  
in the Township of Westtown, County of Chester, Commonwealth  
of Pennsylvania.

TAX Parcel No. 67-3-129.22

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JOSEPH E. ROSS and LYNDA D. ROSS**

SALE ADDRESS: 2739 Whittleby Court, Westtown 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-391**

DEBT- **\$1,845.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10091 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, July 19th, 2018

AT 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, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN Unit in the property known,  
named and identified in the Declaration Plan referred to below as  
Westtown Mews Condominium, located at West Chester Pike (Pa.  
Route 3) and Manley Road, Westtown Township, Chester County,  
Commonwealth of Pennsylvania.

TAX Parcel No. 67-2-205

PLAINTIFF: Westtown Township

VS

DEFENDANT: **WESLEY ADDERTON, JR.**

SALE ADDRESS: 1518 Manley Road, Apt. A-6, Westtown 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-404**

DEBT- **\$140,807.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10955 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 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, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit

BEGINNING at a point on the northeasterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle.

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Bungalow Series F Trust  
VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-409**

DEBT- **\$210,897.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01068 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, July 19th, 2018

AT 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, August 20th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-3

VS

DEFENDANT: **LAURA A. TAGGART and WILLIAM H. TAGGART**

SALE ADDRESS: 761 Old Westtown Road, 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.



# Sheriff's Sale of Real Estate

SALE NO: **18-7-411**

DEBT- **\$98,096.40 & \$232,031.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11246 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 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, August 20th, 2018, Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PARCEL #39-3-104 and Parcel #39-3L-110  
TOWNSHIP of Caln

PLAINTIFF: George Mortelliti

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

SALE ADDRESS: 1103 Foundry Street, Township of Caln, Coatesville, PA 19320 110 Foundry Street, Township of Caln, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KIVITZ & KIVITZ, P.C., 215-549-2525**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-425**

DEBT- **\$288,869.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00025 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, July 19th, 2018

AT 11:00 A.M.No

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 20th, 2018, Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Birmingham Township, Chester  
County, Pennsylvania  
BLR# 65-4-333  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **GEORGE GETSOS and PANAGIOTA GIANNOUDAKI GETSOS**

SALE ADDRESS: 1341 Wooded Knoll, West Chester, PA 19382-8250

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-7-437**

DEBT- **\$170,522.34**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09494 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 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, August 20th, 2018, Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Brandywine Township,  
Chester County, Pennsylvania  
BLR# 29-3-9  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Bank and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks  
VS

DEFENDANT: **RAYMOND E. HOOPER a/k/a RAYMOND HOOPER**

SALE ADDRESS: 159 Barons Hill Road, a/k/a 159 Baron Hill Rd, Honey Brook, PA 19344-1269

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-8-440**

DEBT- **\$103,823.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00027 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, August 16th, 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, September 17th, 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 and State of Pennsylvania, Bounded and Described, as follows, to wit:

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, County of Chester and State of Pennsylvania, designated as Subdivision No. 30 of the real estate of the Coatesville Foundry and Machine Company, situated within the said City of Coatesville, bounded and described as follows:

BEGINNING at a point on the north curb line of East Main Street distant 58 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring eastwardly along the said north curb line of East Main Street 30 feet and extending back northwardly between parallel line of that width at right angles to said East Main Street a distance of 150 feet to the south line of Diamond Street.

BOUNDED on the north by the south line of Diamond Street; on the east by land now or late of H.B. Spackman; on the south by the north curb line of East Main Street, and on the west by

land now or late of Lillian M. Gordon.

UNDER AND SUBJECT to the following condition: that no building or buildings or any part of parts thereof shall at any time hereafter be built on said lot south of a line running parallel to the north curb line of said East Main Street and 40 feet distant northward therefrom.

BEING UPI Number 16-3-22

PARCEL No.: 16-3-22

BEING known as: 1205 East Lincoln Highway, Coatesville, PA 19320

BEING the same property conveyed to Gary D. Nichols, as sole owner who acquired title by Virtue of a Deed from Timothy H. Daniels, no marital status shown, dated July 31, 2006, recorded August 14, 2006, at Document ID 10676850, and recorded in Book 6925, Page 435, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **GARY D. NICHOLS**

SALE ADDRESS: 1205 East Lincoln Highway, 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-8-442**

DEBT- **\$250,748.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00398 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, August 16th, 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, September 17th, 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 Thornbury, County of Chester and State of Pennsylvania, and described partly according to a Plan of Property for "Cheyney Homesteads" said Plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 10/12/1956 and revised 12/14/1956 and partly according to a plan of property for Raleigh Ellis, made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12/17/1957 as follows to wit:

BEGINNING on the southwesterly side of Chester Creek Road, now College Hill Drive (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the northeasterly side of Markham Cheney Road (40 feet wide): (1) leaving Markham Cheney Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 34.66 feet to a point of tangent on the southeasterly side of Chester Creek Road, now College Hill Drive; (2) north 62 degrees 15 minutes east measured along the southeasterly side of Chester Creek Road now College Hill Drive 963.55 feet to a point of curve in the

same; (3) northeastwardly and southeastwardly measured partly along the southwesterly sides of Chester Creek Road, now College Hill Drive on the arc of a circle curving to the right having a radius of 360.15 feet the arc distance of 191.72 feet to a point of tangent on the southwesterly side of Chester Creek Road now College Hill Drive; and (4) south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 100.11 feet to the point of beginning; thence extending from said point of beginning south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 200 feet to a point; thence extending south 02 degrees 45 minutes west 215 feet to a point; thence extending south 75 degrees 16 minutes west 209.69 feet to a point; thence extending north 20 degrees 45 minutes east 278.00 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on Plan dated 12/17/1957

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **NORMA F. McDANIEL a/k/a NORA F. McDANIEL**

SALE ADDRESS: 1376 College Hill Drive, Cheyney, Pennsylvania 19319

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-8-449**

DEBT- **\$234,604.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02869 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, August 16th, 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, September 17th, 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 Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., Kennett Square, PA, dated March 9, 1987, last revised June 11, 1987 and recorded in Plan File No. 7246-48 as follows, to wit:

BEGINNING at a point on the northerly side of Donna Drive a corner of Lot No. 68 on said Plan; thence extending north 13° 09' 30" east 104.63 feet to a point and corner of Lot No. 62 on said Plan; thence extending along the side of Lots No. 62 and 61 on said Plan, south 70° 03' 35" east 156.21 feet to a point and corner of Lots No. 61 and 70 on said Plan; thence extending along Lot No. 70 south 47° 06' 04" west 138.25 feet to a point on the northerly side of Donna Drive, thence extending along the northerly side of Donna Drive, along the arc of a circle curving to the left having a radius of 185.00 feet the arc distance of 109.60 feet to a point of tangent, said point being the first mentioned point and place of beginning.

BEING Lot No. 69.

PLAINTIFF: CIS Financial Services, Inc.

VS

DEFENDANT: **CHLOE JACENDA BOSTIC**

SALE ADDRESS: 22 Donna Drive, 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-8-457**

DEBT- **\$176,078.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11436 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, August 16th, 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, September 17th, 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 Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 Page 24, as follows:

BEGINNING at a point on the northerly side of Hazel Road, said point being the southeasterly corner of Lot No. 7 on said Plan, and the southwesterly corner of the about to be described Lot; thence form said point of beginning, and extending along said Lot No. 7 in a northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, north 75 degrees 38 minutes east, 101.00 feet to a point set on the westerly side of a 12 feet wide right of way; thence extending along said right of way, south 02 degrees 51 minutes east, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of said Hazel Road, south 71 degrees 29 minutes west, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the northerly side of Hazel Road or Avenue (45 feet wide), said point marking the southeasterly corner of this about to be described tract and the southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, south 71 degrees 29

minutes 00 seconds west, 75.00 feet to a point marking the southwesterly corner of this tract and the southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, north 11 degrees 51 minutes 53 seconds west, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, north 71 degrees 29 minutes 00 seconds east, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, south 03 degrees 22 minutes 09 seconds east, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a stip approximately 4 feet wide along the southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING the same premises which Grant W. Carlson and Nancy J. Carlson, by Deed dated December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by Deed each with an undivided 1/2 interest as tenants by the entirety, as Joint Tenants with right of survivorship and not as tenants in common.

BEING known as: 563 Hazel Avenue, Kennett Square, PA 19348

PARCEL No.: 3-1-7

IMPROVEMENTS: Residential property.

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **JASON J. NICHOLS and ALICIA NICHOLS**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-8-462**

DEBT- **\$332,578.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09724 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, August 16th, 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, September 17th, 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 East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Heritage Valley made by Crossan-Raimato Professional Land Surveyors, dated 11/15/1988 last revised 4/5/1989 and recorded in the Recorder of Deeds Office, Chester County as Plan #9273-9285 as follows, to wit:

BEGINNING at a point on the southeasterly side of Duck Farm Road (T-334) (50 feet wide proposed right of way), a corner of Lot #28 on said Plan; thence extending along Duck Farm Road, north 07 degrees 25 minutes 05 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east 230.00 feet to a point; thence extending south 52 degrees 34 minutes 55 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east crossing a 30 feet wide drainage easement and crossing a stream known as "McDonald Run", 324.11 feet to a point; thence extending south 17 degrees 10 min-

utes 51 seconds west 218.16 feet to a point, a corner of Lot #30; thence extending along said Lot, north 82 degrees 34 minutes 55 seconds west recrossing "McDonald Run", 330.42 feet to a point a corner of Lot #28; thence extending along same the two following courses and distances: (1) north 07 degrees 25 minutes 05 seconds east 190.00 feet to a point and (2) north 82 degrees 34 minutes 55 seconds west 230.00 feet to the first mentioned point and place of beginning.

TAX Parcel #69-03-29.29

BEING known as: 154 Duck Farm Road, Oxford, PA 19363

BEING the same premises which Discovery Realty Investments, LLC by Deed dated 3/24/11 and recorded 4/1/11 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 8153, Page 169 as Instrument Number 11090327, granted and conveyed unto Thomas A. Jaycox and Deborah C. Jaycox.

PLAINTIFF: Nationstar Mortgage LLC, d/b/a Mr. Cooper  
VS

DEFENDANT: **THOMAS A. JAYCOX and DEBORAH C. JAYCOX**

SALE ADDRESS: 154 Duck Farm Drive, East Nottingham, PA 19363

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.



# Sheriff's Sale of Real Estate

SALE NO: **18-8-464**

DEBT- **\$66,540.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07055 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, August 16th, 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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, 2nd,  
Chester County, Pennsylvania  
BLR# 15-9-713  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-Wf2  
VS

DEFENDANT: **JESSICA GRAY**

SALE ADDRESS: 1 Walnut Street, a/k/a 1 East Walnut Street, Phoenixville, PA 19460-3518

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-8-470**

DEBT- **\$157,551.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01988 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, August 16th, 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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# 30-5K-24  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks  
s/b/m Blue Ball National Bank

VS

DEFENDANT: **KIM GILBERT PRIOR**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335-1363

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-8-477**

DEBT- **\$85,039.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03916 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, August 16th, 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, September 17th, 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 the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the north curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the east and distant 54 feet and 1/8 inches westwardly from the west line of Thompson Place; thence along the north curb line of Oak Street, south 77 degrees 13 minutes west, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the west; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, north 13 degrees 10 minutes west 152 feet more or less to the south line of Alley "B"; thence by the same north 80 degrees 49

minutes east 14 feet 1-6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the east, south 13 degrees 10 minutes east 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING Tax Parcel #16-11-12.

BEING the same premises which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8896, Page 1897, granted and conveyed unto Joseph Jones, Jr

BEING known as: 429 Oak Street, Coatesville, PA 19320

PARCEL No.: 16-11-12

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-8-482**

DEBT- **\$1,152.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09456 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, August 16th, 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, September 17th, 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 Caln Township, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **DINITA TONEY and UNITED STATES OF AMERICA**

SALE ADDRESS: 7 Brighton Court, Caln Township, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-8-483**

DEBT- **\$143,847.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-10109 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, August 16th, 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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a plan of "Millview" subdivision plan of property of Coatesville communities by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised October 15, 1999 and recorded as Plan No. 15138 (sheets 1 to 24 inclusive) as follows, to wit:

BEGINNING at a point on the southeasterly side of Millview Drive (50 feet wide) said point also marking a corner of Lot No. 145 on said Plan; thence from said beginning along the southeasterly side of Millview Drive north 34 degrees 30 minutes 30 seconds east 49.64 feet to a point, a corner of Lot No. 147; thence extending leaving the said side of Millview Drive and extending along said Lot No. 147 south 54 degrees 00 minutes 00 seconds east 108.73 feet to a point, a corner of Lot No. 144; thence extending along said Lot No. 144 south 45 degrees 25 minutes 00 seconds west 50.30 feet to a point, a corner of aforesaid Lot No. 145; thence extending along said Lot No. 145 south 54 degrees 00 minutes 00 seconds west 99.20 feet to the first mentioned point and place of beginning.

CONTAINING 5,159 square feet of land more or less.

BEING Lot No. 146 on said Plan.

ALSO known as 104 Millview Drive, Coatesville, PA

19320

FEE simple title vested in Kelly E Mcguigan, as sole owner by Deed from, Sandra L Kelley, dated 10/08/09, recorded 01/20/10, in the Chester County Recorder of Deeds in Deed Book 7851, Page 546.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **KELLY E. McGUIGAN a/k/a KELLY McGUIGAN**

SALE ADDRESS: 104 Millview Drive, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-493**

DEBT- **\$450,720.35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03082 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, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in West Caln Township  
TAX Parcel #Tax ID/UIP Parcel No. 28-04-0055.170/28-4-55.17  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-12 c/o Carrington Mortgage Services, LLC

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-9-496**

DEBT- **\$216,938.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06597 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, September 20th, 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, October 22nd, 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 messuages and tracts of land situate in the Borough of Malvern, County of Chester and Commonwealth of PA, bounded and described as follows, to wit:

**FIRST TRACT:**

BEGINNING at a point in the center line of a 20 feet wide street (since widened to 30 feet) laid out and opened and called Chestnut Street which street meets Ruthland Avenue at right angles, said point being also the northwesterly corner of Lot conveyed to Jerred F. Farra; thence along the center line of said 20 feet wide street, south 63 degrees 59 minutes west 50 feet to a point in the line of land of Jerred D. Fara; thence along the said land, south 26 degrees 1 minutes west 50 feet to a point in line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute east 105 feet, thence by a line parallel with the aforesaid 20 feet wide street, north 63 degrees 59 minutes east, thence by a line parallel with Ruthland Avenue, north 26 degrees 1 minute west, 105 feet to the place of beginning.

THE twenty feet wide street above referred to has since widened an additional width of 30 feet which the Borough of

Malvern has duly settled for hence this conveyance is made subject to such widening of said street.

**SECOND TRACT:**

BEGINNING at the southwest corner of the first mentioned land formerly owned by Jarred D. Farra, said point being 50 feet southwardly from line of Ruthland Avenue, when the same is continued; thence by land which is formerly owned by Jarred D. Farra, conveyed by the Borough of Malvern to him, south 23 degrees 54 minutes east 25 feet to land of Manor Real Estate and Trust Company; thence by the same, south 66 degrees 4 minutes west, 50 feet to land conveyed by the Borough of Malvern to Joseph H. Miller; thence by the same, north 23 degrees 54 minutes west 25 feet to the southwest corner of the above described lot; thence by said lot, north 66 degrees 4 minutes east, 50 feet to the place of beginning.

TAX ID: 2-4-350

TITLE to said premises is vested in Linda B. Valentin, by Deed from Raymond A. Carter was recorded 07/10/98, in the Chester County Recorder of Deeds in Book 4380, Page 0668

PLAINTIFF: FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **LINDA B. VALENTINE**

SALE ADDRESS: 340 E. First Avenue, Malvern, PA 19355

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-500**

DEBT- **\$68,383.75**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07330 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, September 20th, 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, October 22nd, 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 single dwelling and lot or tract of land situate in Caln Township, Chester County, Pennsylvania being designated as Lot No. 2 on a Plan of Lots made by Howard H. Ranck, Registered Surveyor, for Alfred E. Zynn, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from Caln Meeting House to Coatesville at a corner of land conveyed by the said Alfred E. Zynn, and wife to John Foster, by Deed dated May 25, 1948 as of record in the Recorder's Office of Chester County in Deed Book L-23, Volume 558 Page 432, thence along the said Foster's land, passing over an iron pin twenty feet from the place of beginning, north eighteen degrees and thirty minutes west, two hundred feet to an iron pin in the line of the remaining land of the said Alfred E. Zynn, thence along said remaining

land the next two courses and distances; north seventy-one degrees, and thirty minutes east, one hundred and five feet to an iron pin; and south eighteen degrees and thirty minutes east, two hundred feet to another point in the middle of said public road; thence along the middle thereof, by land of LeRoy Algier, south seventy-one degrees and thirty minutes west, one hundred and five feet to the place of beginning.

CONTAINING twenty-one thousand square feet of land, be the same more or less.

CHESTER County Tax Parcel No. 39-4-2

BLR# 39-4-2

TITLE to said premises vested in Keith A. Rhoads by Deed from Keith Rhoads and Mary C. Rhoads, H/W, dated 1/5/2001 and recorded 1/26/2001 in Book 4888 Page 2237

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

VS

DEFENDANT: **KEITH RHOADS a/k/a KEITH A. RHOADS**

SALE ADDRESS: 2509 East Kings Highway, 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.



# Sheriff's Sale of Real Estate

SALE NO: **18-9-502**

DEBT- **\$160,406.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00273 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, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan for William Balderston made by John D. Stapleton 3rd registered Land Surveyor dated November 13, 1985 and recorded in Chester County in Plan #6069 as follows to wit:

BEGINNING at a point in the title line in South Martins Corner Road (L-415) at the northwesterly corner of lands of the grantee herein thence extending through the bed of said road north 04 degrees 07 minutes 29 seconds east 150 feet to a corner of land parcel number (1) thence extending along parcel number (1) the two following courses and distance (1) south 80 degrees 07 minutes 28 seconds east 424.06 feet to a point (2) south 04 degrees 07 minutes 29 seconds west 150 feet to the northeast corner of lands of the grantee thence by lands of the grantee north 86 degrees 07 minutes 28 seconds west 424.08 feet to the point and place of beginning.

TAX No. 28-6-1

BEING same premises which Earl C. Fryberger, Sr., and Charlotte Fryberger, H/W, conveyed to Earl C. Fryberger, Jr., and Cheryl L. Fryberger, H/W, by Deed dated December 15, 1988, and recorded December 19, 1988, in Chester County Recorder of Deeds in Book 1377, Page 487.

PLAINTIFF: Wilmington Savings Fund Society, FSB, a Trustee of Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **EARL C. FRYBERGER, JR. and CHERYL L. FRYBERGER**

SALE ADDRESS: 368 Martins Corner Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JILL M. FEIN, ESQ., 215-579-7700**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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 4 pm.*

# Sheriff's Sale of Real Estate

SALE NO: **18-9-505**

DEBT- **\$367,931.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT NO. 2018-03662 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, September 20th, 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, October 22nd, 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 Upper Uwchlan Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Penrose Styer, Jr., et. ux., made by K. R. Comstock, Jr., Registered Land Surveyor, dated November 21, 1977, to wit;

BEGINNING at a point on the southeasterly right of way line of Styer Road, a corner of Lot No. 1 on said Plan; thence extending from said point of beginning along line of Lot No. 1 the following two courses and distances: (1) south 53 degrees 20 minutes 22 seconds east, 150.00 feet to a point; (2) south 37 degrees 18 minutes east, 166.26 feet to a point on line of land of Virginia Styer; thence extending along the same 2 following courses and distances: (1) south 36 degrees 39 minutes 32 seconds west, 94.70 feet to a point; and (2) north 53 degrees 20 minutes 22 seconds west, 361.98 feet to a point on the southeasterly right of way line of Styer Road (T-573); thence extending along the same, north 57 degrees 01 minute 37 seconds east, 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Christopher Schiavino, by Deed dated September 23, 2016, and recorded on September 28, 2016, by the Chester County Recorder of Deeds in Book 9399, at Page 2257, as Instrument No. 11499677, granted and conveyed unto Christopher Schiavino and Melinda Ann Wisegal.

BEING known and numbered as 226 Styer Road, Glenmoore, PA 19343.

UPI No. 32-03-0005.020.

PLAINTIFF: New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing  
VS

DEFENDANT: CHRISTOPHER SCHIAVINO and MELINDA ANN WISEGAL

SALE ADDRESS: 226 Styer Road, Glenmoore, PA 19343

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-507**

DEBT- **\$4,898.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-07299 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, September 20th, 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, October 22nd, 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 land, lots, houses and fixtures with all claims and immunities hereinafter claimed by Trustee, of the land patent, houses and improvements hereon, or what is erected. Situated near the Township called Caln, near the County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3M-39

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **KENDRA N. WILSON, TRUSTEE OF THE WILSON-HINES HEIRS TRUST**

SALE ADDRESS: 10-16 Toth Avenue, 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 4 pm.*

# Sheriff's Sale of Real Estate

SALE NO: **18-9-512**

DEBT- **\$18,799.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04969 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, September 20th, 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, October 22nd, 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 Tredyffrin, County of Chester and State of Pennsylvania  
TAX Parcel No. 43-4-257

PLAINTIFF: Tredyffrin/Easttown School District  
VS

DEFENDANT: **RICHARD BOHNER and PATRICIA BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Tredyffrin 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-9-513**

DEBT- **\$513,647.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-05990 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, September 20th, 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, October 22nd, 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 East Bradford Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of land belonging to Byron Krick, made by Yerkes Engineering Co., dated 3/21/1969, as follows, to wit:

BEGINNING at a spike set in the middle of a public road (T-438), said point being distant northerly 17.97 feet from the intersection of the center line of the Philadelphia Electric Co. right of way and the middle of the public road first mentioned; thence extending from the first mentioned point and place of beginning, extending along the middle of the public road (T-438), south 17 degrees, 18 minutes west, 98.42 feet to a point; thence continuing along the road and extending diagonally across the same to the westerly side thereof, south 14 degrees, 48 minutes west 755.30 feet to a point; thence extending along land now or formerly of Joseph Brinton, south 86 degrees, 25 minutes, 04 seconds west, 366.17 feet to a point; thence extending along land belonging to the Philadelphia Electric Co., the 3 following courses and distances to wit: (1) north

00 degrees, 21 minutes east, 198.00 feet to a point; thence (2) north 02 degrees, 45 minutes east, 570.43 feet to a point; thence (3) north 09 degrees, 21 minutes east, 272.14 feet to an iron pin set within the right of way of the Philadelphia Electric Co. Power Line; thence extending along a line parallel to and 17.97 feet distant from the center line of the Philadelphia Electric Co. Power Line right of way and along Tract #1 as shown on Plan, south 69 degrees, 49 minutes, 20 seconds east, 548.53 feet to the first mentioned point and place of beginning.

CONTAINING 10.000 acres of land, more or less.

BEING the same premises which Bruce R. Thatcher and Rachael L. Tennyson-Thatcher a/k/a Rachael L. Thatcher by Indenture dated February 28, 2005, and recorded in the Recorder of Deeds in and for the County of Chester in Record Book 6544 Page 1094 granted and conveyed unto Rachael L. Tennyson, in fee.

BEING UPI #51-4-6.1.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust 2005-6AR, Mortgage Pass-Through Certificates, Series 2005-6AR

VS

DEFENDANT: **RACHAEL L. TENNYSON**

SALE ADDRESS: 850 Skelp Level Road, West Chester, PA 19380

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-515**

DEBT- **\$195,158.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03458 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, September 20th, 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, October 22nd, 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.: 37-4-223

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the southeasterly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road north 50 degrees 44 minutes 10 seconds east 96.16 feet to a point, a corner of Lot #36; thence extending along the same south 39 degrees 15 minutes 50 seconds east, 225.00 feet

to a point, a corner of Lot #27; thence extending along same south 50 degrees 44 minutes 10 seconds west, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same north 39 degrees 15 minutes 50 seconds west 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

FEE Simple Title vested in Marcus Lane by Deed from, Damian G. Mataraza and Sandra F. Mataraza, husband and wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of Deeds in Deed Book 8222, Page 1530.

ALSO known as 44 Wick Drive, Parkesburg, PA 19365-9108

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARCUS N. LANE a/k/a MARCUS LANE**

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-521**

DEBT- **\$2,560.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-04806 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, September 20th, 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, October 22nd, 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, situated in Easttown Township, Chester County, Pennsylvania.  
TAX Parcel No. 55-2-116

≈

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **ISABELLA SOLOMON**

SALE ADDRESS: 220 Hearn Avenue, Easttown 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.

# Sheriff's Sale of Real Estate

SALE NO: **18-9-527**

DEBT- **\$231,857.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-01617 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, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in East Pikeland Township  
TAX Parcel #26-4D-87  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **LINDA ACORD**

SALE ADDRESS: 105 Merlin Road, Phoenixville, PA 19460

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.



# Sheriff's Sale of Real Estate

SALE NO: **18-9-528**

DEBT- **\$401,899.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10253 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, September 20th, 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, October 22nd, 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, and Commonwealth of Pennsylvania, bounded and described according to a final plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

BEING Lot #227, as shown on said Plan. BEING Parcel ID 18-1-422 and being known for informational purposes only as 199 South Savanna Drive, Pottstown, PA

BEING the same premises which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

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

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-9-531**

DEBT- **\$435,981.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03410 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, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township,  
Chester County, Pennsylvania  
BLR# 34-2-6.2E  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT P. DEVITIS and JENNIFER L. DEVITIS**

SALE ADDRESS: 1627 Wildlife Drive, Chester Springs, PA 19425-1200

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-9-532**

DEBT- **\$1,084.724.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02634 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, September 20th, 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, October 22nd, 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 Schuylkill Township, Chester  
County, Pennsylvania  
BLR# 27-6-103.55  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor by Merger to Merrill Lynch Bank, USA  
VS

DEFENDANT: **DANIEL F. CULLEN and CECILE M. CULLEN**

SALE ADDRESS: 25 Spring Hill Lane, Phoenixville, PA 19460-1721

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-534**

DEBT- **\$223,497.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02567 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, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THOSE TWO CERTAIN lots of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, being Lots No. 10 and 11 in Plan of Chatwood, laid out for Johnston R. Wilson, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 56, bounded and described according to said Plan as follows, to wit:

BEGINNING at a point of intersection of the middle lines of Strasburg Road (50 feet wide) and Maple Lane (46 feet wide); thence extending along the middle line of Maple Lane, south 18 degrees, 50 minutes east, a distance of 182.87 feet to a point in the middle of Chestnut Alley (15 feet wide); thence extending along the same, south 89 degrees, 9 minutes, west, 87.26 feet to a point in line dividing Lots No. 10 and 9 on said Plan; thence along said dividing line north 18 degrees, 50 minutes west, 182.87 feet to a point in the aforesaid center line of Strasburg Road; thence extending along same, north 89 degrees, 9 minutes east, 87.26 feet to the first mentioned point and place of beginning.

BLR# 52-05F-0159

TITLE to said premises vested in Jennifer L. Jones by Deed from Nicholas Parise and Deborah L.P. Tillman, dated 7/23/2004 and recorded 8/26/2004 in Book 6263 Page 952

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **JENNIFER L. JONES**

SALE ADDRESS: 840 West Chester Pike, West Chester, PA 19382

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.

# Sheriff's Sale of Real Estate

SALE NO: **18-9-537**

DEBT- **\$143,013.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03917 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, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land situate in the Township of Caln, County of Chester, Pa., which is more fully described as follows:

BEGINNING at a point on the easterly line of Building Group 5 said point being measured the following two courses and distances from the intersection of the center lines of the western leg of Essex Street and the southern leg of Essex Street; (1) north 02 degrees 07 minutes 45 seconds west 191.53 feet (2) south 87 degrees 52 minutes 15 seconds west 54.00 feet; thence partially by the party wall separating Building H from Building G of Building Group 5, south 87 degrees 52 minutes 15 seconds west 65 feet; thence by the easterly line of Building Group 5, north 02 degrees 07 minutes 45 seconds west 20.00 feet; thence partially by a party wall separating Building G from Building F both of Building Group 5, north 87 degrees 52 minutes 15 seconds east 65.00 feet to a point on the eastern line of Building Group 5; thence by the same, south 02 degrees 07 minutes 45 seconds east 20.00 feet to the first mentioned iron pin and place of beginning.

BEING Building G of Building Group 5.

TAX ID: 39-4E-235

TITLE to said premises is vested in Terince B. Meeks, by Deed from Edward J. Whitlock, III and Gina A. Labiak was recorded 08/30/01, in the Chester County Recorder of Deeds in Book 5051, Page 2421 as Instrument Number 0063393.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., asset-backed certificates, Series 2007-8

VS

DEFENDANT: **TERINCE B. MEEKS**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER McCAY, P.A., 856-596-8900**

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-578**

DEBT- **\$479,156.07**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-7689 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 @ 11:00 AM

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, October 22nd, 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.