

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, July 19th @ 11 AM

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### CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on July 19th, 2018 are as follows:

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

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By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, July 19th, 2018 at 11AM.

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

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

**CAROLYN B. WELSH, SHERIFF**

# INDEX

Location	Defendant	Page
Borough of Atglen	Charles M. Kastner	29
Borough of Elverson	Charles H. Ziegler	4
Borough of Honeybrook	Martin D. Miller	49
Borough of Phoenixville	John A. Dellaquila and Danielle M. Dellaquila a/k/a/ Danielle M. Dellaquila	57
Borough of Phoenixville	Eileen A. Tabb	25
Borough of Phoenixville	Brian M. Varano	60
Borough of South Coatesville	Carmen M. Ringgold and James T. Ringgold	24
Borough of Spring City	Troy A. Grauten	47
Borough of Spring City	Benjamin C. Kresge	37
Borough of Spring City	Krista M. Stehman-Perez a/k/a Krista M. Stehman-Perez	53
Borough of West Chester	Patricia G. Semple	38
Borough of West Chester	Theodore K. Flowers	10
City of Coatesville	Kimberly Brickhouse Solely in her Capacity as Heir of Alexis Hales Deceased, Kera Hales solely in her Capacity as Heir of Alexis Hales Deceased, Alexis M. Hales solely in her Capacity as Heir of Alexis Hales Deceased, Leo Paarker Hales solely in his Capacity as Heir of Alexis Hales Deceased,	22
City of Coatesville	Gary D. Nichols	30
City of Coatesville	Michael E. Reason	9
Birmingham Township	George Getsos and Panagiota Giannoudaki Getsos	48
Caln Township	Coatesville Solar Initiative, LLC	34
Caln Township	Amy C. Henson	11
Caln Township	Tammy A. Jarrett, individually and in her capacity as Administratrix cta of the Estate of Beatrice Jarrett	26
Caln Township	Karen F. Kugler	8
Caln Township	Andrew Raezer	16
Charlestown Township	Galen Barger Known Surviving Heir of James Barger and Unknown Surviving Heirs of James Barger	33
Charlestown Township	William Corry and Amanda Corry	17
East Caln Township	Wolanyo K. Agudu and Orsha G. Agudu fka Orsha Goines aka Orsha Goines	44
East Fallowfield Township	Sean B. Wagenseller and Amanda P. Wagenseller	54
East Goshen Township	Michael A. Willard	43
East Marlborough Township	Lisa M. Teti and Steven P. Teti	41
East Pikeland Township	Alan S. Olshansky	42
East Pikeland Township	Joseph DeLuca and Christine DeLuca	46
Franklin Township	Ann B. Chase, in Her Capacity as Heir of Timothy T. Chase a/k/a Timothy Tyler Chase, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Timothy T. Chase a/k/a Timothy Tyler Chase, Deceased	51
Lower Oxford Township	Ruth S. Ruggirello	58
Newlin Township	Nancy Jenzano	39
North Coventry Township	Geoffrey J. Cross and Lori J. Cross	27
North Coventry Township	Laura A. Eller a/k/a Laura A. Eller, Individually and In Her Capacity as Heir of Matthew J. Morgan, Deceased, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Matthew J. Morgan, Deceased	52
North Coventry Township	Patricia Seeder a/k/a Patricia E. Seeders	7
Pennsbury Township	Judy Duke	35
Schuylkill Township	Robert S. Huston and Kim Huston	34
Schuylkill Township	Coatesville Solar Initiative, LLC	

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Schuylkill Township	Leo Mckernan	5
chuylkill Township	Unown Heirs of the Estate of Madolyn B.MacGoldridk, Deceased	56
Thornbury Township	Donald Lowry, Rita Lowry, and The United States of America, Department of the Treasury – Internat Revenue Service11	25
Tredyffrin Township	David Staiger and Barbara Staiger	31
Tredyffrin Township	Brett B. Weinstein and Dana M. Weinstein a/k/a Dana Weinstein	50
Valley Township	Larry M. Dovin and United States of America - Internal Revenue Service	6
Valley Township	Kyhil G. Raison	8
Uwchlan Township	Pamela L. Reinhardt a/k/a Pamela S. Reinhardt	61
Warwick Township	Daron T. Derr and Kristy S. Derr	55
Warwick Township	David H. Kercher and Jennifer A. Kercher	40
West Brandywine Township	Raymond E. Hooper a/k/a Raymond Hooper	59
West Caln Township	Becky Ann Shuker a/k/a Becky Ann D'Emilio	23
West Goshen Township	Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claimin Rightt, Title or Interest From or Under Merelyn J. Gerhard, Deceased	20
West Goshen Township	Laura A. Taggart and William H. Taggart	32
West Nantmeal Township	Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia Fox a/k/a Patricia A. Fox, Deceased, Robert Fox, Known Heir of Patricia Fox a/k/a Patricia A. Fox, Deceased and Stephen Fox, Known Heir of Patricia Fox a/k/a Patricia A. Fox, Deceased	21
Westtown Township	Wesley Adderton, Jr.	15
Westtown Township	Joseph E. Ross and Lynda D. Ross	12
Westtown Township	Effie Tzouanopou.os and Alexander Tzouanopoulos	18
West Whiteland Township	Steven H. Brown and Linda Brown	45
West Whiteland Township	Thomas Ronald Smith	14
Willistown Township	Yong Kim a/k/a Yong Sang Kim and Suk Wha Park	36

# Sheriff's Sale of Real Estate

SALE NO: **18-7-380**

DEBT- **\$58,819.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00195 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 Borough of  
Elverson, Chester County, Pennsylvania  
TAX Parcel No.: 13-05-0001

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-IA1

VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Ln, Elverson, PA 19520-9246

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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

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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.

CAROLYN B. WELSH, SHERIFF

# 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

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

PLAINTIFF: Liberty Savings Bank, FSB

VS

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

SALE ADDRESS: 909 Charles Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-383**

DEBT- **\$131,568.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01025 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.

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ALL THAT CERTAIN tract or piece of land with messuage, situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a corner lands now or late of John E. Deloplaine, said point being in the middle of a Township road (33 feet wide) leading from Kenilworth to Pughtown and distant along said road from a corner lands Philadelphia Electric Company south 43 degrees 45 minutes west 113.65 feet; thence continuing along the middle of said road south 43 degrees 45 minutes west 110.0 feet to a corner lands now or about to be conveyed by the Grantor to Robert E. Mauger; thence along the same south 46 degrees 15 minutes east 225.0 feet to a corner on line other lands Howard Smith; thence along the same north 43 degrees 45 minutes east 110.0 feet to a corner afore-

said Deloplaine lands; thence along the same north 46 degrees 15 minutes west 225.0 feet to the place of beginning.

BEING known as 1328 Miller Road.

BEING the same premises which Robert B. Bowen and Rose M. Bowen, his wife, by Deed dated June 29, 1984 and recorded July 10, 1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 163, Page 96, granted and conveyed unto Lewis N. Seeders and Patricia E. Seeders, his wife.

AND the said Lewis N. Seeders departed this life on November 28, 2016. Title to the property passed to Patricia E. Seeders by operation of law.

BEING known as 1328 Miller Road, Pottstown, PA 19465  
PARCEL No.: 17-4-79

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PATRICIA SEEDER aka PATRICIA E. SEEDERS**

SALE ADDRESS: 1328 Miller Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-384**

DEBT- **\$188,480.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01462 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Beacon Hill made by Robert O. Drake & Associates, Inc., Kennett Square, PA dated January 11, 1989 last revised July 8, 1992 and recorded as Plan No. 12523 as follows, to wit:

BEGINNING at a point on the northerly side of Pinckney Drive (50 feet wide) said point also marking a corner of Lot No. 5 on said Plan; thence from said beginning point along the northerly side of Pinckney Drive south 85 degrees, 20 minutes 53 seconds west, 100.00 feet to a point, a corner of Lot No. 129, "Open Space"; thence leaving said side of Pinckney Drive and extending along said Lot No. 129 "Open Space" the 2 following courses and distances: (1) north 04 degrees 39 minutes 07 seconds west, 120.00 feet to a point; (2) north 85 degrees 20 minutes 53 seconds east, 100.00 feet

to a point, a corner of said Lot No. 5; thence extending along said Lot No. 5 south 04 degrees 39 minutes 07 seconds east, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,000 square feet of land more or less.

BEING Lot No. 4 on said Plan.

21 Pinckney Drive, Coatesville, PA 19320

Permanent Parcel No.: 38-2F-4

BEING the same premises which Andrew Desanctis, by Deed dated June 16, 2016 and recorded August 17, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book, 9371, Page 630, granted and conveyed unto Kyhil G. Raison, an unmarried man.

BEING known as: 21 Pinckney Drive, Coatesville, PA

19320

PARCEL No.: 38-2F-4

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **KYHIL G. RAISON**

SALE ADDRESS: 21 Pinckney Drive, 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.

CAROLYN B. WELSH, SHERIFF



# 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-386**

DEBT- **\$2,101.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06065 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN stone message and tract of land situate at the southwest corner of Wayne and Chestnut Streets in the Borough of West Chester, County of Chester and State of Pennsylvania.

TAX Parcel No. 1-8-311

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **THEODORE K. FLOWERS**

SALE ADDRESS: 132 N. Wayne Street, West Chester, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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

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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.

CAROLYN B. WELSH, SHERIFF

# 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

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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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-389**

DEBT- **\$1,625.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08040 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN messuage and tract of land, situate  
in the Township of Caln, County of Chester and Commonwealth of  
Pennsylvania.

TAX Parcel No. 39-4E-181

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **KAREN F. KUGLER**

SALE ADDRESS: 342 Essex 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-390**

DEBT- **\$1,376.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03688 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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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 message and six (6) tracts of land,  
situate in the Township of West Whiteland, County of Chester and  
Commonwealth of Pennsylvania.  
TAX Parcel No. 41-5G-111

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **THOMAS RONALD SMITH**

SALE ADDRESS: 306 S. Hendricks Avenue, West Whiteland, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-392**

DEBT- **\$1,362.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09652 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 with the buildings and improvements thereon erected situate in the Township of Caln in the County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3M-87

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **ANDREW RAEZER**

SALE ADDRESS: 1904 Olive 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.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-7-393**

DEBT- **\$4,564.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06610 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 tract of land, situate on Marian  
Road in Charlestown Township, Chester County, Pennsylvania.  
TAX Parcel No. 35-2E-42

PLAINTIFF: Great Valley School District  
VS

DEFENDANT: **WILLIAM CORRY and AMANDA CORRY**

SALE ADDRESS: 11 Marian Road, Charlestown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-394**

DEBT- **\$290,043.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08753 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 Westtown Township, Chester  
County, Pennsylvania  
BLR# 67-1-4-53  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **EFFIE TZOUANOPOULOS and ALEXANDER TZOUANOPOULOS**

SALE ADDRESS: 924 Sage Road, West Chester, PA 19382-7574

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-395**

DEBT- **\$1,355,464.24**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05683 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 27th, 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 ground situate in Pennsbury Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Surveyors, dated September 14, 1976, last revised March 2, 1976, as follows, to wit:

BEGINNING at a point set at the point of intersection of the centerline of a 25 foot wide right of way, to be used in common by the grantee, grantor herein, their heirs and assigns, with the centerline of a 10 foot wide right of way to be used in common by the grantee, grantor herein, their heirs and assigns, said point of beginning marking the northwesterly corner of this about to be described tract a corner of remaining land of grantor herein and set in a line of "Chadds Ford Knoll" Development, said point of beginning being set the three following courses and distances to wit, from a point marking the intersection of said centerline of said 25 foot wide private right of way with the title line of Route 1, known as "Baltimore Pike" marking the northeasterly corner of said land of "Chadds Ford Knoll" and the northwesterly corner of land of Gaetano Cozza and Glenn R. Combs: (1) south 06 degrees 46 minutes 40 seconds east 850.22 feet to an old spike; (2) by a line curving to the left having a radius of 677.29 feet and an arc length of 164.66 feet to an old spike; and (3) south 18 degrees 45 minutes 00 seconds east 8.81 feet to the point of beginning; thence leaving said point of beginning and leaving the centerline of said 25 foot wide private right of way and by the centerline of said 10 foot wide private right of way and by said remaining land of the grantor herein, the following four courses and distances, to wit: (1) north 71 degrees 15 minutes 00 seconds east 41.29 feet to a point; (2) north 43 degrees 51 minutes 30 seconds east 21.08 feet to a point; (3) north 42 degrees 19 minutes 00

seconds east 104.44 feet to a point; and (4) north 49 degrees 23 minutes 00 seconds east 24.86 feet to a point set for the northeasterly corner of this; thence leaving said centerline and still by said land of the grantor, south 27 degrees 50 minutes 31 seconds east 831.77 feet to a point set for the southeasterly corner of this and set in line of land of William send and set in the north right of way line of Pennsylvania railroad; thence by said land and measured along said line by a line curving to the left having a radius of 2884.85 feet and an arc length of 256.04 feet to a point set for the southwesterly corner of this and set in the centerline of said 25 foot wide private right of way; thence by said centerline the following three courses and distance to wit, measured along said land of "Chadds Ford Knoll"; (1) north 22 degrees 37 minutes 00 seconds west 625.68 feet to an old spike; (2) north 23 degrees 54 minutes 00 seconds west 96.04 feet to an old spike; and (3) north 18 degrees 45 minutes 00 seconds west 63.03 feet to a point being the place of beginning.

CONTAINING 4.00 acres of land be the same more or less.

UNDER and subject to and together with the use of the above mentioned and described 25 feet wide and 10 feet wide rights of way.

COUNTY Tax Parcel #64-4-15.1

BEING known as: 305 Fairville Road, Chadds Ford, PA 19317

BEING the same premises which Olivia M. Robbins, by Deed dated July 3, 2004 and recorded August 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6244, Page 963, granted and conveyed unto Judy Duke.

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank, National Association, as Trustee for CMALT Remic Series 2006-A7 c/o CitiMortgage, Inc.

VS

DEFENDANT: **JUDY DUKE**

SALE ADDRESS: 305 Fairville Road, Chadds Ford, PA 19317

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-396**

DEBT- **\$171,709.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09395 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 West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-5G-32  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MERELYN J. GERHARD, DECEASED**

SALE ADDRESS: 917 West Chester Pike, West Chester, PA 19382-4861

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-397**

DEBT- **\$263,019.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-109S53 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, with the building and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Nantmeal, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by K.R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA, dated 3/31/1971 and follows, to wit:

BEGINNING at a point marking the intersection of the title line in the bed of Little Conestoga Road (L.R. 15052) with the title line in the bed of Millard Road (T 499) ( as shown on said Plan); thence extending from said beginning point along the title line in the bed of Millard Road the two following courses and distances: (1) north 11 degrees 34 minutes 30 seconds east, 203.54 feet to a point; and (2) north 07 degrees 20 minutes east, 62.62 feet to a point; thence extending south 72 degrees 04 minutes east, 354.06 feet to a point; thence extending south 17 degrees 56 minutes west, 263.84

feet to a point in the title line on the bed of Little Conestoga Road, aforesaid; thence extending along the same north 72 degrees 04 minutes west, 320 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

BEING known as 311 Millard Road, Elverson, Pa 19520

BEING UPI #23-5-16.2.

BEING the same premises in which Lois M. Tkaczuk, by Deed dated 10/10/2007, recorded 10/31/2007 in the County of Chester, Commonwealth of Pennsylvania, in Deed Book 7297, Page 465, and in Instrument No. 10799697, granted and conveyed unto Lois M. Tkaczuk and Patricia Fox, sisters. And the said Lois M. Tkaczuk passed away on or about March 2, 2013 and Patricia Fox passed away on or about May 22, 2017, thereby vesting title unto Robert Fox, Stephen Fox and any unknown heirs, successors or assigns.

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA FOX a/k/a PATRICIA A FOX, DECEASED; ROBERT FOX, KNOWN HEIR OF PATRICIA FOX a/k/a PATRICIA A. FOX DECEASED; and STEPHEN FOX, KNOWN HEIR OF PATRICIA FOX a/k/a PATRICIA A. FOX, DECEASED**

SALE ADDRESS: 311 Millard Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-398**

DEBT- **\$121,839.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05610 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 City of Coatesville  
TAX Parcel #Tax ID/UPI Parcel No. 16-06-0865.010/16-6-865.1  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates Series 2006-6

VS

DEFENDANT: **KIMBERLY BRICKHOUSE SOLELY IN HER CAPACITY AS HEIR OF ALEXIS HALES DECEASED; KERA HALES SOLELY IN HER CAPACITY AS HEIR OF ALEXIS HALES DECEASED; ALEXIS M. HALES SOLELY IN HIS CAPACITY AS HEIR OF ALEXIS HALES DECEASED; LEO PARKER HALES SOLELY IN HIS CAPACITY AS HEIR OF ALEXIS HALES DECEASED**

SALE ADDRESS: 728 Olive Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-400**

DEBT- **\$529,837.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2008-14363 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 with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA, dated June 20, 2000, and last revised September 10, 2002, and recorded in Plan #16751, as follows, to-wit;

BEGINNING at a point on the northeasterly side of Durham Drive (50 feet wide), a corner of Lot No. 106; thence extending from said beginning point along said northeasterly side of Durham Drive north 85 degrees 25 minutes 51 seconds west 102 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 2,042 feet to a point on the southeasterly side of Cornwall Place; thence extending along same the 2 following courses and distances: (1) north 04 degrees 34 minutes 09 seconds east 87 feet to a point of

curvature; and (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 36.76 feet to a point, a corner of Lot No. 104; thence extending along same north 70 degrees 34 minutes 49 seconds east 156.57 feet to a point, a corner of Lot No. 106; thence extending along same south 11 degrees 41 minutes 59 seconds west 201.81 feet to the first mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Bryan D. D'Emilio and Becky Ann D'Emilio, by Deed dated October 13, 2006, and recorded on February 7, 2007, by the Chester County Recorder of Deeds in Book 7077, at Page 1372, as Instrument No. 10727018, granted and conveyed unto Becky Ann D'Emilio, as Individual.

AND the said Becky Ann D'Emilio is also known as Becky Ann Shuker.

UPI No. 28-5-247.

PLAINTIFF: McCormick 106, LLC

VS

DEFENDANT: **BECKY ANN SHUKER a/k/a BECKY ANN D'EMILIO**

SALE ADDRESS: 142 Durham Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-401**

DEBT- **\$155,061,11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07406 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 parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, Pennsylvania, dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan No. 16725, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Branford Way, said point being a corner of Lot No. 35 (as shown on said Plan); thence from said point of beginning extending along said road on a line curving to the left having a radius of 175 feet an arc distance of 20.09 feet to a point, being a corner of Lot No. 33; thence leaving said road extending along Lot No. 33 passing through the partition wall dividing the buildings on Lots No. 3 and No. 34 north 29 degrees 32 minutes 52 seconds east 91.45 feet to a point in

line of Open Space, being a corner of Lot No. 33; thence extending partially along said Open Space south 60 degrees 27 minutes 8 seconds east 20 feet to a point, being a corner of Lot No. 35; thence leaving said Open Space extending along Lot No. 35 passing through the partition wall dividing the buildings on Lots No. 34 and 35 south 29 degrees 32 minutes 52 seconds west 89.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 34 on the above mentioned Plan.

BEING known as 5 Branford Way.

BEING UPI #9-10-47.34

FEE simple title vested in James T. Ringgold and Carmen M. Ringgold, husband and wife, by Deed from, S. Denise Frame, recorded 05/25/2005, in the Chester County Recorder of Deeds Book 6501, Page 196.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for GSAA Home Equity Trust 2005-14

VS

DEFENDANT: **CARMEN M. RINGGOLD and JAMES T. RINGGOLD**

SALE ADDRESS: 5 Branford Way, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-7-402**

DEBT- **\$162,979.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00035 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.

PARCEO NO.: 15-13-330

ALL THAT CERTAIN western one-half of a double brick message and lot of land, known as No. 332 First Avenue, situate in the Third Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of First Avenue and distant thirty feet from the center line of the same, at a corner of lands now or late of Jesse B. Shunk; thence along said Shunk's lands south nine and one-half degrees west eighty feet to a point in line of lands now or late of Thomas B. Dewees; then at right angles and along the said Dewees' land south eighty and one-half degrees east eighteen feet and nine inches to a point in lands now or late of Clinton R. Moore; thence north nine and one-half degrees east eighty feet along the said lands now or late of Clinton R. Moore and thru the partition wall dividing the said double brick dwelling house to the south side of First Avenue; thence along the same thirty feet from the center line thereof, north eighty and one-half degrees west eighteen feet nine inches to the place of beginning.

CONTAINING fifteen hundred (1500) square feet of land be the same more or less.

BEING Chester County UPI# 15-30-330.

FEE simple title vested in Eileen A. Tabb, by Deed from, Phoenixville Homes, Inc., a PA Non-Profit Corporation, dated 08/30/2001, recorded 09/06/2001, in the Chester County Recorder of Deeds Book 5056, Page 2139.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2

VS

DEFENDANT: **EILEEN A. TABB**

SALE ADDRESS: 332 1st Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-403**

DEBT- **\$97,196.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03165 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 Caln Township, Chester County,  
Pennsylvania  
BLR# 39-3M-13  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Trifera, LLC

VS

DEFENDANT: **TAMMY A. JARRETT**, individually and in her capacity as Administratrix cta of  
the **ESTATE OF BEATRICE JARRETT**

SALE ADDRESS: 41 Johnson Avenue, Coatesville, PA 19320-2357

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-405**

DEBT- **\$530,725.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-06008 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 situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

BEGINNING at a point on the south side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the south side of Road A the two (2) following courses and distances: (1) north 63 degrees 55 minutes 06 seconds east, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, south 20 degrees 55 minutes 00 seconds west, 321.46 feet to a point, a corner of Lot No. 15;

thence extending along the same, south 63 degrees 55 minutes 06 seconds west, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, north 26 degrees 04 minutes 54 seconds west, 305 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

CONTAINING 80,599 square feet of land more or less.

UPI # 66-2-1.24

BEING the same premises which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **DONALD LOWRY, RITA LOWRY, and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-406**

DEBT- **\$236,796.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-04826 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 Atglen Borough, Chester County,  
Pennsylvania  
BLR# 7-5-2.2B  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **CHARLES M. KASTNER**

SALE ADDRESS: 645 Willow Lane, Atglen, PA 19310-9719

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-407**

DEBT- **\$100,597.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00566 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 City of Coatesville  
TAX Parcel #Tax ID/UPI Parcel No. 16-03-0023 / 16-3-23  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper

VS

DEFENDANT: **GARY D. NICHOLS**

SALE ADDRESS: 1207 East Lincoln Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-408**

DEBT- **\$1,159,881.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09698 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 with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania and described according to a plan of property of Robert Bruce, said plan made by Yerkes Engineering Company, dated June 12, 1958 as follows, to wit:

BEGINNING at a point on the northwesterly side of Trepahny Lane (40 feet wide) a corner of land now or formerly of Joseph W Walton; thence extending from said point of beginning northwestwardly and southwestwardly measured partly along the northeasterly and partly along the northwesterly sides of Trepahny Lane; thence extending south 48 degrees 58 minutes west measured along the northwesterly side of Trepahny Lane crossing an 18 inch C.M.P., forty two and ten one hundredths feet to a point a corner of Lot #8; thence along Lot #8 north 21 degrees 47 minutes west partly through the 18 inch C.M.P., one hundred eighty nine and two one

hundredths feet to a point in line of land now or late of Ernest G. Hill; thence extending along the last mentioned land north 61 degrees 50 minutes east one hundred seventy one and ninety one one hundredths feet to a point in line of land now or formerly of Joseph W. Walton, aforesaid; thence extending along the last mentioned land, south 22 degrees 18 minutes east two hundred three and fourteen one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #8 as shown on the above-mentioned Plan.

BEING County Parcel Number 43-6N-35.

BEING the same premises which Gwynn H Dambly, administrator, Estate of Janet K Hayes, by Deed dated April 28th, 2014 and recorded May 31st, 2014 in the Office of the Recording of Deeds, in and for the County of Chester, in Deed Book 8922 Page 1508, granted and conveyed unto David J Staiger and Barbara Staiger, in fee.

PLAINTIFF: Rehab Financial Group LP

VS

DEFENDANT: **DAVID STAIGER and BARBARA STAIGER**

SALE ADDRESS: 739 Trepahny Lane, Wayne, Pennsylvania 19087

PLAINTIFF ATTORNEY: **ROBERT L. SALDUTTI, ESQ., 610-994-1137**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-7-410**

DEBT- **\$285,661.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07795 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 27th, 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 Charlestown Township, Chester County, Pennsylvania and described according to a Plan of Land of Charles S. Bostian, made by T.G. Colesworthy, County Surveyor, dated June 12, 1964, as follows to wit:

BEGINNING at a point on the title line in the bed of Valley Hill Road (as shown on said Plan), a corner of land of the grantor herein; thence extending north twenty-five degrees, thirty-eight minutes west, along lands of the grantor herein, two hundred seventy-one and ninety-one one-hundredths feet to a point; thence extending along the same, north twenty-six degrees, five minutes, forty seconds west, one hundred eighty-five and sixty-one hundredths feet to a point in line of lands now or late of Norman Frank, Kurtz; thence extending along same, north sixty-one degrees, forty-four minutes, forty seconds east, two hundred twenty and ninety one-hundredths feet to a point; thence extending south twenty-five degrees, forty-eight minutes, forty seconds east, four hundred fifty-six and five one hundredths feet to a point on the title line in the bed of Valley Hill Road, aforesaid; thence extending along the same, south sixty-one degrees, twenty-two minutes west, two hundred twenty and ninety one-hundredths feet to the first mentioned point and place of beginning.

RESERVING therefrom and thereout unto prior record

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

DEFENDANT: **GALEN BARGER, KNOWN SURVIVING HEIR OF JAMES BARGER AND UNKNOWN SURVIVING HEIRS OF JAMES BARGER**

SALE ADDRESS: 1095 West Valley Hill Road a/k/a 1095 Valley Hill Road f/k/a 114 W. Valley Hill Road, Malvern, Pennsylvania 19355

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

owners, their heirs and assigns, the right of ingress, egress and regress over a ten feet wide strip or piece of ground extending north-westwardly from Valley Hill Road along the westerly line of the premises herein conveyed, as and for a portion of a private road, passageway and watercourse at all times hereafter, forever, without any limitations as to extent of said easement, and other prior record owners, by the acceptance of this Deed, firmly bind themselves, their heirs and assigns to execute any Deed or Deeds of dedication, dedication said ten feet wide strip or piece of ground to the Township of Charlestown, Chester County, as and public street, road, or highway.

UNDER AND SUBJECT, however, to the following conditions, covenants and restrictions to the faithful observance of which said prior record owners by acceptance of this Deed firmly bind themselves, their heirs and assigns to wit:

NO mobile home occupancy of any kind shall be permitted on the premises.

ANY dwelling erected will cover a total area of not less than 900 square feet.

CONSTRUCTION plans shall be submitted to Charles S. Bostian, in writing and approval secured, in writing, before starting excavation; buildings erected will be completed on the exterior within one year of breaking ground.

NO pigs or livestock of an objectional nature shall be raised of kept on the premises.

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-412**

DEBT- **\$267,643.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10140 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 Schuylkill, County of Chester and Commonwealth of Pennsylvania.  
BEING UPI # 27-6B-1

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee of the Residential Credit Opportunities Trust V

VS

DEFENDANT: **ROBERT S. HUSTON and KIM HUSTON**

SALE ADDRESS: 42 Vincent Road, Phoenixville, PA 19460

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 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-413**

DEBT- **\$243,580.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01606 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 Willistown Township, Chester  
County, Pennsylvania  
BLR# 54-8-2674  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B.

VS

DEFENDANT: **YONG KIM a/k/a YONG SANG KIM and SUK WHA PARK**

SALE ADDRESS: 1602 Whispering Brooke Drive, Newtown Square, PA 19073-2781

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-414**

DEBT- **\$135,397.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01296 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 No.: 14-4-4287.1

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, Spring City, County of Chester, Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor on October 7, 1959, more fully described as follows, to wit:

BEGINNING at a point in the center line of New Street (57 feet wide) and in line with the division wall of a twin house, #140 and #142 New Street; thence along the center line of New Street north 66 degrees 15 minutes east, 18.05 feet to a point; thence parallel to the division wall of the above mentioned dwelling south 23 degrees 45 minutes east, 172.09 feet to a point, having crossed an iron pin on line 30.5 feet from the center line of New Street; thence south 69 degrees 49 minutes west 19.05 feet to a point, a corner of remaining lands of the grantors; thence along said lands north 23 degrees 10 minutes west 94.80 feet to the division wall of said dwelling; thence through the center line of the division wall north 23 degrees 45 minutes west 76.10 feet to the place of beginning.

UPI No. 14-4-287.1

FEE simple title vested in Benjamin C. Kresge, by Deed from, Daniel Lee Friedrichsen and Teresa Friedrichsen, dated 07/23/2015, recorded 08/05/2015, in the Chester County Recorder of Deeds in Deed Book 9157, Page 513, as Instrument No. 11423480.

PLAINTIFF: Finance of America Mortgage, LLC

VS

DEFENDANT: **BENJAMIN C. KRESGE**

SALE ADDRESS: 140 New Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-415**

DEBT- **\$313,323.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11735 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 Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as "Park Manor" made by T.G. Colesworthy, County Surveyor, dated May 1950 as follows, to wit:

BEGINNING at a point of reverse curve on the easterly side of Marshall Drive (fifty feet wide); said point of reverse curve being at the distance of seventeen and ninety two one-hundredths feet measured on the arc of a circle curving to the right having a radius of ten feet from a point of compound curve on the northerly side of Hillside Drive (forty feet wide); thence extending northwardly along the said of Marshall Drive (forty feet wide); thence extending northwardly along the said of Marshall Drive on the arc of a circle curving to the left having a radius of three hundred sixty six and ninety five one-hundredths feet, the arc distance of fifty two and two one-hundredths feet to a point; thence extending northeastwardly on the arc of a circle curving to the right having a radius of two hundred thirty one and thirty seven one-hundredths feet, the arc distance of three and eighty one-hundredths feet to a point of tangent; thence

extending north fifty six degrees, twenty three minutes, forty seconds east, one hundred thirty and forty two one-hundredths feet to a point; thence extending north seventy three degrees, fifty five minutes east, one and eighteen one-hundredths feet to a point; thence extending south four degrees, thirty-five minutes, forty seconds west. One hundred twenty eight and ninety three one-hundredths feet to a point on the northerly side of Hillside Drive aforesaid; thence extending northwestwardly along the northerly side of Hillside Drive, on the arc of circle curving to the left having a radius of one hundred seventy eight and eighty seven one-hundredths feet, the arc distance of sixty four and fifty one-hundredths feet to a point of reverse curve in the same; thence extending northwestwardly still along the said side of Hillside Drive, on the arc of a circle curving to the right having a radius of one hundred feet, the arc distance of thirty eight and twenty seven one-hundredths feet to a point of compound curve in the same; thence extending on the arc of circle curving to the right having a radius of ten feet, the arc distance of seventeen and ninety two one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **PATRICIA G. SEMPLE**

SALE ADDRESS: 531 Marshall Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-416**

DEBT- **\$317,807.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02728 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 Newlin Township  
TAX Parcel #TAX ID/ 49-02-0052,060  
UPI Parcel No. 49-2-52.6  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank S/B/M to Hudson City Savings Bank

VS

DEFENDANT: **NANCY JENZANO**

SALE ADDRESS: 901 Stargazers Road a/k/a 901 Star Gazer Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-417**

DEBT- **\$72,580.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05181 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.

TAX I.D. #: 19-04-0136.030

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of Warwick, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elsie Carlier, made by Leon A. Leshner, Registered Land Surveyor, Sinking Spring, Pennsylvania, dated September 1, 1966 as follows, to wit:

BEGINNING at a point on the southerly side of Township Route No. 519 (as shown on said Plan) which point is at a distance of three hundred sixteen feet, measured south eight-two degrees nine minutes west, along the same from a point a corner of lands now or late of St. Mary's Church; thence extending from said beginning point south seven degrees fifty-one minutes east, two hundred feet to a point; thence extending south eighty-two degrees nine minutes west, one hundred fifty feet to a point; thence extending north seven degrees fifty-one minutes west, two hundred feet to a point on the southerly side of Township Route No. 519 aforesaid; thence extending along same north eighty-two degrees nine minutes east, one hundred fifty feet to the first mentioned point and place of beginning.

CONTAINING 30,000 square feet of land to be the same more or less.

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **DAVID H. KERCHER and JENNIFER A. KERCHER**

SALE ADDRESS: 124 Mine Hole Road, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-7-418**

DEBT- **\$413,333.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-01815 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 Township of East Marlborough  
TAX Parcel #TAX ID/UPI Parcel No. 61-02-0070/61-2-70  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **LISA M. TETI and STEVEN P. TETI**

SALE ADDRESS: 313 Marlborough Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-419**

DEBT- **\$59,643.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10259 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 parcel of land, with the buildings and improvements thereon erected, situate in East Pikeland Township, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan of Section III, Rapps Dam Bridge Townhouses, made by Bursich Associates, Inc., Consulting Engineers, dated November 11, 1986, as follows to wit:

BEGINNING at a point a corner of this and Unit No. V-5, as shown on said Plan, which point is measured the five following courses and distances from the point of intersection of the center line of Dawn Way with the center line of Hollingsworth Drive in Section 1, Rapps Dam Bridge Townhouses: (1) leaving said point of intersection and extending south 26 degrees, 34 minutes, 33 seconds west 188.124 feet to a point of curve; (2) on the arc of a curve, curving to the right, in a southwestwardly direction, having a radius of 400.000 feet, the arc distance of 324.916 feet to a point; (3) south 16 degrees, 53 minutes, 00 seconds east 21.176 feet to a point; (4) south 73

degrees, 07 minutes, 00 seconds west 40.000 feet to a point; and (5) north 16 degrees, 53 minutes, 00 seconds west 217.206 feet to the point of beginning.

CONTAINING in frontage or breadth on a course bearing north 16 degrees, 53 minutes, 00 seconds west the distance of 32.650 feet and extending of that width southwestwardly between parallel lines at right angles thereto 96.000 feet.

BEING Unit No. VW-1 shown on said Plan.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations, and exclusions as contained and set forth in that certain declaration of covenants and easement, dated 12/5/1980, as recorded in the Office of the Recorder of Deeds of Chester County in Miscellaneous Book 500 Page 522 & C, and any amendments to the said Declaration, as same may be made from time to time.

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens N.A.

VS

DEFENDANT: **ALAN S. OLSHANSKY**

SALE ADDRESS: 2301 Dawn Way, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-420**

DEBT- **\$113,890.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10058 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 East Goshen Township, Chester  
County, Pennsylvania  
BLR# 53-6-524  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **MICHAEL A. WILLARD**

SALE ADDRESS: 1810 Valley Drive, West Chester, PA 19382-6491

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-421**

DEBT- **\$704,080.07**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10433 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 East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of Williamsburg Subdivision made by Protract Engineering, Inc., P.O. Box 1526, Pottstown, PA 19464 (610) 323-4735, dated 11-3-1995, last revised 8-31-1998 and recorded as Plan #14832, as follows, to wit:

BEGINNING at a point on the southerly side of Burdette Drive, a corner of Lot 23, thence extending along same, south 18 degrees 57 minutes 00 seconds east crossing the bed of a proposed 30 feet wide utility easement 268.18 feet to a point in the line of lands N/L of Clifford E. & Wanda V. Backup, thence extending along same, south 56 degrees 17 minutes 30 seconds west 32.72 feet to a point in the line of Lot 25, thence extending along same, and along the line of aforementioned proposed 30 feet wide utility ease-

ment north 52 degrees 27 minutes 37 seconds west 219.86 feet to a point on the southerly side of Burdette Drive, thence extending along same, along the arc of a circle curving to the left with a radius of 60.00 feet, the arc distance of 51.57 feet to a point of reverse curve, thence extending along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 63.11 feet to a point of compound curve, thence extending along the arc of a circle curving to the right with a radius of 475.00 the arc distance of 86.56 feet to the point of beginning.

BEING Lot No. 24 on said Plan.

TITLE to said premises vested in Wolanyo K. Agudu and Orsha Goines Agudu by Deed from Dewey Homes, LP, a Pennsylvania Limited Partnership dated July, 13 2000 and recorded July 19, 2000 in the Chester County Recorder of Deeds in Book 4787, Page 0884 as Instrument Number 0046040.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A VS

DEFENDANT: **WOLANYO K. AGUDU and ORSHA G. AGUDU fka ORSHA GOINES aka ORSHA GOINES**

SALE ADDRESS: 964 Burdette Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-422**

DEBT- **\$673,009.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02444 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 Whiteland Township, County of Chester, Commonwealth of Pennsylvania and described according to a plan for final subdivision of land belonging to Harry N. Waltz, said plan made by J. Vernon Keech, Registered Surveyor, dated 11/9/1962, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Whitford Road (a road leading in a general northwesterly direction from Pottstown Pike to Boot Road) a corner of land now or late of West Chester Joint High School; thence extending from said point of beginning and along the last mentioned lands north 87 degrees 05 minutes west crossing the southwesterly side of Whitford Road 636.50 feet to a marble stone; thence extending north 52 degrees 24 minutes east crossing an iron pin and recrossing the southwesterly side of Whitford Road 431.90 feet to a point on the title line in the

bed of Whitford Road aforesaid; thence extending along the title line through the bed of Whitford Road the (2) following courses and distances, to wit: (1) south 39 degrees 01 minutes east 210.90 feet to a spike and (2) south 50 degrees 36 minutes east 208.00 feet to the first mentioned spike the point and place of beginning.

CONTAINING in area 1.949 acres of land be the same more or less.

BEING 1334 Burke Road

PARCEL #41-8-181.1A

BEING the same premises which Noreen T. Ransom by Deed dated 5/20/2005, and recorded 5/25/2005 at Chester County, Pennsylvania in Book 6501 at Page 880, as Document ID: 10536635 granted and conveyed unto Steven H. Brown, in fee.

PLAINTIFF: TD Bank, N.A., successor by merger to Commerce Bank, N.A.

VS

DEFENDANT: **STEVEN H. BROWN and LINDA BROWN**

SALE ADDRESS: 1334 Burke Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-423**

DEBT- **\$223,010.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08838 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 East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made by Ernest J. Coccia by Hopkins and Scott, Inc., dated 12/11/1997, last revised 6/16/1998 and recorded as Plan No. 14656, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul-de-sac of Hartman Drive (T-580), a corner of Parcel No. 1 on said Plan; thence from said beginning point, leaving Hartman Drive and extending along Parcel No. 1 the two following courses and distances, viz: (1) south 28 degrees 10 minutes 00 seconds west 136.85 feet to a point, thence (2) north 69 degrees 36 minutes 00 seconds west 246.48 feet to a point in line of lands now or late of Moore on said Plan; thence extending along same and along lands now or late of Ludwig north 18 degrees 14 minutes 04 seconds east 195.29 feet to a point, a

corner of Parcel No. 3 on said Plan; thence extending along same south 66 degrees 10 minutes 00 seconds east 229.66 feet to a point on the northwesterly side of the cul-de-sac of Hartman Drive aforesaid; thence extending along the cul-de-sac of Hartman Drive on the arc of circle curving to the left having a radius of 50.00 feet the arc distance of 68.02 feet to the first mentioned point and place of beginning.

BEING Parcel No. 2 on said Plan.

BEING County Parcel No. 26-3-162.30

BEING the same premises which Ernest J. Coccia, widower, by Deed dated 9/30/2003 and recorded 10/30/2003 at Chester County, Pennsylvania in Book 5958 at Page 2335, as Document ID: 10328663, granted and conveyed unto Joseph DeLuca and Christine DeLuca, husband and wife, in fee.

PLAINTIFF: TD Bank, N.A., successor by merger to Commerce Bank, N.A., successor to Commerce Bank/Pennsylvania, N.A.

VS

DEFENDANT: **JOSEPH DeLUCA and CHRISTINE DeLUCA**

SALE ADDRESS: 124 Hartman Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-424**

DEBT- **\$172,457.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11321 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 Borough of Spring City  
TAX Parcel #Tax ID 14-04-0517.01B/  
UPI Parcel No. 14-4-517.1B  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **TROY A. GRAUTEN**

SALE ADDRESS: 134 South Main Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-7-426**

DEBT- **\$67,244.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08744 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 at the south side of James Street (formerly named 5th Street) in the Borough of Honeybrook, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner thereof, an iron pin at the intersection of the east side of Vine Street and south side of James Streets, both streets laid out 33 feet wide; thence extending along James Street, south 50 degrees, 00 minutes east, 99 feet to an iron pin; thence by land now or late of Perry Phillips, south 40 degrees, 00 minutes west, 140 feet to an iron pin; thence by land now or late of B. Frank Houck, being a part of the premises hereto, north 50 degrees, 00 minutes west, 99 feet to an iron pin at the east side of Vine Street; thence along the east side of Vine Street, north 40 degrees, 00 minutes east, 140 feet to the place of beginning.

TITLE to said premises vested in Martin D. Miller and Mary Lee Miller by Deed from Martin D. Miller dated June, 16 2003 and recorded July 2, 2003 in the Chester County Recorder of Deeds in Book 5767, Page 593 as Instrument Number 10565098.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **MARTIN D. MILLER**

SALE ADDRESS: 540 James Street, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-427**

DEBT- **\$780,271.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10600 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 Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-4-151.8  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **BRETT B. WEINSTEIN and DANA M. WEINSTEIN a/k/a DANA WEINSTEIN**

SALE ADDRESS: Lot 8 at Highgrove, a/k/a 1553 High Grove Lane, Malvern, PA 19355-8799

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-428**

DEBT- **\$152,429.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07210 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 Franklin Township, Chester  
County, Pennsylvania  
BLR# 72-4-8.10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **ANN B. CHASE, IN HER CAPACITY AS HEIR OF TIMOTHY T. CHASE a/k/a  
TIMOTHY TYLER CHASE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
TIMOTHY T. CHASE a/k/a TIMOTHY TYLER CHASE, DECEASED**

SALE ADDRESS: 559 Chesterville Road, Landenberg, PA 19350-1575

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-430**

DEBT- **\$340,318.3**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02362 DIRECTED TO SHERIFF CAROLYN B. WELSH, T  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER  
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, 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 North Coventry Township,  
Chester County, Pennsylvania  
BLR# 17-3C-84  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC  
VS

DEFENDANT: **LAURA A. ELLER a/k/a LAURA A. ELLER, INDIVIDUALLY AND IN HER  
CAPACITY AS HEIR OF MATTHEW J. MORGAN, DECEASED, UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MATTHEW J. MORGAN, DECEASED**

SALE ADDRESS: 482-484 Laurelwood Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-431**

DEBT- **\$84,718.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00224 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 Spring City Borough, Chester  
County, Pennsylvania  
BLR# 14-6-68  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KRISTA M. STEHMAN-PEREZ a/k/a KRISTA M. STEHMANPEREZ**

SALE ADDRESS: 215 Walnut Street, Spring City, PA 19475-2112

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-432**

DEBT- **\$174,380.67**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10301 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 known as Lot 1 on a Plan of Lots of the Grantors hereto, situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Henry, C.E., 6/21/1961, as follows:

BEGINNING at an iron pin at the point of intersection of the Strasburg Road (a public road leading from Parkesburg to West Chester) with a public road leading to Westwood at a corner of land of Arthur Scott; thence along the middle of the Strasburg Road north 77 degrees 14 minutes 10 seconds west 100 feet to a point at the southeast corner of Lot No. 2 as shown on a said lot plan; thence leaving said Strasburg Road and along the easterly line of said Lot No. 2 north 12 degrees 50 minutes 10 seconds east 262.58 feet to a point in a line of land of Sylvester Scott; thence along Scott's land passing over a stone marker on line 12.08 feet from the next mentioned point south 77 degrees 09 minutes 50 seconds east 152.76

feet to a point near the middle of said public road leading from said Strasburg Road to Westwood; thence along the middle of said last mentioned road south 24 degrees 12 minutes 10 seconds west 267.7 feet to the place of beginning.

THE improvements thereon being known as 215 Mount Carmel Road, Coatesville, Pennsylvania – 19320.

BEING the same premises which Alfred D. Perine and Katie L. Perine by Deed dated September 30, 2016 and recorded October 12, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9411, Page 63, granted and conveyed unto Sean B. Wagenseller and Amanda P. Wagenseller

BEING known as: 215 Mt. Carmel Road a/k/a 215 Mount Carmel Road, Coatesville, PA 19320

PARCEL No.: 47-4-17

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Loan Services, LLC  
VS

DEFENDANT: **SEAN B. WAGENSELLER and AMANDA P. WAGENSELLER**

SALE ADDRESS: 215 Mt. Carmel Road a/k/a 215 Mount Carmel Road, 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-433**

DEBT- **\$490,939.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02795 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 parcel of land situated in the Township of Warwick, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 15, 2000 and recorded in the Office of the Chester County Recorder of Deeds on September 19, 2000, in Deed Book Volume 4820 at Page 1090, as Instrument No. 0060431.

TAX Parcel No. 19-6-54.16

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMB, Inc., CHL Mortgage Pass-Through Trust, 2007-21 Mortgage Pass-Through Certificates, Series 2007-21

VS

DEFENDANT: **DARON T. DERR and KRISTY S. DERR**

SALE ADDRESS: 94 Warwick Chase, Pottstown, PA 19465

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-434**

DEBT- **\$271,764.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09305 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 Schuylkill, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **UNKNOWN HEIRS OF THE ESTATE OF MADOLYN B. MacGOLDRICK, DECEASED**

SALE ADDRESS: 62 North Whitehorse Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **18-7-435**

DEBT- **\$238,607.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11423 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 parcel of land situated in the Second Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 29, 2001 and recorded in the Office of the Chester County Recorder of Deeds on January 28, 2002, in Deed Book Volume 5183 at Page 128, as Instrument No. 10041996.  
TAX Parcel No. 15-14-0160

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **JOHN A. DELLAQUILA and DANIELLE M. DELLAQUILA a/k/a/ DANIELLA M. DELLAQUILA**

SALE ADDRESS: 40 Manavon Street, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-436**

DEBT- **\$131,924.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11798 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 Lower Oxford Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of John J. Kelley and Lois C. Kelley, his wife, made by Kenneth G. Crossan, Professional Land Surveyor, dated June 3, 1987 revised July 16, 1987 and recorded in the Office of the Recorder of Deeds, Chester County, as Plan 10430 as follows, to wit;

BEGINNING at a point on the westerly side of Duck Farm Road (T-334) (fifty feet wide) a corner of Lot No. 2 on said Plan, thence extending along said lot the (2) following courses and distances; (1) north eighty five degrees, forty six minutes, thirty five seconds west, two hundred ninety two and twenty two one-hundredths feet to a point, (2) north four degrees, thirteen minutes, twenty five seconds east, one hundred forty nine and eighty one-hundredths feet to a point in line of lands now or late of David Delp and wife; thence extending along said lands south eight five degrees, forty six minutes, thirty five seconds east, three hundred feet to a point on the westerly side of Duck Farm Road; thence extending along same, south seven degrees, eleven minutes, fifty three seconds west, one hundred fifty feet to the first mentioned point and place of beginning.

BLR# 56-09-0048.010

TITLE to said premises vested in Michael J. Ruggirello and Ruth S. Ruggirello, husband and wife by Deed from Marco E. Dorazio, III and Deborah A. Dorazio, husband and wife, dated 9/4/1991 and recorded 9/9/1991 in Book 2578 Page 37

PLAINTIFF: Ajax E Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee

VS

DEFENDANT: **RUTH S. RUGGIRELLO**

SALE ADDRESS: 315 Duck Farm Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-438**

DEBT- **\$226,666.78**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07579 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 Borough of  
Phoenixville, Chester County, Pennsylvania  
TAX Parcel No.: 15-4-697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **BRIAN M. VARANO**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-7-439**

DEBT- **\$163,640.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09885 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 Valley Township, Chester  
County, Pennsylvania  
BLR# 38-2K-39  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **PAMELA L. REINHARDT a/k/a PAMELA S. REINHARDT**

SALE ADDRESS: 81 Muirfield Court, Coatesville, PA 19320-1981

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

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

CAROLYN B. WELSH, SHERIFF