

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 16th @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on August 16th, 2018 are as follows:

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

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, August 16th, 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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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 Kennett Square	Jason J. Nichols and Alicia Nichols	20
Borough of Kennett Square	Brian E. Winters, Known Heir of Paul F. Winters, Deceased Mortgagor and Real Owmer. Garry A. Winters Known Heir of Paul F. Winters, Deceased Mortgagor and Real Owmers. Garry A. Winters and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Paul F. Winters, Deceased Mortgagor and Real Owmer	12
Boroughp of Oxford	Jennifer A. Middleman and David S. Middleman	21
Boroughp of Oxford	Henry J. Ruffenach	30
Borough of Parkesburg	Michael J. Fitch a/k/a Michael Fitch and Janice M. Keenan a/k/a Janice Keenan	41
Borough of Phoenixville	Amber Elysa Gilmore Solely in her Capacity as Heir of Sadie B. Gilmore, Deceased, and a Heir of Terry Gilmore, Deceased; Tiffany Marie Gilmore Solely in her Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Nathaniel Terrence Gilmore, Soleey in His Capacity as Heir of Sadie B. Gilmore, Deceased, and aa Heir of Terry Gilmore, Deceased; Matthew Andrei Preston Gilmore Solely in His Capacity as Heir of Sadie B. Gilmore Deceased, and as Heir of Terry Gilmore, Deceased; Nylz Henry Reyes Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; The Unknown Heirs of Sadie B. Gilmore Deceased; The Unknown Heirs of Terry Gilmore Deceased.	50
Borough of Phoenixville	Jessica Gray	27
Borough of Phoenixville	John L. Jackomin, III	26
City of Coatesville	Joseph Jones, Jr.	40
City of Coatesville	Kelly E. McGuigan a/k/a Kelly McGuidan	46
City of Coatesville	Gary D. Nichols	4
City of Coatesville	Carol J. Peterson and Gary L. Peterson	9
City of Coatesville	John F. Rodriguez a/k/a John F. Rodriguez, Jr. and Jennifer L. Worthington a/k/a Jennifer Worthington	43
Caln Township	Angela Defeo	38
Caln Township	Dinita Toney and United States of America	45
East Bradford Township	Robert A. Powers & Anne K. Powers	7
East Bradford Township and East Goshen Township	Edmund R. Lewis and Janis Lewis	10
East Brandywine Township	Eileen A. Klapac and Scott D. Klapac	48
East Brandywine Township	Kim Gilbert Prior	33
East Fallowfield Township	Charles J. Baird, Jr.	37
East Goshen Township	Kevin Doyle and Bridget Doyle	8
East Goshen Township	Douglas D. Schroer and Alicia K. Schroer	18
East Nottingham Township	Thomas A. Jaycox and Deborah C. Jaycos	25
East Pikeland Township	Adriana Arias	5
East Whiteland Township	Frazer Shopping Center Investors, L.P.	53
London Britain Township	John E. Carpenter and Angela E. Carpenter	11
London Britain Township	Elbert Smalls and Jeanette Smalls	17
Lower Oxford Township	David F. O'Connor a/k/a David O'Connor and :Lisa Ann O'Connor a/k/a Lisa O'Connor	31
New London Township	Michele Radecki a/k/a Michele G. Radecki anad Randall Radecki	22
Sadsbury Township	Bruce S. Palmero and Joan M. Palmero	36

Continued

INDEX

Location	Defendant	Page
Sadsbury Township	Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edward R. Mickol, Deceased Mortgagor, Unknown Heirs Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elisabeth A. Bogtstra, Deceased Mortgagor	39
Schuylkill Township	Mary E. Schnovel and Donald R. Schnovel aka Donald Schovel	47
Schuylkill Township	Christopher Wurts and Jeanne O'Hern a/k/a Jeanne Ohern and Jana Wurts	44
Thornbury Township	Norma F. McDaniel a/k/a Nora F. McDaniel	6
Uwchlan Township	Ursula M. Engelmman a/k/a Ursula M. Engleman and James C. Engelman a/k/a James C. Engleman	28
Valley Township	Chloe Jacenda Bostic	13
Valley Township	Kenneth Meyle, Jr. and Andrea L. Meyle	15
Warwick Township	Gale C. Bonacci and Eric R. Cronce a/k/a Eric Cronce	23
West Bradford Township	Irene Boyer and Earl E. Boyer, II	51
West Bradford Township	Dale E. Hunt	16
West Caln Township	Anthony J. Masherino, Jr. and Coleen T. Mascherino	29
West Caln Township	Claire M. McLennan and Hugh McLennan a/k/a Hugh McLennan III	24
West Caln Township	Riley Lohr and Anita L. Lohr a/k/a Anita Diggins a/k/a Anita L. Diggins	42
West Caln Township	Michael Smith and Myah S. Smith	35
West Goshen Township	Angel L. Rosado and Myrna Rosado	49
West Nantmeal Township	Donna M. Whiteman	32
West Nottingham Township	Julie Pendergrass	19
West Pikeland Township	Brian Jarratt a/k/a James Brian Jarratt a/k/a Bradford J. Jarratt and Jennifer A. Jarratt	34
Westtown Township	Diane M. Lord Ogram	14
West Whiteland Township	Sierra Leasing McMonagle and James McMonagle	52

Sheriff's Sale of Real Estate

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

DEBT- **\$103,823.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00027 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

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

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

land now or late of Lillian M. Gordon.

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

BEING UPI Number 16-3-22

PARCEL No.: 16-3-22

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

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

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

VS

DEFENDANT: **GARY D. NICHOLS**

SALE ADDRESS: 1205 East Lincoln Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-441**

DEBT- **\$451,287.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02895 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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PROPERTY situate in the East Pikeland Township, Chester
County, Pennsylvania
BLR# 26-3-30.6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ADRIANA ARIAS**

SALE ADDRESS: 1115 Rapps Dam Road, Phoenixville, PA 19460-1949

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: **18-8-442**

DEBT- **\$250,748.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00398 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and State of Pennsylvania, and described partly according to a Plan of Property for "Cheyney Homesteads" said Plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 10/12/1956 and revised 12/14/1956 and partly according to a plan of property for Raleigh Ellis, made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12/17/1957 as follows to wit:

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

Road now College Hill Drive 963.55 feet to a point of curve in the same; (3) northeastwardly and southeastwardly measured partly along the southwesterly sides of Chester Creek Road, now College Hill Drive on the arc of a circle curving to the right having a radius of 360.15 feet the arc distance of 191.72 feet to a point of tangent on the southwesterly side of Chester Creek Road now College Hill Drive; and (4) south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 100.11 feet to the point of beginning; thence extending from said point of beginning south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 200 feet to a point; thence extending south 02 degrees 45 minutes west 215 feet to a point; thence extending south 75 degrees 16 minutes west 209.69 feet to a point; thence extending north 20 degrees 45 minutes east 278.00 feet to the first mentioned point and place of beginning.

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

PLAINTIFF: CIT Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-443**

DEBT- **\$1,431,626.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-05244 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract of land, situate in East Bradford Township, County of Chester in the Commonwealth of Pennsylvania, with the message and improvements thereon erected, bounded and described according to a survey made by N. M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 12, 1984, as follows:

BEGINNING at a point set in the title line near the intersections of Birmingham Road (LR 15087) and Pennsylvania Route 52 & 100, said point marking a corner of lands of this about to be described tract and a corner of Weaver's Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances:

1. NORTH 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence

2. NORTH 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence

3. NORTH 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;

THENCE by remaining lands of Limberger the following 3

courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence

5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence

6. CROSSING over a right of way of Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weavers' Lebanon Bologna Company;

THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.

CONTAINING 3.468 acres.

BEING UPI NUMBER 51-7-113

PARCEL NO: 51-7-113

BEING KNOWN AS: 595 Birmingham Road, West Chester, PA 19382

BEING the same property conveyed to Robert A. Powers and Anne K. Powers, husband and wife who acquired title by Virtue of a Deed from Robert F. Morris and Glenn Kinckner, dated November 14, 2005, recorded November 22, 2005, at Instrument Number 10598870, and recorded in Book 6690, Page 707, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Deutsche Alt-B Securities, Inc.
Mortgage Loan Trust, Series 2006-AF1

VS

DEFENDANT: **ROBERT A. POWERS & ANNE K. POWERS**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-444**

DEBT- **\$58,161.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02711 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester
County, Pennsylvania
BLR# 53413272
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **KEVIN DOYLE and BRIDGET DOYLE**

SALE ADDRESS: 624 Thorncroft Drive, West Chester, PA 19380-6442

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: **18-8-445**

DEBT- **\$45,973.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00683 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

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PROPERTY situate in City of Coatesville
TAX Parcel #Tax ID/UPI Parcel No. 16-04-0035 / 16-4-35
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Keybank N.A. S/B/M First Niagara Bank National Association S/B/M the Harleysville
Nationstar Bank and Trust Company S/B/M Willow Financial Bank

VS

DEFENDANT: **CAROL J. PETERSON and GARY L. PETERSON**

SALE ADDRESS: 339 West 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: **18-8-446**

DEBT- **\$414,776.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10929 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Bradford and West Goshen Townships, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Sunset Hollow South, made by Henry S. Conrey, Inc., dated 7/17/1976 last revised 2/16/1978 as follows, to wit:

BEGINNING at a point on the easterly side of Greene Countrie Drive a corner of Lot #12 on said Plan; thence along Greene Countrie Drive on the arc of a circle curving to the left having a radius of 1,625.00 feet the arc distance of 145.43 feet to a point a corner of Lot #10 on said Plan; thence leaving the said Greene Countrie Drive and extending along Lot #10 north 44 degrees 12 minutes 47 seconds east crossing the Township Boundary Line of East Bradford and West Goshen Townships and crossing a 20 feet wide sanitary sewer easement 358.65 feet to a point in line of lands of William R. Breuninger; thence along lands of William R. Breuninger south 31 degrees 54 minutes 26 seconds east 41.93 feet to a point a corner of lands of James L. Ellis; thence along lands of James L. Ellis south 32 degrees 30 minutes 00 seconds east 137.24 feet to a point a corner of Lot #12; thence along Lot #12 south 49 degrees 20 minutes 27 seconds west crossing a 30 feet wide drainage easement and also recrossing the 20 feet wide sanitary sewer easement and re-crossing the boundary line of East Bradford and West Goshen Townships 324.85 feet to the first mentioned point and place of beginning.

BEING Lot #11 as shown on said Plan.

ALL property is 100% assessed in West Goshen Township

PLAINTIFF: Firsttrust Bank

VS

DEFENDANT: **EDMUND R. LEWIS and JANIS LEWIS**

SALE ADDRESS: 907 Greene Countrie 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: **18-8-447**

DEBT- **\$398,895.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-05880 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of The Foxes, made for First Realvest, Inc., by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 4/18/1985, last revised 4/28/1985 and recorded on 11/4/1985, as Plan #5871, as follows, to wit:

BEGINNING at a point on the northwesterly side of South Bank Road, a corner of Lot #18 on said Plan; thence extending from the beginning point along said road, south 34 degrees 54 minutes 51 seconds west, 205.37 feet to a point of curve; thence extending along same, on the arc of a circle curving to the right having a radius of 200.00 feet, the arc distance of 83.04 feet to a corner of Lot #16 on said Plan, said point also being in the center of a common drive to be shared with same; thence extending along Lot #16 and through

said common drive, north 31 degrees 18 minutes 31 seconds west, 360.04 feet to a point in line of Lot #34 on said Plan; thence extending along Lot #34, north 43 degrees 23 minutes 15 seconds 142.44 feet to a corner of aforementioned Lot #18; thence extending along Lot #18, south 55 degrees 05 minutes 09 seconds east, 325.48 feet to the first mentioned point and place of beginning.

BEING Lot #17 as shown on said Plan.

CONTAINING 1.682 acres of land, be the same more or less.

TITLE to said premises vested in John E. Carpenter and Angela E. Carpenter by Deed from James D. Depaul and Eugenia S. Depaul dated October, 15 2004 and recorded October 22, 2004 in the Chester County Recorder of Deeds in Book 6315, Page 1909 as Instrument Number 10471913.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006 HE8
VS

DEFENDANT: **JOHN E. CARPENTER and ANGELA E. CARPENTER**

SALE ADDRESS: 403 Southbank Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

SHERIFF'S SALE of REAL ESTATE

SALE NO: **18-8-448**

DEBT- **\$145,186.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06769 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate in the Borough of Kennett Square, aforesaid, bounded and described according to a survey made August 29, 1930, as follows: (known as #333 Birch Street)

BEGINNING at an iron pin on the north side of Birch Street, a corner of land of William A. Cramer; thence by said Cramer's land north seven degrees thirty minutes west, one hundred eighteen and nine tenths (118.9) feet to an iron pin in a line of land of Clarence E. Yost; thence by said Yost's land, south seventy eight degrees, twenty nine minutes west, forty five (45) feet to an iron pin, a corner of land of George M. Williams Estate; thence by said land of George M. Williams Estate south seven degrees thirty minutes east, one hundred eighteen and ninety two one hundredths (118.92) feet to an iron pin in the north side of said Birch Street, north seventy eight degrees twenty eight minutes east, forty five (45) feet to the point and place of beginning.

CONTAINING five thousand three hundred and thirty nine square feet of land, more or less.

TITLE to said premises vested in Paul F. Winters by Deed from Monroe L. Nute, Jr. dated February, 2 1998 and recorded February 10, 1998 in the Chester County Recorder of Deeds in Book 4299, Page 2392.

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5

VS

DEFENDANT: **BRIAN E. WINTERS, KNOWN HEIR OF PAUL F. WINTERS, DECEASED MORTGAGOR AND REAL OWNER, GARRY A. WINTERS KNOWN HEIR OF PAUL F. WINTERS, DECEASED MORTGAGOR AND REAL OWNER, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAUL F. WINTERS, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 333 Birch Street, Kennett Square, PA 19348

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: **18-8-449**

DEBT- **\$234,604.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02869 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., Kennett Square, PA, dated March 9, 1987, last revised June 11, 1987 and recorded in Plan File No. 7246-48 as follows, to wit:

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

BEING Lot No. 69.

PLAINTIFF: CIS Financial Services, Inc.

VS

DEFENDANT: **CHLOE JACENDA BOSTIC**

SALE ADDRESS: 22 Donna Drive, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-450**

DEBT- **\$330,645.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08705 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, situate in the Township of Westtown, Chester County, Pennsylvania, which according to a survey made by J. Vernon Keech in February of 1959 is more particularly bounded and described as follows, to wit:

BEGINNING at a spike in the middle of the Street Road, Traffic Route No. 926, a corer of property to Jean Landis and Dorothy Yanish; thence extending by said land, north 26 degrees 53 minutes west, 347 feet to an iron pin in said line of property; thence extending south 63 degrees 07 minutes west, 158.42 feet to an iron pin; thence extending north 26 degrees 31 minutes west, 342.84 feet along a right of way to the northeast of the said property to the point in the middle of said Street Road; thence extending by middle of same, south 61 degrees 35 minutes 20 seconds west, 156.13 feet to the first mentioned spike and place of beginning.

BEING UPI No. 67-4-68.2A

(Legal from Mortgage recorded in Book 8219 Page 262)

BLR# 67-4-68.2A

TITLE to said premises vested in Herbert J. Ogram and Diane M. Lord Ogram, his wife by Deed from Elizabeth M. Eichman, dated 9/16/1985 and recorded 9/23/1985 in Book 80 Page 142

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

VS

DEFENDANT: **DIANE M. LORD OGRAM**

SALE ADDRESS: 127 East Street Road, West Chester, PA 19382

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: **18-8-452**

DEBT- **\$1,697.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00111 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN message and six lots of land, situate in the Township of Valley, in the County of Chester and State of Pennsylvania
TAX Parcel No. 38-5E-39

PLAINTIFF: Township of Valley

VS

DEFENDANT: **KENNETH MEYLE, JR. and ANDREA L. MEYLE**

SALE ADDRESS: 1648 Valley Road, Coatesville, Pennsylvania 19320

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: **18-8-453**

DEBT- **\$1,790.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-03343 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of ground situate in West
Bradford Township, Chester County, Pennsylvania.
TAX Parcel No. 50-8-19.1

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **DALE E. HUNT**

SALE ADDRESS: 501 Ground Hog College Road, West Bradford, 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: **18-8-454**

DEBT- **\$2,181,194.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11711 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the London Britain Township, Chester
County, Pennsylvania
BLR# 73-3-59
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citibank N.A. as Trustee for Gsaa Home Equity Trust 2007-9, Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **ELBERT SMALLS and JEANETTE SMALLS**

SALE ADDRESS: 302 Glen Road, Landenberg, PA 19350-9100

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: **18-8-455**

DEBT- **\$493,339.9**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01637 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in East Goshen Township
TAX Parcel #Tax ID/UIP Parcel No. 53-04-0132.030/53-4-132.3
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-2

VS

DEFENDANT: **DOUGLAS D. SCHROER and ALICIA K. SCHROER**

SALE ADDRESS: 214 Line Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-456**

DEBT- **\$210,773.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01793 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Nottingham Township,
Chester County, Pennsylvania
BLR# 68-2-13.3B
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JULIE PENDERGRASS**

SALE ADDRESS: 145 West Christine Road, Nottingham, PA 19362-9714

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: **18-8-457**

DEBT- **\$176,078.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11436 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 Page 24, as follows:

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

BEING Lot No. 6 on said Plan.

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-458**

DEBT- **\$150,366.71**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-04057 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Oxford, County of Chester and State of Pennsylvania bounded and described according to a Final Plan Phase I, Brookside Estates made by Vandermark and Lynch, Inc. and filed in Chester County as Plan #12457 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Midland Drive (50 feet wide) said point being a mutual corner of Lot 32 and Lot 31 (the herein described Lot) thence leaving Midland Drive and along Lot 32, north 13 degrees 41 minutes 37 seconds east 120.00 feet to a point in line of Lot 39, thence along Lot 39 and partially along Lot 40, south 76 degrees 18 minutes 23 seconds east 90.00 feet to a point a corner of Lot 30, thence along Lot 30, south 13 degrees 41 minutes 37 seconds west 120.00 feet to a point on the northerly right of way line of Midland Drive, thence along said right of way north 76 degrees 18 minutes 23 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot 31 on said Plan.

BEING the same premises which Brookside Estates, LLP, by Deed dated December 11, 1995 and recorded January 11, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3982, Page 2245, granted and conveyed unto Jennifer A. Middleman and David S. Middleman, husband and wife.

BEING known as: 109 Midland Drive, Oxford, PA 19363

PARCEL No.: 6-3-26

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc. F/K/A First Nationwide Mortgage Corp.

VS

DEFENDANT: **JENNIFER A. MIDDLEMAN and DAVID S. MIDDLEMAN**

SALE ADDRESS: 109 Midland Drive, Oxford, PA 19363

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: **18-8-459**

DEBT- **\$164,842.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02320 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land, situate in the Township of New London, County of Chester and Commonwealth of Pennsylvania, being Lot 12 as per the final subdivision plan of The Timbers prepared by Crossan-Raimato, Inc., Professional Land Surveyors (Proj. No. 87072-242) dated December 20, 1990, said property being more particularly bounded and described as follows:

BEGINNING at a point on the northerly right of way line of Chimienti Drive (at 50 feet wide), a common corner for Lot 11 as shown on the above referenced subdivision plan; thence from said point of beginning, leaving said right of way line and by said Lot 11, north 14 degrees 46 minutes 15 seconds east, 300.00 feet to a point, a common corner for Lot 9 as shown on the above referenced subdivision plan; thence by said Lot 9, south 75 degrees 13 minutes 45 seconds east, crossing a portion of the delineated wetlands, 150.00 feet to a point, a common corner for Lot 13 as shown on the above

referenced subdivision plan; thence by said Lot 13, south 14 degrees 46 minutes 15 seconds west, 300.00 feet to a point on the aforementioned northerly right of way line of Chimienti Drive; thence by said right of way line, north 75 degrees 13 minutes 45 seconds west, 150.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.0331 acres of land, be the same, more or less.

BEING the same premises as James R. Blain and Charlotte M. Blain, by Deed dated June 30, 1997, and recorded on July 7, 1997, by the Chester County Recorder of Deeds in Book 4198, at Page 2164, granted and conveyed unto Randall A. Radecki and Michele G. Radecki, as tenants by the entireties.

BEING known and numbered as 12 Chimienti Drive, West Grove, PA 19390.

TAX Parcel No. 71-02-0135.

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

VS

DEFENDANT: **MICHELE RADECKI a/k/a MICHELE G. RADECKI and RANDALL RADECKI**

SALE ADDRESS: 12 Chimienti Drive, West Grove, PA 19390

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: **18-8-460**

DEBT- **\$185,699.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05949 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN lot or piece of ground situate in Warwick Township, Chester County, Pennsylvania, and described according to a Plan of Lots for A. W. Rossiter, said Plan made for Earl R. Ewing, Registered Surveyor, dated January 28, 1960, said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 10 Page 34, as follows, to wit:

BEGINNING at an interior point, said interior point being measured by the three following courses and distances from a point on the southeasterly side of Old Route 23 (33 feet wide) a road leading from Route No. 100 to Elverson in the southwesterly side of land conveyed to Charles Smith in Deed Book L-29 Page 74 (1) south 74 degrees 14 minutes west measured along the said side of Old Route No. 23 a distance of 175.00 feet to a point (2) south 15 degrees 46 minutes east 214.00 feet to a point and (3) south 78

degrees 19 minutes west 95.00 feet to the point of beginning, said point of beginning also being on the rear line of Lot No. 11; thence extending from said point of beginning along line of Lot No. 5 south 09 degrees 00 minutes east 203.80 feet to a point on the northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 south 80 degrees 52 minutes 45 seconds west 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 north 00 degrees 14 minutes west partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10, and 11; thence extending along the line of Lot No. 11 north 78 degrees 19 minutes east 166.88 feet to the first mentioned interior point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned Plan.

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

VS

DEFENDANT: **GALE C. BONACCI and ERIC R. CRONCE a/k/a ERIC CRONCE**

SALE ADDRESS: 2719 Ridge 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: **18-8-461**

DEBT- **\$160,031.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11729 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **CLAIRE M. McLENNAN and HUGH McLENNAN a/k/a HUGH McLENNAN III**

SALE ADDRESS: 1501 W. Kings Highway, Gap 17527

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: **18-8-462**

DEBT- **\$332,578.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09724 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Heritage Valley made by Crossan-Raimato Professional Land Surveyors, dated 11/15/1988 last revised 4/5/1989 and recorded in the Recorder of Deeds Office, Chester County as Plan #9273-9285 as follows, to wit:

BEGINNING at a point on the southeasterly side of Duck Farm Road (T-334) (50 feet wide proposed right of way), a corner of Lot #28 on said Plan; thence extending along Duck Farm Road, north 07 degrees 25 minutes 05 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east 230.00 feet to a point; thence extending south 52 degrees 34 minutes 55 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east crossing a 30 feet wide drainage easement and crossing a stream known as "McDonald Run", 324.11 feet to a point; thence extending south 17 degrees 10 minutes 51 seconds west 218.16 feet to a point, a corner of Lot #30; thence

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

TAX Parcel #69-03-29.29

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-463**

DEBT- **\$55,394.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-08677 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, described according to a survey thereof made by David Meixner Registered Surveyor of Collegeville, Pennsylvania, dated May 9, 1958, entitled "Survey of property of Michael Lisnoki" as follows, to wit:

BEGINNING at a point an existing iron pin on the southwesterly side of Cherry Street (50 feet wide), a corner of lands of Oliver Simmers at the distance of 200 feet measured south 56 degrees 45 minutes west along the southeasterly side of said Cherry Street from a point an existing stone at the intersection of the southeasterly side of Cherry Street and the southwesterly side of Columbia Avenue (50 feet wide); thence extending south 33 degrees 15 minutes east along lands of Oliver Simmers, a distance of 200 feet to a point on the northwesterly side of proposed Mulberry Street (50 feet wide); thence continuing along said course south 33 degrees 15 minutes east crossing proposed Mulberry Street; aforesaid, 50 feet to a point a new iron pin on the southeasterly side of said proposed Mulberry Street (50 feet wide) in line of land of Hardwick

Manor, incorporated; thence extending south 56 degrees 45 minutes west along line of land of Hardwick Manor Incorporated, 100 feet to a point an existing iron pin a corner of land now or late of Mrs. Robert Huston; thence extending north 33 degrees 15 minutes west along land now or late of Mrs. Robert Huston 250 feet to a point a new iron pin on the southeasterly side of Cherry Street; thence extending north 56 degrees 45 minutes east along the southeasterly side of Cherry Street 100 feet to the first mentioned point and place of beginning.

CONTAINING 25,000 square feet of land.

BEING the same premises which Robert W. Martin, by Deed dated 08/25/1995 and recorded 08/31/1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3932, Page 1780, granted and conveyed unto John L. Jackomin, III.

BEING known as: 1008 Cherry Street, Phoenixville, PA 19460

PARCEL No.: 15-12-329

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A.

VS

DEFENDANT: **JOHN L. JACKOMIN, III**

SALE ADDRESS: 1008 Cherry Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$66,540.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07055 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-Wf2
VS
DEFENDANT: **JESSICA GRAY**
SALE ADDRESS: 1 Walnut Street, a/k/a 1 East Walnut Street, Phoenixville, PA 19460-3518
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-465**

DEBT- **\$354,911.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05685 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described, according to a Subdivision Plan of Marchwood West-Section I, made by Henry S. Conrey, Inc., and recorded in Plan Book 29, Page 38, as follows, to wit:

BEGINNING at a point on the southerly side of Devon Drive (60 feet wide), measured the two (2) following courses and distances, from a point of curve, on the easterly side of Biddle Drive (50 feet wide): (1) leaving Biddle Drive, on the arc of a circle, curving to the right, with a radius of 25, the arc distance of 37.79 feet to a point of tangent, on the southerly side of Devon Drive, and; thence, (2) along the same, south 86 degrees 25 minutes 20 seconds east, 397.69 feet, to the place of beginning; thence, extending from said beginning point, still along the southerly side of Devon Drive, south 86 degrees 25 minutes 20 seconds east, 100 feet, to a point, a corner of Lot 192; thence, along Lot 192, south 03 degrees 34 minutes 40 seconds west, 200 feet, to a point, in other lands, now or

late, of Hankin and Robinson; thence, along said lands, north 86 degrees 25 minutes 20 seconds west, 100 feet, to a point, a corner of Lot 194; thence, along Lot 194, north 03 degrees 34 minutes 40 seconds east, 200 feet, to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain rights and restrictions, as may now appear of record.

BEING known as Lot 193, as shown on the above mentioned Plan.

BEING known as 342 Devon Drive

BEING Chester County UPI # 33-4R-9

PARCEL No. 33-04R-0009.0000

BEING the same premises which Donald S. Parkinson and Marguerite E. Parkinson, husband wife, by Deed dated June 1, 1979 and recorded June 5, 1979, in Chester County, in Deed Book Z-54 Page 429, granted and conveyed unto James C. Engleman and Ursula M. Engleman, husband and wife, as tenants by entireties, in fee.

PLAINTIFF: Bayview Loan Sevicng, LLC

VS

DEFENDANT: **URSULA M. ENGELMAN a/k/a URSULA M. ENGLEMAN and JAMES C.**

ENGELMAN a/k/a JAMES C. ENGLEMAN

SALE ADDRESS: 342 Devon Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, 856-429-5507**

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: **18-8-466**

DEBT- **\$384,062.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07556 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust

VS

DEFENDANT: **ANTHONY J. MASCHERINO, JR. and COLEEN T. MASCHERINO**

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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: **18-8-467**

DEBT- **\$474,464.24**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03579 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Oxford Borough, Chester
County, Pennsylvania
BLR# 6-8-51
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-2, Mortgage Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **HENRY J. RUFFENACH**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363-1320

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: **18-8-468**

DEBT- **\$232,224.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02626 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Lower Oxford
TAX Parcel #56-04-0054.240 / UPI No. 56-4-54.24
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DAVID F. O'CONNOR a/k/a DAVID O'CONNOR and LISA ANN O'CONNOR a/k/a LISA O'CONNOR**

SALE ADDRESS: 406 Township Road, Oxford, PA 19363

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: **18-8-469**

DEBT- **\$118,642.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-10330 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in sWest Nantmeal Township
TAX Parcel #Tax ID/UPI Parcel No. 23-05-0075 / 23-5-75
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC F/K/A Green Tree Servicing LLC
VS
DEFENDANT: **DONNA M. WHITEMAN**
SALE ADDRESS: 757 North Manor Road, Elverson, PA 19520
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: **18-8-470**

DEBT- **\$157,551.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01988 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

VS

DEFENDANT: **KIM GILBERT PRIOR**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-471**

DEBT- **\$676,276.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-09656 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township, Chester
County, Pennsylvania
BLR# 34-3-22.11
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Harborview Mortgage Loan Trust
Mortgage Loan Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **BRIAN JARRATT a/k/a JAMES BRIAN JARRATT a/k/a BRADFORD J. JARRATT
and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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: **18-8-472**

DEBT- **\$323,045.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00578 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate Township of West Caln
TAX Parcel #28-6-216.4
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **MICHAEL SMITH and MYAH S. SMITH and DANA WINKEY**

SALE ADDRESS: 200 Sugarman 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: **18-8-473**

DEBT- **\$108,383.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00194 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
Sadsbury, Chester County, Pennsylvania
TAX Parcel No.: 37-4M-34

PLAINTIFF: KeyBank, N.A. successor by merger to First Niagara Bank
VS

DEFENDANT: **BRUCE S. PALMERO and JOAN M. PALMERO**

SALE ADDRESS: 21 Belvedere Avenue a/k/a 21 Belvedeer Avenue, 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: **18-8-474**

DEBT- **\$127,228.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08576 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-3-31.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **CHARLES J. BAIRD, JR.**

SALE ADDRESS: 3460 Strasburg Road, Coatesville, PA 19320-4167

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: **18-8-475**

DEBT- **\$129,121.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10492 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-4E-277
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **ANGELA DEFEO**

SALE ADDRESS: 2568 Clothier Street, Coatesville, PA 19320-2308

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: **18-8-476**

DEBT- **\$309,496.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08425 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situated in the Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a recent survey thereof by Jerre P. Trout, dated September 8, 1923, as follows:

Beginning at a point in the center line of the Wilmington Road, a corner of land now or late of Edward P. Wickersham; thence by said land, south 75 degrees 19 minutes west, 408.7 feet to a point in the line of land of William Bair, late of John Bair; thence by the same, north 15 degrees 25 minutes west, 130.3 feet to a stone, a corner of land of James Scully, late of John Toland; thence by the same, north 72 degrees 43 minutes east, 408.5 feet to a point in the center line of the Wilmington Road; thence along the same, south 15 degrees 25 minutes east, 144.9 feet to the place of beginning.

CONTAINING one acre and forty perches of land, be the same more or less.

EXCEPTING one all that messuage and tract of land which

Harvey Esworthy, widower, by Deed dated May 26, 1943 and recorded in the Office for Recording of Deeds for Chester County in Deed Book D 21 Vol. 501 Page 467, containing about 114.6 perches of land, granted and conveyed to Elmer H. Esworthy and Mary K. Esworthy, his wife, and now being conveyed to Charles D. LeFever and Elizabeth H. LeFever, his wife.

BEING Chester County Tax Parcel Nos. 37-2Q-31 and 37-4C-1

BEING fully assessed under Chester County Tax Parcel No. 37-2Q-31.

TITLE to said premises vested in Edward R. Mickol and Elisabeth A. Bogtstra by Deed from Elizabeth B. Le Fever, Executrix of the Estate of Sara K. Alexander, and Elizabeth B Le Fever, individually dated July 30, 1997 in the Chester County Recorder of Deeds in Book 4209, Page 1737 as Instrument Number 43253.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD R. MICKOL, DECEASED MORTGAGOR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELISABETH A. BOGTSTRA, DECEASED MORTGAGOR**

SALE ADDRESS: 885 Old Wilmington Rd., Sadsburyville, PA 19369

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: **18-8-477**

DEBT- **\$85,039.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03916 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

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

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

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

BEING Tax Parcel #16-11-12.

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

BEING known as: 429 Oak Street, Coatesville, PA 19320
PARCEL No.: 16-11-12

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-478**

DEBT- **\$201,015.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02279 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-3-2.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **MICHAEL FITCH a/k/a MICHAEL J. FITCH and JANICE KEENEN a/k/a JANICE M. KEENAN**

SALE ADDRESS: 500 Washington Avenue, Parkesburg, PA 19365-1100

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: **18-8-479**

DEBT- **\$37,299.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01397 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-9-78
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **RILEY LOHR and ANITA L. LOHR a/k/a ANITA DIGGINS a/k/a ANITA L. DIGGINS**

SALE ADDRESS: 336 West Kings Highway, Coatesville, PA 19320-1745

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: **18-8-480**

DEBT- **\$247,098.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-03858 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, 4th, Chester
County, Pennsylvania
BLR# 16-7-41
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation,
Mortgage Pass-Through Certificates Series 2007-Bc3

VS

DEFENDANT: **JOHN F. RODRIGUEZ a/k/a JOHN F. RODRIGUEZ, JR. and JENNIFER L.
WORTHINGTON a/k/a JENNIFER WORTHINGTON**

SALE ADDRESS: 1113 Olive Street, Coatesville, PA 19320-3518

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-481**

DEBT- **\$215,996.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10626 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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PROPERTY situate in the Schuylkill Township, Chester
County, Pennsylvania
BLR# 27-5H-40
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **CHRISTOPHER WURTS and JEANNE O'HERN a/k/a JEANNE OHERN and JANA WURTS**

SALE ADDRESS: 153 Pothouse Road, a/k/a 153 East Pothouse Road, Phoenixville, PA 19460-2420

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: **18-8-482**

DEBT- **\$1,152.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09456 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Caln Township, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

SALE ADDRESS: 7 Brighton Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$143,847.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-10109 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

BEING Lot No. 146 on said Plan.

ALSO known as 104 Millview Drive, Coatesville, PA

19320

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

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

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

SALE ADDRESS: 104 Millview Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-484**

DEBT- **\$171,819.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09693 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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PROPERTY situate in Schuylkill Township
TAX Parcel #Tax ID/UPI Parcel No. 27-02P-0005.010/27-2P-5.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **MARY E. SCHNOVEL and DONALD R. SCHNOVEL aka DONALD SCHNOVEL**

SALE ADDRESS: 1006 Rutledge Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-485**

DEBT- **\$215,465.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01578 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final master plan of "Hopewell", made by Bursich Associates, Inc., 2129 East High Street, Pottstown, PA 19464, (610) 323-4040, dated 4-18-00, last revised 11-9-01, and recorded as Plan #16055, as follows to wit:

BEGINNING at a point on the northerly side of Road E, a corner of Lot 54, thence extending along Road E, south 78 degrees 37 minutes 30 seconds west 129.28 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 15.00 feet, the arc distance of 21.79 feet to a point of reverse curve, on Road D, thence extending along the arc of a circle curving to the left with a radius of 325.00 feet, the arc distance of 37.81 feet to a point of tangent, thence extending along same, north 24 degrees 47 minutes 50 seconds west 57.65 feet to a point of curve, thence extending along the arc of a circle to the right with a radius of 15.00

feet, the arc distance of 22.23 feet to a point on the southerly side of Hopewell Road (SR 4015), thence extending along same, north 59 degrees 54 minutes 03 seconds east 162.98 feet to a point in the line of Lot 54, thence extending along the same, south 11 degrees 22 minutes 30 seconds east 176.53 feet to the point of beginning.

BEING Lot 53 on said Plan.

CONTAINING 23,077 sq. ft.

HAVING erected thereon a residential dwelling.

BEING the same premises as Raymond A. McKnight and Barbara L. McKnight, by Deed dated July 29, 2004, and recorded on August 9, 2004, by the Chester County Recorder of Deeds in Book 6245, at Page 1166, Instrument No. 10445734, granted and conveyed unto Scott D. Klapac and Eileen A. Klapac, as Tenants by the Entireties.

UPI No. 30-5-280

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

VS

DEFENDANT: **EILEEN A. KLAPAC and SCOTT D. KLAPAC**

SALE ADDRESS: 22 Wellesley Lane, Downingtown, PA 19335

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: **18-8-486**

DEBT- **\$158,487.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00290 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.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, September 17th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-3-33.36
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **ANGEL L. ROSADO and MYRNA ROSADO**

SALE ADDRESS: 1012 Wiggins Way, West Chester, PA 19380-3312

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: **18-8-487**

DEBT- **\$259,371.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10727 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 Borough of Phoebixville

TAX ID/UPI Parcel No. 15-13-0368/15-13-368

TAX Parcel #15-013-0368

IMPROVEMENTS: a residential dwelling.

SOLD as Property of: Amber Elysa Gilmore Solely in her

Capacity as Heir of Sadie B. Gilmore, Deceased, and a Heir of

Terry Gilmore, Deceased; Tiffany Marie Gilmore Solely in her

Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of

Terry Gilmore, Deceased; Nathaniel Terrence Gilmore, Solely in His

Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of

Terry Gilmore, Deceased; Matthew Andrei Preston Gilmore Solely

in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir

of Terry Gilmore, Deceased; Nylz Henry Reyes Solely in His

Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of

Terry Gilmore, Deceased; The Unknown Heirs of Sadie B. Gilmore

Deceased; The Unknown Heirs of Terry Gilmore Deceased

PLAINTIFF: Specialized Loan Servicing LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **AMBER ELYSA GILMORE SOLELY IN HER CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; TIFFANY MARIE GILMORE SOLELY IN HER CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; NATHANIEL TERRENCE GILMORE SOLELY IN HIS CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; MATTHEW ANDREI PRESTON GILMORE SOLELY IN HER CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; NYLZ HENRY REYES SOLELY IN HIS CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; THE UNKNOWN HEIRS OF SADIE B. GILMORE DECEASED; THE UNKNOWN HEIRS OF TERRY GILMORE DECEASED**

SALE ADDRESS: 300 Gay Street, Phoenixville, PA 19460

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

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CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-486**

DEBT- **\$158,487.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00290 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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County, Pennsylvania
BLR# 52-3-33.36
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **ANGEL L. ROSADO and MYRNA ROSADO**

SALE ADDRESS: 1012 Wiggins Way, West Chester, PA 19380-3312

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: **18-8-489**

DEBT- **\$250,902.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05102 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

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ALL THAT CERTAIN lot or tract of land situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Oakland Drive (40 feet wide) said point being measured by the six following courses and distances from a point of curve on the northwesterly side of Whitford Hills (60 feet wide) (1) leaving Whitford Hills Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the southwesterly side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive 100.00 feet to a point of curve in the same (3) northwesterly still along the said side of Oakland Drive on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 209.44 feet to a point of tangent in the same (4) north 66 degrees 13 minutes 30 seconds west still along the said side of Oakland Drive 474.08 feet to a point of curve in the same (5) northwestwardly still along the said side of Oakland Drive on the arc of a circle curving to the right having a radius of 290 feet the arc distance of 239.11 feet to a point of tangent in the same and (6) north 18 degrees 59 minutes west still along the said side of Oakland Drive 231.00 feet to the point of beginning; thence extending from said point of beginning south 74 degrees 49 minutes 50 seconds west

crossing a stream 300.67 feet to a point in line of land of Second Whitford Development Corp., thence extending along the last mentioned land two following courses and distances (1) north 18 degrees 59 minutes west 143.99 feet to a point and (2) south 51 degrees 32 minutes west 61.50 feet to a point a corner of land north 19 degrees 56 minutes west crossing another stream 78.63 feet to a point a corner of Lot 11; thence extending along Lot 11 south 88 degrees 39 minutes 20 seconds east recrossing the last mentioned stream and partly along the center line of a 20 feet wide drainage easement 383.14 feet to a point on the southwesterly side of Oakland Drive aforesaid; thence extending south 18 degrees 59 minutes east along the said of Oakland Drive 89.00 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 10 Block "A" Section No. 1 as shown on Plan of Whitford Hills.

BEING UPI #41-4-5.14

BLR# 41-4-5.14

TITLE to said premises vested in James McMongale and Sierra Lessing McMongale, husband and wife by Deed from Michael Singer, dated 7/14/2005 and recorded 7/26/2005 in Book 6561 Page 1579

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **SIERRA LESSING McMONAGLE and JAMES McMONAGLE**

SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335

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: **18-8-490**

DEBT- **\$8,042,530.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04060 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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480-490 Lancaster Avenue in East Whiteland Township,
Chester County, Pennsylvania, operated as a commercial complex
commonly known as Frazer Shopping Center.
TAX Parcel: #42-3-237.1; #42-3-237.2

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series, 2007-C1

VS

DEFENDANT: **FRAZER SHOPPING CENTER INVESTORS, L.P.**

SALE ADDRESS: 480-490 Lancaster Avenue, Frazer, PA 19355

PLAINTIFF ATTORNEY: **RAYMOND A. QUAGLIA, ESQ., 215-665-8500**

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

CAROLYN B. WELSH, SHERIFF