

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 16th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on 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

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Sheriff's Sale of Real Estate

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

DEBT- **\$379,599.15**

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

Thursday, April 21, 2016

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

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

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

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

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

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

BEING Lot 5 on said Plan.

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

PARCEL No. 57-07-0014.01E

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-593**

DEBT- **\$1,582.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10806 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

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

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

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

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$3,224.77**

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

Thursday March 16, 2017

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

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

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

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ATL ASSOCIATES**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-5-336**

DEBT- **\$9,300.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-11931 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 18, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pa.
TAX Parcel No. 67-4D-22

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way, West Chester, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-11-671**

DEBT- **\$139,449.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05457 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 2017

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

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

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

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **MIRIAM P. DZIEWIT and JOHN J. DZIEWIT**

SALE ADDRESS: 1406 Grand Oak Lane, West Chester, PA 19380

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$246,321.92**

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

Thursday, November 16th, 2017

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

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

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

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

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

PARCEL No 52-003-0159.3400

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

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

PLAINTIFF: Ocwen Loan Servicing, LLC
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$868,720.95**

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

Thursday, January 18th, 2018

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

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

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

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

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

PARCEL No. 15-8-25.1

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

VS

DEFENDANT: **723 WHEATLAND, LLC**

SALE ADDRESS: 723 Wheatland Street, Phoenixville, PA

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$267,586.06**

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

Thursday, January 18th, 2018

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

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

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

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

VS

DEFENDANT: **PATRICIA M. HALSEY**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-57**

DEBT- **\$14,797.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10411 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the London Grove Township,
Chester County, Pennsylvania
BLR# 59-8-126
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JUAN E. PRADO and MATILDE C. PRADO a/k/a MATILDA PRADO a/k/a MATILDE PRADO**

SALE ADDRESS: 260 Rose Hill Road, a/k/a 260 Rosehill Road, West Grove, PA 19390-8903

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: **18-2-62**

DEBT- **\$354,456.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02420 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.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, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground being known as Lot No. 12, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Major Subdivision Plan of "Foxchase", prepared by Keystone Custom Homes by RGS Associates, dated 2/20/2004 last revised 11/23/2005 and recorded in Plan Book 17733, as follows, to wit:

BEGINNING at a point on the northerly side of the cul-de-sac at the terminus of Wreath Road (40 feet wide), a corner of this and Lot No. 13 on said Plan; thence extending from said point of beginning along the northerly side of the cul-de-sac at the terminus of the Wreath Road, aforesaid, along the arc of circle curving to the left having radius of 80.00 feet the arc distance of 88.32 (and a chord bearing of south 56 degrees 13 minutes 56 seconds west 83.90 feet) to a point of reverse curve therein; thence extending along the arc of circle curving to the right having a radius of 20.00 feet the arc distance of 22.08 feet (and chord bearing of south 56 degrees 13 minutes 56 seconds west 20.98 feet) to a point tangent on the north-westerly side of Wreath Road (50 feet wide); thence extending along the same, south 87 degrees 51 minutes 38 seconds west 20.72 feet to a point, a corner of Lot No. 11 on said Plan; thence extending along the same, north 02 degrees 08 minutes and 22 seconds west 158.69 feet to a point in line of Open Space on said Plan; thence extending along the same, north 76 degrees 40 minutes 06 seconds east 112.15

feet to a point, a corner of Lot No. 13, aforesaid; thence extending along the same, south 02 degrees 08 minutes 22 seconds east 125.46 feet to the first mentioned point and place of beginning.

BEING known and numbered as 14 Wreath Road West Grove, PA 19390

BEING part of the premises which C. Raymond Porter and Patsy R. Porter, husband and wife, by Deed dated February 28, 2001 and recorded on March 27, 2001, in the Recorder's in and for Chester County, Pennsylvania in Record Book 4918, Page 1799, granted and conveyed unto Keystone Custom Homes, Inc., its successors and assigns.

ALSO being part of the premises which C. Raymond Porter and Patsy R. Porter, husband and wife, by Deed dated May 29, 2002 and recorded June 19, 2002 in the aforesaid Recorder's Office in Record Book 5309, Page 1536, granted and conveyed unto Willow Creek, L.L.C.

BEING the same premises in which Willow Creek, LLC, a PA Limited Liability Company, and Keystone Custom Homes, Inc., a PA Corporation by Deed dated December 29, 2006 and recorded in the Office of recorder of Deeds in and for Chester County on January 3, 2007 at Book 7048 and Page 1515, conveyed unto Anthony D. Tuskweth and Jillian G. Tuskweth, husband and wife.

PARCEL: 5910 00031800

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **ANTHONY D. TUSKWETH AND JILLIAN G. TUSKWETH**

SALE ADDRESS: 14 Wreath Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC, 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: **18-2-70**

DEBT- **\$217,604.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03736 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and Plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit:
TAX I.D. #: 44-7D-34

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **RONALD E. HAYS**

SALE ADDRESS: 241 Cochran Street, Cochranville, Pennsylvania 19330

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-2-97**

DEBT- **\$144,498.89**

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

Thursday, February 15, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-103**

DEBT- **\$197,152.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06014 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THOSE TWO CERTAIN lots situate on the southerly side of Summit Avenue in the Borough of Oxford, Chester County, Pennsylvania, being Lots #s 52 and 53 on the Plan of Lots of the Maryland and Summit Avenue Development, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Plan Book #2 Page 4, bounded and described as follows:

TAX I.D. #: ID# 06-08-0112

UPI # 6-8-112

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

VS

DEFENDANT: **EDUARDO PADILLA and MIRELLA PADILLA**

SALE ADDRESS: 28 East Summit Avenue, Oxford, Pennsylvania 19363

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-2-105**

DEBT- **\$332,403.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07056 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

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

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-2-93.8
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-Ar2

VS

DEFENDANT: **RICHARD WANNEMACHER, JR. a/k/a RICHARD WANEMACHER and NANI WANNEMACHER a/k/a NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348-4226

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-147**

DEBT- **\$134,487.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08737 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7-3-1963, P.L. 196, by recorded in Chester County of the Declaration dated 6-27-1972 and recorded in Misc. Deed Book 198 page 272; a First Amendment thereto dated 7-7-1972 and recorded in Misc. Deed Book 198 Page 472; a Second Amendment thereto dated 7-16-1973 and recorded in Misc. Deed Book 206 Page 852; a Third Amendment thereto dated 5-31-1974 and recorded in Misc. Deed Book 236 Page 202; a Fourth Amendment thereto dated 12-19-1974 and recorded in Misc. Deed 265 Page 68; a Fifth Amendment thereto dated 1-12-1976 and recorded in Misc. Deed Book 314 Page 102; a Sixth Amendment thereto dated 8-12-1976 and recorded in Misc. Deed Book 341 Page 114; a Seventh Amendment thereto dated 12-21-1976 and recorded in Misc. Deed Book 359 Page 202; Eighth Amendment thereto dated 1-30-1979 and recorded in Misc. Deed Book 432 Page 364; Ninth Amendment thereto recorded in 2763 Page 424 and Tenth Amendment thereto recorded in 2763 page 428; a Declaration Plan dated 10-1971, executed and acknowledged 6-27-1972 and recorded in Plan Book 43 Page 24; a First Amendment thereto dated 7-1973 and recorded in Plan Book 51 Page 1, and a Second Amendment thereto dated 5-1974 and recorded in Plan Book 57 Page 24; a Third

Amendment dated 1-1976 and recorded in Plan File No. 236; a Fourth Amendment dated 8-1976 and recorded in Plan File No. 544; a Fifth Amendment dated 12-1976 and recorded in Plan File No. 767; a Code of Regulations dated 6-27-1972 and recorded in Misc. Deed Book 198 Page 306; a First Amendment thereto dated 5-31-1974 and recorded in Misc. Deed Book 236 Page 210; a Second Amendment dated 8-4-1978 and recorded in Misc. Deed Book 414 Page 248 in Misc. Deed Book 432 Page 366; a Fourth Amendment dated 11-12-1979 and recorded in Misc. Deed Book 460 Page 417; a Fifth Amendment dated 11-10-1980 and recorded in Misc. Deed Book 500 Page 144; a Sixth Amendment dated 11-9-1982 and recorded in Misc. Deed Book 572 Page 398; a Seventh Amendment dated 11-21-1985 and recorded in Record Book 139 Page 372; an Eighth Amendment dated 11-21-1985 and recorded in Record Book 139 Page 377, a Ninth Amendment in Record Book 2763 Page 424 and Tenth Amendment in Record Book 2763 Page 428, being designated on such Declaration Plan as Unit 527 as more fully described in such Declaration Plan and Declaration, as the same has been or shall be from time to time hereafter, as amended, together with the proportionate undivided interest in the Common Elements as defined in such Declaration as defined in said Declaration as 0.23488%.

UNDER AND SUBJECT to the Covenants, Restrictions, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and Exclusions, as contained and set forth in such Declaration,

PLAINTIFF: Malvern Federal Savings Bank
VS

DEFENDANT: **THOMAS J. PERRI**

SALE ADDRESS: 527 Summit House, West Chester, PA 19382-6560

PLAINTIFF ATTORNEY: **ROYER COOPER COHEN BRAUNFELD, LLC, 484-532-8189**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-147X**

DEBT- **\$134,487.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08737 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

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

Declaration Plan an Code of Regulations, as the same have been or shall be from time to time hereafter be amended, and in the Rules referred to in such Code of Regulations.

UNDER AND SUBJECT to easements or roads and to certain building restrictions, rights granted to public utilities and other rights, covenants and restrictions of record.

TAX ID / Parcel No. 53-6-1525.27H

BEING the same premises which RoseAnn DiCamillo by Deed dated April 9, 2004 and recorded April 22, 2004 in Chester County in Record Book 6128 Page 2349 conveyed unto Steven E. Miller, in fee.

BEING the same premises which Steven E. Miller by Deed dated March 30, 2009 and recorded April 2, 2009 in Chester County in Record Book 7630 Page 361 conveyed unto Thomas Perri, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **THOMAS J. PERRI**

SALE ADDRESS: 527 Summit House, West Chester, PA 19382-6560

PLAINTIFF ATTORNEY: **ROYER COOPER COHEN BRAUNFELD, LLC, 484-532-8189**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-180**

DEBT- **\$1,545.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09035 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania.
TAX Parcel No. 39-5E-198

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **PATRICIA FRAUMENI**

SALE ADDRESS: 73 Brighton Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 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: **18-4-181**

DEBT- **\$405,456.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01852 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in East Pikeland Township
TAX Parcel #26-01-0009 / UPI No. 26-1-9
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **PATRICIA A. BUZZERD and ROBERT N. BUZZERD, JR. a/k/a ROBERT N.**

BUZZERD

SALE ADDRESS: 253 Spring Hollow Rd, 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: **18-4-185**

DEBT- **\$289,557.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06937 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon that certain tract of land known as Lot No. 108, Tract 3, in Colonial Gardens, in the Township of Caln, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING for the southeast corner thereof at the northeast corner of Lot No. 107; thence from the point of beginning, running northeasterly, a distance of 100 feet to a point; thence westwardly along the southern boundary line of Lot No. 109, 167.74 feet to a point; thence running generally in a southerly direction along the western boundary of Lot No. 98, 100 feet to a point; thence running in a general eastwardly direction along the northerly boundary line of Lot No. 107, 167.74 feet to the point and place of beginning. Prior recording information can be found in Book 7266, Page 2175.

BEING UPI # 39-4E-80

PLAINTIFF: Residential Mortgage Loan Trust I, U.S. Bank National Association, not in its individual capacity but solely as legal title trustee

VS

DEFENDANT: **JANELLE JOHNSON, AS TRUSTEE FOR THJ TRUST**

SALE ADDRESS: 236 Norton Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-187**

DEBT- **\$2,188.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00568 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Fifth Ward of the City of Coatesville, being one-half of Lot No. 86 on plan of building lots or Mendenhall and Harlan, designated as No. 606 Merchant Street.

TAX Parcel No. 16-6-101

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **JAMIE DOMINGUEZ**

SALE ADDRESS: 606 Merchant Street, Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 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: **18-4-191**

DEBT- **\$255,328.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-00601 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Caln Township, Chester
County, Pennsylvania
BLR# 39-4-101.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for the benefit of The Holders of The Series 2014-1 Certificates issued by Hlss Mortgage Master Trust

VS

DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-193**

DEBT- **\$119,038.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08970 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-3M-116
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **SUSAN H. WRAY**

SALE ADDRESS: 24 Markel Rd, Frazer, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-195**

DEBT- **\$196,766.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10340 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of West Fallowfield, County of Chester and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a stone in the Public Road, a corner of the Old Pleasant Grove Schoolhouse lot, land now or late of Thomas Baker; thence by the same north 38 degrees 45 minutes west, 10.62 perches to a corner of lands now or late of Rachel and Eliza McMinn; thence extending along same north 56 degrees east, 20.15 feet to a point in line of lands now or late of George Jebb, of which this was a part, being a corner of McMinn's Lot; thence by land now or late of George Jebb, south 39 degrees 45 minutes east, 19.94 perches to a stone in the middle of the aforesaid public road; thence along the middle of said road, by land of George Jebb south 78 degrees 45 minutes west, 22.96 perches to the point and place of beginning.

TAX Parcel # 44-07-0008

BEING known as: 5 King Road, Cochranville, Pa 19330

BEING the same premises in which Hazel McLimans Finn, by her attorney-in-fact Hazel M. Rhodes, by Deed dated 04/28/1993, recorded 05/05/1993 in the Office of the Recorder of Deeds in Chester County, Commonwealth of Pennsylvania, in Deed Book 3548, Page 1940 and at Instrument No. 031380, granted and conveyed unto Dennis L. Laub Sr., and Judy L. Laub, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation
Mortgage Pass-Through Certificates, Series 2006-RF2

VS

DEFENDANT: **DENNIS L. LAUB, SR. and JUDY L. LAUB**

SALE ADDRESS: 5 King Road, Cochranville, PA 19330

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: **18-4-196**

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03668, DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.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, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Penswick Drive a corner of Lot 46 on said plan, thence extending along said lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1) south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. # 29-5-1.45

PREMISES being: 3 Penswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Penswick Drive, Downingtown, PA 19335-4922

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: **18-4-198**

DEBT- **\$56,691.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01543 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
BLR# 72-5-34.1
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **RUDY D. ARNOLD**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-199**

DEBT- **\$218,307.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-01777 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN piece of parcel of land, situated, lying and being in Township of North Coventry, Chester County, PA it being a portion of land Lot #77 on Hanover Heights Terrace plan of buildings lots in South Pottstown in Plan Book #1 Page 91 Office of Recorder of Chester County 2/6/1917, bounded and described as follows to wit:

BEGINNING on northside of Lindberg Avenue from a point 250 feet from Kline Place (east side) and adjoining Lot owned by Earl A. Lord and of late Maurice S. Lord, east 60 feet to Lot owned by Earl A. Lord, and the late Maurice S. Lord thence north 120 feet to a 15 feet alley thence westerly 60 feet along said alley thence southerly 120 feet to place of beginning

PARCEL Number: 17-3G-28

BEING the same premises which Bruce E. Lord, by Deed dated August 30, 1999 and recorded September 3, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4630, Page 0273, granted and conveyed unto Jeanne M. Matthews and David P. Matthews, as tenants by the entirety.

BEING known as: 93 Lindberg Avenue, Pottstown, PA 19465

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

DEFENDANT: **JEANNE M. MATTHEWS and DAVID P. MATTHEWS**

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-208**

DEBT- **\$384,134.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07209 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in East
Brandywine Township, Chester County, Pennsylvania
TAX Parcel No.: 30-2-32.3C

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables LLC Trust 2007-NC2, Mortgage-Pass Through Certificates, Series 2007-NC2

VS

DEFENDANT: **LISA L. KELLY a/k/a LISA KELLY and PAUL B. KELLY a/k/a PAUL KELLY**

SALE ADDRESS: 790 Corner Ketch Road, Downingtown, PA 19335

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: **18-4-209**

DEBT- **\$1,615.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00640 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

TAX Parcel No. 50-5A-364

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 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: **18-4-210**

DEBT- **\$2,681.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10631 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, together with the improvements thereon, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2-54

PLAINTIFF: Township of Valley

VS

DEFENDANT: **GREGORY J. LEE**

SALE ADDRESS: 1129 Hilltop Lane, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 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: **18-4-213**

DEBT- **\$272,222.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No .2017-03469 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in West Whiteland Township, Chester County, State of Pennsylvania, as shown on Proposed Sub-Division of "Highland Glen Section No. 3", dated February 10th, 1966, and last revised July 23rd, 1969, made by Hottinger, Smith, Chatman, Royce Associates as follows, to wit:

BEGINNING at a point on the southeast side of Scott Drive (fifty feet wide) a corner of Lot No. 104, thence along the same and leaving said Scott Drive south eighteen degrees thirty-seven minutes east town hundred and no one hundredths feet to a point in line of Lots No. 133, thence along the same and Lot No. 112, south seventy one degrees twenty-three minutes west one hundred and no one hundredths feet to a point a corner of Lot No. 106; thence along the same north eighteen degrees thirty-seven minutes west two hundred and no one hundredths feet to a point on the southeast side of said Scott Drive; thence along the same north seventy-one degrees twenty-three minutes no seconds east one hundred and no one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

BEING the same premises as Kenneth F. McCormick and Christina T. McCormick, husband and wife, dated March 27, 1995, and recorded on March 27, 1995, by the Chester County Recorder of Deeds in Deed Book 3875, at Page 2178, as Instrument No. 15937, granted and conveyed unto Kevin P. Anderson and Alisa L. Anderson, as tenants by the entireties.

BEING known and numbered as 482 Scott Drive, West Chester, PA 19380.

PARCEL No.: 41-8B-57.

PLAINTIFF: Waterfall Victoria Mortgage Trust 2010-1

VS

DEFENDANT: **ALISA L. ANDERSON and KEVIN P. ANDERSON**

SALE ADDRESS: 482 Scott Drive, West Chester, PA 19380

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: **18-4-217**

DEBT- **\$191,830.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-08798 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: LSF10 Master Participation Trust
VS

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

SALE ADDRESS: 115 Arianna Lane, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-218**

DEBT- **\$140,835.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09612 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

SITUATE in the Borough of Malvern, County of Chester, State of Pennsylvania, described in accordance with a Building Envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA dated 4/19/1983 last revised 3/8/1984 as follows, to wit;

BEGINNING at a point a corner of Lot A-13 which point being measured the six following courses and distances from a point marking the intersection of the title line in the bed of Sugartown Road (50 feet wide) with the title line in the bed of King Road; (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) still along the aforementioned Sugartown Road north 21 degrees 51 minutes 20 seconds west 163.10 feet to a point; (3) crossing the southwesterly side of Sugartown Road and along lands now or late of Peter P. and Sara A. Dittmer north 68 degrees 42 minutes 40 seconds east 178 feet to a point an iron pin found; (4) still along the aforementioned lands

north 21 degrees 51 minutes 20 seconds west 20.90 feet to a point; (5) still along the afore-mentioned lands and also along lands now or late of John K. and Margaret A. Muller north 68 degrees 42 minutes 40 seconds east 494.05 feet to a point a stone four and (6) south 21 degrees 12 minutes 06 seconds east 106.52 feet to the point of beginning; thence extending from said point of beginning south 07 degrees 45 minutes west 76.50 feet to a point; thence extending north 82 degrees 15 minutes west 29.24 feet to a point a corner of Lot B-12; thence extending along the same north 07 degrees 45 minutes east 76.50 feet to a point; thence extending south 82 degrees 15 minutes east 29.24 feet to the first mentioned point and place of beginning.

BEING Lot A-13 as shown on said Plan.

BEING Parcel #2-2-81.

BLR# 2-2-81.

TITLE to said premises vested in Eligio Bonelli by Deed from Jodi B. Shimock, dated 6/14/2001 and recorded 7/10/2001 in Book 5005 Page 2134

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **ELIGIO BONELLI**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-231**

DEBT- **\$389,975.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-03365 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
East Brandywine, Chester County, Pennsylvania
TAX Parcel No.: 30-2-1002

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK**

SALE ADDRESS: 790 Hopewell Road, Downingtown, PA 19335

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: **18-4-234**

DEBT- **\$412,635.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05629 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
BLR# 72-2-2.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series Arsi 2006-M3

VS

DEFENDANT: **ARTHUR W. PAVIGLIANITI and KAREN L. PAVIGLIANITI**

SALE ADDRESS: 613 South Guernsey Road, West Grove, PA 19390-9600

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-236**

DEBT- **\$325,152.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05319 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.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, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase 1, drawn by Lake, Roeder, Hillard and Beers, dated 4/15/97, said plan recorded in Chester County as Plan No. 13892, as follows, to wit:

BEGINNING at a point on the title line in the bed of Oxford Road (SR 3018) (proposed width 50 feet), said point being a corner of Lot No. 5 on said Plan; thence extending from said point of beginning along the title line in the bed of Oxford Road the two following courses and distances: (1) northeastwardly along the arc of a circle curving to the right having a radius 6,000.00 feet the arc distance of 6.61 feet to a point of tangent, and (2) north 79 degrees 28 minutes 36 seconds east 157.28 feet to a point, a corner of lands now or late of Lloyd E. and Susan M. Sheltron; thence extending partly along said lands and partly along lands now or late of William Leach, south 07 degrees 52 minutes 42 seconds east and crossing the southerly side of Oxford Road, and crossing a drainage field, 330.02 feet to a point, a corner of Lot No. 1 on said Plan; thence extending

along Lot No. 1, south 79 degrees 28 minutes 37 seconds west 148.66 feet to a point, a corner of Lot No. 5 on said Plan; thence extending along same, north 10 degrees 31 minutes 23 seconds west, and recrossing the southerly side of Oxford Road, 329.67 feet to the first mentioned point and place of beginning.

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

THE improvements thereon being known as 518 Oxford Road, East Nottingham, Pennsylvania – 19352.

BEING the same premises which Donna Cannizzaro, by Deed dated July 3, 2006 and recorded July 12, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6895, Page 1466, granted and conveyed unto Donna Cannizzaro and Peter P. Jones

BEING known as: 518 Oxford Road, Lincoln University, PA 19352

PARCEL No.: 69-3-59.6

IMPROVEMENT: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to World Savings Bank, FSB

VS

DEFENDANT: **DONNA CANNIZZARO and PETER P. JONES and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 518 Oxford Road, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-243**

DEBT- **\$113,397.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05721 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-5-595
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal Home Loan Mortgage Corporation

VS

DEFENDANT: **CATHARINE J. CARR**

SALE ADDRESS: 186 Old Forge Crossing, Devon, PA 19333-1121

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-246**

DEBT- **\$350,633.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02178 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.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, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN Unit being Building No. 12 Unit No. 71 in "Bradford Hills at Chesterbrook" (formerly Signal Hill at Chesterbrook) a Condominium located on the northerly side of Bradford Road, Tredyffrin Township, Chester County, Commonwealth of Pennsylvania which has heretofore been submitted to the Pennsylvania Uniform Condominium Act 1980-69 P.S.A. Sec. 3101 et seq. as designated in the Declaration of Condominium Ownership of Signal Hill at Chesterbrook, a Condominium including Plots and Plans attached as an exhibit thereto, bearing dated the 16th day of October 1985 and recorded in the Office for the Recording of Deeds in Chester County in Misc. Deed Book 107 Page 174 and Amendment to By-Laws dated September 9, 1986 and recorded in Chester County Book 458 Page 377 and First Amendment to Declaration dated September 9, 1986 and recorded in Chester County Book 458 Page 356, and Second Amendment to Declaration dated September 9, 1986 and recorded in Chester County Book 458 Page 371, and Third Amendment to Declaration dated June 2, 1987 and recorded in Chester County Book 193 Page 425, and Fourth Amendment to Declaration dated September 14, 1987 and recorded

in Chester County Book 913 Page 370 and Fifth Amendment to Declaration dated October 26, 1987 and recorded in Chester County Book 952 Page 538; and Sixth Amendment to Declaration dated January 28, 1988 and recorded in Chester County Book 1051 Page 36, and Assignment and Assumption Declaration Rights dated September 9, 1986 and recorded in Chester County Book 458 Page 368.

TOGETHER with undivided interest of, in and to the common elements of such Condominium as set forth in the aforesaid Declaration of Condominium Ownership and Amendments thereto.

BEING known for informational purposes as 71 Soldiers Square, Chesterbrook, PA 19087

BEING the same premises which Rose Horvath, by Deed dated 4/16/99 and recorded 5/7/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4558, Page 1764, granted and conveyed unto Richard Waller and Agnes Waller, husband and wife, in fee. And the said Agnes Waller departed this life on or about November 26, 2013, thereby vesting title solely in Richard Waller.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RICHARD WALLER**

SALE ADDRESS: 71 Soldiers Square, Chesterbrook, PA 19087

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: **18-4-255**

DEBT- **\$1,665.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00392 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the
City of Coatesville, County of Chester, Commonwealth of
Pennsylvania
TAX Parcel No. 16-10-232

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. ORTIGA**

SALE ADDRESS: 404 Colina Lane, Coatesville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-258**

DEBT- **\$150,707.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07280 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in North Coventry Township
TAX Parcel #Tax ID/UIP Parcel No. 17-03C-0165/17-3C-

165

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, NA

VS

DEFENDANT: **MICHAEL B. KRICZKY**

SALE ADDRESS: 537 Kline Avenue, Pottstown, PA 19465

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: **18-4-268**

DEBT- **\$253,542.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07291 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of "Valley Farm", prepared by Nave Newell, dated 3/8/2002, last revised 6/15/2006 and recorded in Chester County as Plan No. 17873, as follows, to wit:

BEGINNING at a point on the southerly side of Emerson Lane, a corner of Lot No. 59 as shown on said Plan; thence from said point of beginning north 65 degrees 59 minutes 24 seconds east 171.00 feet to a point in the bed of a proposed stormwater easement at a corner of Lot #4; thence along Lot No. 4 south 24 degrees 00 minutes 36 seconds east, crossing a stormwater easement and a planted buffer easement, 147.41 feet to a point on the north side of U.S. Route 30; thence along the said side of U.S. Route 30 the two following courses and distances: (1) on the arc of a circle curving to

the right having a radius of 3,204.00 feet, the arc distance of 99.60 feet to a point of tangent (2) north 76 degrees 40 minutes 20 seconds east 74.14 feet to a point a corner of Lot No. 59; thence along Lot No. 59 north 24 degrees 00 minutes 36 seconds west, 116.71 feet to the first mentioned point and place of beginning.

AND the said Emerson Lane has since been renamed Enfield Drive.

BEING Lot No. 5 as shown on said Plan.

UPI # 38-2-23.9

BEING the same premises which Valley Farm Associates LP, PA Limited Partnership by Deed dated November 19, 2014 and recorded November 25, 2014 in Book 9020 Page 2151 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Michelle London, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MICHELLE LONDON**

SALE ADDRESS: 516 Enfield Drive, Coatesville, PA 19320

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: **18-4-271**

DEBT- **\$765,151.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-01175 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan # 15659 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said Plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes

58 seconds west 1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

TITLE to said premises vested in Michael S. Snyder by Deed from Heritage-Coventry Ridge, L.P. dated September, 30 2002 and recorded October 7, 2002 in the Chester County Recorder of Deeds in Book 5410, Page 2127 as Instrument Number 10135695.

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to Lasalle Bank, N.A., as Trustee for the GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series GSAA 2006-14

VS

DEFENDANT: **MICHAEL S. SNYDER**

SALE ADDRESS: 25 Hastings Ln, Spring City, PA 19475

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: **18-4-274**

DEBT- **\$301,803.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-01844 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Pocopson
TAX Parcel #63-04-0025
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing, LLC

VS

DEFENDANT: **WILLIAM J. TURNER, III**

SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382

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: **18-4-281**

DEBT- **\$274,162.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07624 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-4-784
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ARCHER A. OWENS and MARTHA D. OWENS**

SALE ADDRESS: 705 Arbor Lane, Kennett Square, PA 19348-2592

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-284**

DEBT- **\$248,821.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09710 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Schuylkill
TAX Parcel #27-5D-39
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS
DEFENDANT: **LUCY A. HANSON and THOMAS E. HANSON**
SALE ADDRESS: 1353 Melvin Road, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-292**

DEBT- **\$395,622.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-11687 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-1-389
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **STEPHANIE A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-293**

DEBT- **\$564,790.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-10279 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-10J-18.6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Aegis Asset-Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-3

VS

DEFENDANT: **EDWARD F. MURPHY and KIM M. MURPHY a/k/a KIMBERLY MURPHY a/k/a KIMBERLY M. MURPHY**

SALE ADDRESS: 1489 Russell Road, Paoli, PA 19301-1235

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-5-298**

DEBT- **\$751,004.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06780 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 17th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Beechnut Glen, made by Commonwealth Engineers Inc. dated 12/12/2003 and last revised 05/13/2004 and recorded in Chester County as plan # 17101 as follows to wit:

BEGINNING at a point on the south side of Airport Road a corner of Lot 7, as shown in said Plan, thence from said point of beginning along the south side of Airport Road, south 44 degrees 28 minutes 30 seconds east 162.77 feet to a point a corner of Lot 5, thence along Lot 5, the following courses and distances

(1) SOUTH 45 degrees 56 minutes 51 seconds west 226.43 feet

(2) SOUTH 80 degrees 31 minutes 10 seconds west 61.68 feet

(3) SOUTH 45 degrees 56 minutes 51 seconds west 174.66 feet

(4) NORTH 44 degrees 23 minutes 45 seconds west 125.07 feet to a point a corner of Lot 7, thence along Lot 7, north 45 degrees 36 minutes 15 seconds east 451.44 feet to the point and place of beginning.

TITLE to said premises vested in John Davidson by Deed from Griffin LLC dated December, 22 2006 and recorded March 1, 2007 in the Chester County Recorder of Deeds in Book 7095, Page 469 as Instrument Number 10733023.

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-HE2, Asset-Backed Certificates Series 2007-HE2

VS

DEFENDANT: **JOHN DAVIDSON aka JOHN C. DAVIDSON and THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY for the EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 1368 Airport Rd., Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-5-299**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11678□ DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 17th, 2018

AT 11:00 A.M.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, June 18th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for the Ridings at Uwchlan, made by Commonwealth Engineers, Inc. 101 Fellowship Road, P.O. Box 773, Uwchland, PA 19480, (610) 458-4200, dated 7-26-99, last revised 2-10-00, and recorded as Plan # 9015574, as follows to wit:

BEGINNING at a point on the southerly side of Wagon Tail Way, a corner of Lot 58, thence extending along the line of same, south 08 degrees 48 minutes 53 seconds west 135.00 feet to a point in the line of Open Space; thence extending along the line of same, north 81 degrees 56 minutes 20 seconds west 107.43 feet to a point in the line of Lot 60; thence extending along the line of same, north 05 degrees 47 minutes 28 seconds east 135.00 feet to a point on the southerly side of Wagon Trail Way, aforementioned; thence extending along the line of same, along the arc of a circle curving to the right with a radius of 1150.00 feet, the arc distance of 60.69 feet to a point of tangent; thence extending still along the line of same, south 81 degrees 11 minutes 07 second east 53.89 feet to the point of beginning.

BEING Lot No. 59 on said Plan.

TITLE to said Premises vested in Stephen T. Fuimano, Jr. by Deed from Weichert Relocation Resources, Inc. dated February 7, 2011 and recorded March 9, 2011 in the Chester County Recorder of Deeds in Book 8139, Page 152 as Instrument Number 11085479.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN T. FUIMANO, JR.**

SALE ADDRESS: 103 Wagon Trail Way, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-339**

DEBT- **\$61,367.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11870 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of land on which is located the east house of two brick dwelling houses, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north curb line of Madison Street opposite the center of the middle dividing partition in said block of 2 brick dwelling houses and distant 234.6 feet eastwardly from the east line of Lime Street; thence by land now or late of Lajos Rajtik and Ilon Rajtik and passing through the center of the middle dividing partition in said block of 2 brick dwelling houses north 13 degrees 5 minutes west 60 feet to the north side of said block of 2 brick dwelling houses; thence still by the same land north 13 degrees 46 minutes west, 90 feet to the south line of Concord Street; thence by the same north 76 degrees 55 minutes east, 17.03 feet to a corner of land now or late of Bill Matejkovic and Julia Matejkovic; thence by the same south 13 degrees 46 minutes east, 150 feet to the north curb line of Madison Street; thence by the same south 76 degrees 55 minutes west 17.73 feet to the place of beginning.

BEING Tax Parcel # 16-9-229

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **MARYANN CZEREDARCZUK a/k/a MARYANN CZERDARCZUK a/k/a MARYANN CZEREDAREZUK**

SALE ADDRESS: 213 Madison Street, Coatesville, Chester County, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-340**

DEBT- **\$486,024.67**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-00756 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-3-248
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **MICHAEL M. ROSATO and ANN V. ROSATO**

SALE ADDRESS: 10 Creek Road, Malvern, PA 19355-2904

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-346**

DEBT- **\$452,853.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08001 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

BEGINNING at a point on the northeasterly side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive south 26 degrees 48 minutes 20 seconds east 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 north 63 degrees 11 minutes 40 seconds east 102.00 feet to a point in line of Lane B, thence extending along Lane B north 26 degrees 48 minutes 20 seconds west 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 south 63 degrees 11 minutes 40 seconds west 102.00 feet to the first mentioned point of beginning.

BEING Lot 401 on said Plan.

BEING UPI No. 32-2-417

BLR #32-2-417

TITLE to said premises vested in Selester Robinson, Jr and Melvinia Robinson, husband and wife by Deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

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

VS

DEFENDANT: **SELESTER ROBINSON and MELVINIA ROBINSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-352**

DEBT- **\$239,613.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10104 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Country Club Estates" made by Chester Valley Engineers, Inc., Consulting Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/27/1959 and last revised 4/30/1968, as follows, to wit:

BEGINNING at a point on the northeasterly side of Church Road (40 feet wide), at the distance of 486.52 feet measured north 20 degrees 35 minutes 30 seconds west, along same from its intersection with the northwesterly side of Swedesford Road (50 feet wide) (both lines produced); thence extending along the northeasterly side of Church Road, north 21 degrees 43 minutes 20 seconds west 157.23 feet to a point; thence extending north 68 degrees 16 minutes 40 seconds east 250.20 feet to a point; thence extending south 16 degrees 04

minutes 20 seconds east 202.65 feet to a corner of Lot Number 5; thence along Lot Number 5 south 70 degrees 36 minutes 20 seconds west 132.11 feet to a point in line of the Cemetery land; thence along same the two following courses and distances; (1) north 19 degrees 23 minutes 40 seconds west 32.95 feet to a point; (2) south 71 degrees 48 minutes 20 seconds west 99.78 feet to the first mentioned point and place of beginning.

BEING Lot Number 5-A on said Plan

BEING UPI Number 42-3-125.12

BLR# 42-3-125.12

TITLE to said premises vested in Frank J. Eckley and Janine A. Eckley by Deed from Charles Keller, III and Karen A. Keller, husband and wife, dated 6/13/2003 and recorded 6/26/2003 in Book 5758 Page 322

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

VS

DEFENDANT: **FRANK J. ECKLEY and JANINE A. ECKLEY**

SALE ADDRESS: 59 Church Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-353**

DEBT- **\$42,513.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09671 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN brick messuage and lot of land, known at 324 Prospect Street, situate and lying on the southerly side of Prospect Street in the 3rd Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by William Magarity, Jr., Registered Professional Engineer, under date of August 14th, 1945 as follows, to wit:

BEGINNING at a point in the southerly property line of Prospect Street laid out 24 feet wide at a distance of 261.58 feet westerly from the intersection of the southerly property line of Prospect Street and the westerly property line of Gay Street; thence from the said point in the southerly property line of Prospect Street south 2° 25' east 69.50 feet along lands now or late of S.E. Griffith to a point in line of lands now or late of Richard Kern; thence along said latter lands south 87° 35' west 17.38 feet to another point in said line of lands now or late of Richard Kern; thence from the last named point north 2° 25' west 69.50 feet passing through the partition wall of a double outside toilet house and passing also through

the center of the party wall dividing the house on the lot hereby conveyed from the adjoining house known as No. 326 Prospect Street, now or late of Warren H. and Ada M. Johnson, husband and wife, to a point on the southerly property line of Prospect Street; thence along the southerly property line of Prospect Street north 87° 35' east 17.38 feet to the place of beginning.

CONTAINING 1,207.91 square feet of land be the same more or less.

BEING known as 324 Prospect Street, Phoenixville, PA 19460

BEING the same premises which Brenda E. Shibilski n/k/a Brenda E. Fleisch, by Deed dated 12/31/1997 and recorded 1/9/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4286, Page 308, granted and conveyed unto Brenda E. Fleisch and Jay J. Fleisch.

BRENDA E. Fleisch departed this life on July 27, 2009.

PARCEL No.: 15-9-277

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JAY J. FLEISCH**

SALE ADDRESS: 324 Prospect Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-355**

DEBT- **\$600,939.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2009-09730 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

PROPERTY situate in the East Goshen Township, Chester
County, Pennsylvania
BLR# 53-4-510
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank

VS

DEFENDANT: **DAVID H. WIRTH and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380-6478

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-359**

DEBT- **\$209,200.62**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11976 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

ALL THOSE TWO CERTAIN tracts of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, conveyed to Carmen Allen and Dionna Allen, joint tenants with right of survivorship, by Deed dated 7/8/1990 and recorded 7/23/1990, from Thomas Peoples, of record in Book 2084, Page 174, Chester County Recorder of Deeds.

PARCEL ID: 16-10-6

PLAINTIFF: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MX1

VS

DEFENDANT: **CARMEN ALLEN and DIONNA ALLEN**

SALE ADDRESS: 370-374 S. First Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SARAH A. ELIA, ESQ., 267-295-3364**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-362**

DEBT- **\$330,680.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06243 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

PROPERTY situate in Township of East Goshen
TAX Parcel # 53-4-0132.72
IMPROVEMENTS: A Residential dwelling.

PLAINTIFF: Bank of America, N.A., s/b/m to Fleet National Bank
VS

DEFENDANT: **BRIDGET C. DOYLE aka BRIDGET DOYLE and KEVIN M. DOYLE aka
KEVIN DOYLE**

SALE ADDRESS: 624 Thorncroft Drive, West Chester, PA 19380
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$542,617.18**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-364**

DEBT- **\$445,668.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03739 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.No

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

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-4H-46
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MICHAEL JORDAN and LESLEY LYON JORDAN**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-374**

DEBT- **\$210,114.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09183 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

TRACT #1

ALL THAT CERTAIN message or tenement and tract of land situate in the Township of East Vincent, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin the public road leading from the Schuylkill Road past the Stony Run School House, a corner of the hereby demised premises and lands of Isaac I. Funk; thence along said lands of Isaac I. Funk, north twenty five degrees, forty minutes east, one hundred and fifty nine feet to a post; thence still along the same, south sixty seven degrees, fifteen minutes east, one hundred and seven and one-tenth feet to a point in the Stony Run Road, a corner of the hereby demised premises and the Creamery property heretofore conveyed to Manassas C. Clemens, trading as the Clemens Creameries; thence along said Creamery property, south twenty five degrees, forty minutes west, one hundred and sixty four and eight-tenths feet to an iron pin in the aforesaid public road (being the same public road described in previous deeds as leading from Rees Mill to Brownback's Store); thence along the same, north sixty five degrees, fifty four minutes west, five feet to a point and still along the same public road north sixty three degrees, fifty four minutes west, one hundred and two feet to the place of beginning.

(Same more or less).

TRACT #2

ALL THAT CERTAIN lot, tract, piece or parcel of land situate on the northerly side of Stony Run Road (Legislative Route #15101) in East Vincent Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by Earl R. Ewing, Registered Surveyor, in March 1959, as follows, to wit:

BEGINNING at a spike in the center line of the aforesaid Stony Run Road (Legislative Route #15101, as the same extends in a westerly direction from Route #83) said point of beginning being a corner of other lands of said James A. Smith, et ux; thence, from said point of beginning and extending in and along said road and at or near the center line thereof, north 67 degrees, 04 minutes, 20 seconds west, 44.11 feet to a spike, a corner of remaining lands of said Clarence E. Opperman, et ux; thence leaving said road and extending alongsaid other lands of Clarence E. Opperman, et ux, passing through an iron pin at the side of said road and 16.50 feet distant, north 22 degrees, 56 minutes east, 181.02 feet to an iron pin at or near the northerly bank of a small stream; thence continuing along said remaining lands of Clarence E. Opperman, et ux, and recrossing said small stream, south 38 degrees, 33 minutes east, 46.06 feet an iron pin on or near the southerly bank of said stream, south 38 degrees, 33 minutes east, 46.06 feet to an iron pin on or near the southerly bank of said stream, a corner of other lands of said James

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: WILLIAM JONES, aka WILLIAM A. JONES

SALE ADDRESS: 215 Stony Run Road, Spring City, PA 19475

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: **18-6-374 X**

DEBT- **\$210,114.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09183 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

A. Smith, et ux; thence along said other lands of James A. Smith, et ux, south 21 degrees, 58 minutes, 40 seconds west, 159.00 feet to the first mentioned spike in the center line of said Stony Run Road, the first mentioned point and place of beginning.

CONTAINING 7,086.71 square feet of land be the same more or less.

BEING UPI Number 21-5-54

PARCEL No.: 2105 00540000

BEING known as: 215 Stony Run Road, Spring City, PA 19475

BEING the same property conveyed to William A. Jones who acquired title by Virtue of a Deed from James A. Smith, no marital status shown, dated November 8, 2013, recorded December 4, 2013, at Document ID 11320551, and recorded in Book 8854, Page 2273, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WILLIAM JONES, aka WILLIAM A. JONES**

SALE ADDRESS: 215 Stony Run Road, Spring City, PA 19475

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: **18-6-375**

DEBT- **\$27,365.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09845 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, with the north side of a double brick house thereon erected, known as No. 32 South Eighth Avenue, situated in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, and which said Lot is the north half of Lot No. 128 on Plan of Building Lots of A.D. Harlan, more particularly bounded and described as follows:

FRONTING 20 feet on the west curb line of South Eighth Avenue, formerly Columbia Avenue, and extending back between parallel lines at right angles from said curb line 160 feet to Stone Alley.

BOUNDED on the north by Lot No. 127, now or late of W. Ralph Hackett and Katharine Hackett, husband and wife; on the east by the west curb line of South Eighth Avenue, formerly Columbia

Avenue; on the south by the south half of said Lot No. 128, and which said south line runs through the center of the division wall between the house hereby conveyed and the house adjoining it on the south; and on the west by the east line of Parmer Avenue, formerly Stone Alley.

BEING UPI Number 16-6-598

PARCEL No.: 1606 05980000

BEING known as: 32 South 8th Avenue, Coatesville, PA 19320

BEING the same property conveyed to George H. Lawson, no marital status shown who acquired title by Virtue of a Deed from Czeslawa A. Filoromo, also known as Sara A. Filoromo, no marital status shown, by her attorney-in-fact J. John Filoromo, dated June 2, 1999, recorded June 7, 1999, at Instrument Number 46483, and recorded in Book 4575, Page 1720, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LYNN ANN LAWSON, AS EXECUTRIX OF THE ESTATE OF GEORGE H. LAWSON**

SALE ADDRESS: 32 South 8th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-376**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-05089 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

PROPERTY situate in West Pikeland Township
TAX Parcel #34-4-260
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3,
Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-6-378**

DEBT- **\$52,928.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2027-06772 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-5-312
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS7

VS

DEFENDANT: **ANITA M. ROBBINS**

SALE ADDRESS: 209 Walnut Street, Coatesville, PA 19320-3718

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$290,043.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08753 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Westtown Township, Chester
County, Pennsylvania
BLR# 67-1-4-53
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **EFFIE TZOUANOPOULOS and ALEXANDER TZOUANOPOULOS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$529,837.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2008-14363 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA, dated June 20, 2000, and last revised September 10, 2002, and recorded in Plan #16751, as follows, to-wit;

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

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

BEING Lot No. 105 on said Plan.

HAVING erected thereon a residential dwelling.

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

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

UPI No. 28-5-247.

PLAINTIFF: McCormick 106, LLC

VS

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

SALE ADDRESS: 142 Durham Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$97,196.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03165 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-3M-13
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Trifera, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, July 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: George Mortelliti

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$243,580.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01606 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-8-2674
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$135,397.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01296 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

PARCEL No.: 14-4-4287.1

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

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

UPI No. 14-4-287.1

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

PLAINTIFF: Finance of America Mortgage, LLC

VS

DEFENDANT: **BENJAMIN C. KRESGE**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$780,271.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10600 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-4-151.8
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF