

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, September 20th @ 11 AM

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### CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on September 20th 2018 are as follows:

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

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By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, September 20th, 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, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-9-491**

DEBT- **\$101,194.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11811 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #Tax ID/UPI Parcel No. 16-001-0001/16-1-1  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar HECM Acquisition Trust 2017-1, Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee

VS

DEFENDANT: **THE UNKNOWN HEIRS OF ODELL FOSTER DECEASED**

SALE ADDRESS: 178 Harlan Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-492**

DEBT- **\$163,184.27**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01840 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in Borough of South Coatesville  
TAX Parcel #Tax ID/UPI Parcel No. 9-3-37/09-03-0037  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank N.A., as Trustee, Successor in Interest to Bank of America N.A., as Trustee, Successor by Merger to LaSalle Bank N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP2

VS

DEFENDANT: **CYNTHIA A. TALTOAN AS EXECUTRIX OF THE ESTATE OF JOHN C. WASHINGTON, III DECEASED**

SALE ADDRESS: 15 Remington Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$450,720.35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03082 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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

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

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-494**

DEBT- **\$105,580.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00682 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in City of Pottstown  
TAX Parcel #Tax ID/UPI Parcel No. 19-06-0092.030/19-6-92.3  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Key Bank, NA S/B/M First Niagara Bank, N.A. S/B/M Harleysville National Bank and Trust Company

VS

DEFENDANT: **MICHAEL A. KEENE aka MICHAEL KEENE and SHERRY L. KEENE**

SALE ADDRESS: 943 Mount Pleasant Road, 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: **18-9-495**

DEBT- **\$1,086,723.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07085 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in Township of Kennett  
TAX Parcel #Tax ID/UPI Parcel No. 62-05-0029/62-5-29  
IMPROVEMENTS: a residential dwelling

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

DEFENDANT: **MICHAEL J. FRAGALE**

SALE ADDRESS: 821 Burrows Run Road, Kennett Township aka Chadds Ford, PA 19317

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: **18-9-496**

DEBT- **\$216,938.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06597 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THOSE TWO CERTAIN messuages and tracts of land situate in the Borough of Malvern, County of Chester and Commonwealth of PA, bounded and described as follows, to wit;

FIRST TRACT:

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

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

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

SECOND TRACT:

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

TAX ID: 2-4-350

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

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

VS

DEFENDANT: **LINDA B. VALENTINE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-497**

DEBT- **\$154,253.28**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07081 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 26, 1999 and recorded in the Office of the Chester County Recorder of Deeds on August 2, 1999, in Deed Book Volume 4609 at Page 1455.  
TAX Parcel No. 33-5E-52

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

VS

DEFENDANT: **LAURA M. KOLOTELLO a/k/a LAURA MARIE HERZOG and RONALD L. KOLOTELLO**

SALE ADDRESS: 17 Rutgers Drive, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-499**

DEBT- **\$61,089.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-00124 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

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ALL THAT CERTAIN lot or land situate in East Caln  
Township, Chester County, Pennsylvania  
TAX Parcel No: 40-2-66.42

PLAINTIFF: KeyBank, N.A.

VS

DEFENDANT: **THOMAS D. BARTLETT and LINDA A. BARTLETT**

SALE ADDRESS: 3 Long Drive, Downingtown, Pennsylvania 19335

PLAINTIFF ATTORNEY: **KELLY L. EBERLE, ESQ., 215-257-6811**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-9-500**

DEBT- **\$68,383.75**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07330 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN single dwelling and lot or tract of land situate in Caln Township, Chester County, Pennsylvania being designated as Lot No. 2 on a Plan of Lots made by Howard H. Ranck, Registered Surveyor, for Alfred E. Zynn, bounded and described as follows:

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

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

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

CHESTER County Tax Parcel No. 39-4-2

BLR# 39-4-2

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

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

VS

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

SALE ADDRESS: 2509 East Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-501**

DEBT- **\$454,164.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02851 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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## PREMISES "A"

BEGINNING at a point in the north curb line of East Lincoln Highway, a corner of land now or late of the Mutual Fire Insurance Company of Chester County, and at the distance of 119.25 feet westwardly from the west curb line of Third Avenue; thence along the said north curb line of East Lincoln Highway, south 85 degrees 30 minutes west, 60.5 feet to a point, a corner of land now or late of Alexander Jacobs; thence along said land of Alexander Jacobs, north 04 degrees 22 minutes west, 160.00 feet to a point in the south line of Diamond Street; thence along the said south line of Diamond Street, north 85 degrees 30 minutes east, 60.5 feet to a point, another corner of land now or late of Mutual Fire Insurance Company of Chester County, south 04 degrees 22 minutes east, 160.00 feet to the place of beginning.

BOUNDED on the north by Diamond Street; on the east by land now or late of Mutual Fire Insurance Company of Chester County; on the south by East Lincoln Highway; and on the west by land now or late of Alexander Jacobs.

## PREMISES "B"

BEGINNING at a point on the north curb line of East

Lincoln Highway said point being one hundred seventy-nine and seventy-five one-hundredths feet measured in a westerly direction from the intersection of the west curb line of North Third Avenue with the north curb line of East Lincoln Highway and also a property corner now or late of Gust Giannario; thence

(1) ALONG the north curb line of East Lincoln Highway south eighty-six degrees fifteen minutes west fifty feet to a point and a corner of land now or formerly of the National Bank of Coatesville; thence

(2) ALONG said land north four degrees fifty-three minutes west one hundred sixty and ninety-three one-hundredths feet to the south line of Diamond Street; thence

(3) ALONG said Diamond Street, north eighty-five degrees seven minutes east fifty feet to a point and also a corner of land now or late of Gust Giannario; thence

(4) ALONG said land south four degrees fifty-three minutes east one hundred sixty and eighty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Tax Parcel # 16-5-188 and 16-5-188-E and 16-5-189-E

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **MARANATHA EVANGELISTIC TEMPLE CHURCH a/k/a MARANATHA EVANGELISTIC TEMPLE and MARANATHA EVANGELISTIC TEMPLE SCHOOL a/k/a MARANATHA EVANGELISTIC TEMPLE and CHARLES JARAMILLO and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 239-245 East Lincoln Highway, Coatesville, Pennsylvania 19320 and 247-249 East Lincoln Highway Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$160,406.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00273 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

TAX No. 28-6-1

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-503**

DEBT- **\$451,447.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10967 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lots or pieces of ground situate in the Township of Pennsbury, Chester County, Pennsylvania, bounded and described according to a Plan of "Chadds Ford" Section II made by G.D. Houtman & Son, Civil Engineers dated August 4, 1958 last revised October 25, 1960, as follows, to wit:

BEGINNING at a point on the southeasterly side of Stirling Way (50 feet wide) said point being measured by the three following courses and distances from a point of curve on the southwesterly side of "K" Street (50 feet wide) (1) leaving "K" Street on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the northwesterly side of Stirling Way (2) south 00 degrees 29 minutes west along the said side of Stirling Way 22.76 feet to a point of curve in the same and (3) southwestwardly southeastwardly and northeastwardly along the northwesterly partly along the southwesterly and partly along the southeasterly sides of Stirling Way on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 284.44 feet to the point of beginning thence extending from said point of beginning along the southeasterly side of Stirling Way the two following courses and distances; (1) northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 10.00 feet to a point of tangent in same (2) north 83 degrees 57 minutes east 130.00 feet to a point; thence extending along Lot 41 south 06 degrees 03 minutes east 274.55 feet to a point; thence extending north 88 degrees 54 minutes 30 seconds west 141.10 feet a point,

thence extending along Lot #39, north 06 degrees 03 minutes west 257.09 feet to the first mentioned point and place of beginning.

BEING Lot #40 as shown on the above mentioned plan.

ANOTHER one thereof beginning at a point on the south-easterly side of Stirling Way (50 feet wide) said point being measured by the three following courses and distances from a point of curve on the southwesterly side of "K" Street (50 feet wide) (1) leaving "K" Street on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the northwesterly side of Stirling Way (2) south 00 degrees 29 minutes west along the said side of Stirling Way 22.78 feet to a point of curve in the same; (3) southwestwardly, southeastwardly and northeastwardly measured partly along the northwesterly partly along the southwesterly and partly along the southeasterly side of Stirling Way on the arc of a circle curving to the left having a radius of 175 feet the arc distances of 294.84 feet to a point of tangent on the southeasterly side of Stirling Way and (4) north 83 degrees 57 minutes east along the southeasterly side of Stirling Way 130.00 feet to the point of beginning; thence extending from said point of beginning north 83 degrees 57 minutes east along the said side of Stirling Way 140 feet to a point; thence extending along Lot #42, south 06 degrees 03 minutes east 291.00 feet to a point; thence extending north 88 degrees 54 minutes 39 seconds west 141.00 feet to a point; thence extending along Lot #40 north 06 degrees 03 minutes west 274.35 feet to the first mentioned point and place of beginning.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., alternative loan trust 2005-65CB, mortgage pass-through certificates, series 2005-65CB

VS

DEFENDANT: DANIELLE GOLDMAN

SALE ADDRESS: 30 Stirling Way, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: MATTLEMAN, WEINROTH & MILLER, P.C., 856-429-5507

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-503 X**

DEBT- **\$451,447.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10967 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

BEING Lot #41 as shown on the above mentioned Plan.

BEING known as 30 Stirling Way

BEING UPI #64-3M-19

BEING the same premises Deed dated 9/6/05, conveying from Thomas P. Daly and Constance J. Daly, husband and wife to Danielle Goldman, recorded 10/12/05, in Book 6649, Page 811 Instrument #10585023. Re-recorder 12/14/05 in Book 6711, Page 1606, Instrument #10605742 to delete Lot #41, which appeared in original deed in error.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., alternative loan trust 2005-65CB, mortgage pass-through certificates, series 2005-65CB

VS

DEFENDANT: **DANIELLE GOLDMAN**

SALE ADDRESS: 30 Stirling Way, Chadds Ford, PA 19317

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-504**

DEBT- **\$111,287.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03661 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THE FOLLOWING described real estate situated in the County of Chester, Township of East Nottingham, State of Pennsylvania, to-wit:

BEGINNING at an iron pin in the middle of the road leading from Barnsley, Pennsylvania, to Calvert, Maryland, at the southeast corner of the former Chapel lot, now the Oxford Grange Lot, and running thence along said road, south 39 degrees, west 128 1/2 feet to a stake; thence by land formerly of Elisha E. Magaw, now or late of Gustave and Emille Kinderman north 53 degrees west 267 feet to a stake; thence by the right of way of the Philadelphia and Baltimore Central Railroad, north 49 degrees east 81 1/2 feet to a stake; and thence by the said lot of the Oxford Grange south 64 1/2 degrees east, 225 1/2 feet to the place of beginning.

CONTAINING 52 3/4 square perches of land, be the same more or less.

HAVING erected thereon a residential dwelling.

BEING the same premises as the United States of America, acting through the Administrators of the Farmers Home Administration, United States Department of Agriculture, by Deed dated January 11, 1978, and recorded on February 17, 1978, by the Chester County Recorder of Deeds in Deed Book L52, at Page 393, granted and conveyed unto David M. Ham and Eva M. Ham.

AND the said David M. Ham departed this life on November 13, 2013, whereby title to the aforementioned premises vested with Eva M. Ham, by Operation of Law.

BEING known and numbered as 187 Barnsley Road, Oxford, PA 19363.

UPI No.: 69-6-108.

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **EVA M. HAM**

SALE ADDRESS: 187 Barnsley Road, Oxford, PA 19363

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: **18-9-505**

DEBT- **\$367,931.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03662 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in Upper Uwchlan Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Penrose Styer, Jr., et. ux., made by K. R. Comstock, Jr., Registered Land Surveyor, dated November 21, 1977, to wit;

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

feet to a point on the southeasterly right of way line of Styer Road (T-573); thence extending along the same, north 57 degrees 01 minute 37 seconds east, 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

HAVING erected thereon a residential dwelling.

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

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

UPI No. 32-03-0005.020.

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

VS

DEFENDANT: **CHRISTOPHER SCHIAVINO and MELINDA ANN WISEGAL**

SALE ADDRESS: 226 Styer Road, Glenmoore, PA 19343

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-506**

DEBT- **\$204,101.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03689 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the Township of West Caln, County of Chester, State of Pennsylvania, bounded and described according to a Plan made for J. Ronald Boston, by Beidman and Comstock, Exton, PA dated 11-12-1985 and recorded in Plan File #6165, as follows, to wit:

BEGINNING at a point on the southerly side of the proposed right of way of Oak Lane, said point also being a corner of Lot #2 on said Plan; thence extending from said beginning point along Oak Lane north 92 degrees 14 minutes 13 seconds east 120 feet to a point in line of lands now or late of John V. Fleszar; thence extending along same the 2 following courses and distances; (1) south 18 degrees 27 minutes 00 seconds east 178.03 feet to a point; (2) north 79 degrees 03 minutes 00 seconds east 100 feet to a point; thence extending south 18 degrees 27 minutes 00 seconds east 96.50 feet to a point in line of lands of MHP Mobli Home Park Camp Site; thence extending along same and along lands now or late of Pasquale A. Cazillo, Jr. south 85 degrees 03 minutes 33 seconds west 325 feet to a point a corner of Lot #2; thence extending along same north 04 degrees 28 minutes 38 seconds east 253.99 feet to a point on the southerly side of the proposed right of way of Oak Lane, being the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

CONTAINING 1.206 acres more or less.

BLR# 28-5-65.5A

TITLE to said premises vested in John Granville and Mary Granville, his wife by Deed from J. Ronald Boston, dated 6/12/1986 and recorded 6/16/1986 in Book 322 Page 5

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

VS

DEFENDANT: **JOHN GRANVILLE and MARY GRANVILLE**

SALE ADDRESS: 128 Oak Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$4,898.44**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-07299 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN land, lots, houses and fixtures with all claims and immunities hereinafter claimed by Trustee, of the land patent, houses and improvements hereon, or what is erected. Situated near the Township called Caln, near the County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3M-39

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

SALE ADDRESS: 10-16 Toth Avenue, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-510**

DEBT- **\$2,067.22**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01473 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, situate on the west side of Third Avenue between Lumber Street and Railroad Street in the City of Coatesville on which is located a three story brick building.  
TAX Parcel No. 16-5-56

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **GILFILLAN REAL ESTATE HOLDINGS, LLC**

SALE ADDRESS: 122 N. Third Avenue, Coatesville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-511**

DEBT- **1,620.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04425 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as No. 3 on a public road leading from Modena to Hephzibah Baptist Church, East Fallowfield Township, County of Chester, and State of Pennsylvania  
TAX Parcel No. 47-5-65

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **CASSIE ALICEA**

SALE ADDRESS: 385 Hephzibah Hill Road, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-511**

DEBT- **1,620.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04425 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as No. 3 on a public road leading from Modena to Hephzibah Baptist Church, East Fallowfield Township, County of Chester, and State of Pennsylvania  
TAX Parcel No. 47-5-65

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **CASSIE ALICEA**

SALE ADDRESS: 385 Hephzibah Hill Road, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$513,647.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-05990 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Bradford Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of land belonging to Byron Krick, made by Yerkes Engineering Co., dated 3/21/1969, as follows, to wit:

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

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

CONTAINING 10.000 acres of land, more or less.

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

BEING UPI #51-4-6.1.

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

VS

DEFENDANT: **RACHAEL L. TENNYSON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-514**

DEBT- **\$237,124.37**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 3018-03721 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Pikeland Township, Chester  
County, Pennsylvania  
BLR# 26-02-0002  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY L. KLINE a/k/a JEFFREY KLINE**

SALE ADDRESS: 98 Ridge Road, Phoenixville, PA 19460-1934

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: **18-9-515**

DEBT- **\$195,158.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03458 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PARCEL No.: 37-4-223

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

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

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

BEING Lot #35 on said Plan.

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

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

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

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

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-516**

DEBT- **\$232,428.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05400 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Kennett Township  
TAX Parcel #Tax ID/UPI Parcel No. 62-03-0016.060/62-3-16.6  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **FRANK BELLINO and LEO KARWASKI**

SALE ADDRESS: 474 Mill Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-517**

DEBT- **\$414,297.82**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11332 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Borough of Phoenixville  
TAX Parcel #15-05-0509  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-OAR3

VS

DEFENDANT: **CRAIG O. ATKINS and ANDREW DUREN, JR. and CJD GROUP, LLC**

SALE ADDRESS: 221-223 East High Street, 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: **18-9-518**

DEBT- **\$9,601.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05367 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the  
Township of Willistown, County of Chester, Commonwealth of  
Pennsylvania.  
TAX Parcel No. 54-3-16.1

PLAINTIFF: Great Valley School District  
VS

DEFENDANT: **RACHEL SHOEMAKER**

SALE ADDRESS: 670 Sugartown Road, Willistown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-519**

DEBT- **\$1,663.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00400 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in  
Coatesville City, County of Chester, Commonwealth of  
Pennsylvania.  
TAX Parcel No. 16-6-750

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **CARMELLA YOUNG**

SALE ADDRESS: 89 Virginia Avenue, Coatesville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$2,560.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-04806 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in Easttown Township, Chester County, Pennsylvania.  
TAX Parcel No. 55-2-116

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PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **ISABELLA SOLOMON**

SALE ADDRESS: 220 Hearn Avenue, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-522**

DEBT- **\$2,117.65**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10404 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 51-8-86

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **DAVID A. BAZEMORE and LOUISE BAZEMORE**

SALE ADDRESS: 616 Shropshire Drive, East Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-523**

DEBT- **\$118,113.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02547 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-5-32  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company Successor by Merger Susquehanna Bank f/k/a  
Susquehanna Bank PA

VS

DEFENDANT: **JOHN BEILER and MARGARETA DYCK-BEILER a/k/a M. DYCK BEILER**

SALE ADDRESS: 4204 West Lincoln Highway, a/k/a 4204 Lincoln Highway, Downingtown, PA  
19335-2225

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: **18-9-524**

DEBT- **\$157,359.34**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01688 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-6-54  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A.

VS

DEFENDANT: **MATTIA, INC.**

SALE ADDRESS: 125 South Worthington Street, West Chester, PA 19382-3459

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: **18-9-525**

DEBT- **\$167,309.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01863 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

SITUATE in the Township of East Fallowfield, Chester County, Pennsylvania, described in accordance with a subdivision plan made for Arthur W. Boesler III, et al by John D. Stapleton III, registered surveyor (Coatesville, PA) dated 8/12/1976 as follows, to wit:

BEGINNING at a point on the title line in the bed of Park Avenue (LR 15178) at a corner of Lot 1, which point is measured south 50 degrees, 16 minutes, 30 seconds west along the said title line from its point of intersection with the title line in the bed of Strasburg Road, 557.60 feet; thence along the said title line in the bed of Park Avenue, south 50 degrees, 16 minutes, 30 seconds west, 200.00 feet to a point, a corner of Lot 3; thence along Lot 3, north 39 degrees, 43 minutes, 30 seconds west, 175.00 feet to a point, a corner of Lot 6; thence along Lot 6, north 27 degrees, 16 minutes, 15 seconds east, 244.19 feet to an iron stake, a corner of land of Donald F. Siver, which point is also a corner of Lot 1; thence along Lot 1, the two following courses and distances: (1) south 31 degrees, 27 minutes, 15 seconds east, 172.22 feet to a point; (2) south 39 degrees, 43 minutes, 30 seconds east, 100.00 feet to the first mentioned point and place of beginning.

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **FOSTER F. GOOD, II aka FOSTER F. GOOD and DIANA M. GOOD**

SALE ADDRESS: 94 Park Avenue, 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: **18-9-526**

DEBT- **\$497,056.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01306 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of South Coventry  
TAX Parcel #Tax ID/UPI Parcel No. 20-02-0132.010/20-2-132.1  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee (CWalt 2005-46CB)

VS

DEFENDANT: **THOMAS R. BRENNAN and LAURA A. STYER**

SALE ADDRESS: 111 Pine Drive, 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: **18-9-527**

DEBT- **\$231,857.47**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-01617 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **LINDA ACORD**

SALE ADDRESS: 105 Merlin Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$406,899.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10253 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

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

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

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

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheritt's Sale of Real Estate

SALE NO: **18-9-530**

DEBT- **\$211,413.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11433 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT  
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Township of West Whiteland, County of Chester, PA, bounded and described according to a survey of Highland Glen, Section 4, for William Van Roden by Hottinger, Smith, Chatman, Royce Associates, Civil Engineers, Paoli, PA, as follows, to wit:

BEGINNING at a point on the west side of Murdock Drive at the distance of 200 feet measured north 16 degrees 53 minutes 10 seconds west, from a point on the north side of Stewart Drive; thence extending south 73 degrees 6 minutes 50 seconds west, 154.15 feet to a point, a corner of Lot 7 on said Plan; thence along same north 12 degrees 36 minutes 12 seconds west 140.17 feet to a point on the south side of Murdock Drive; thence on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 60.88 feet to a point of tangent; thence still along Murdock Drive on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 51.16 feet to a point of tangent; thence on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 120.82 feet to a point of tangent on the west side of Murdock Drive; thence south 16 degrees 53 minutes 10 seconds east, to the point and place of beginning.

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **JOHN A. FERRIE**

SALE ADDRESS: 1306 Murdock Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$435,981.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03410 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT  
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,084.724.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02634 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Schuylkill Township, Chester  
County, Pennsylvania  
BLR# 27-6-103.55  
IMPROVEMENTS thereon: residential dwelling

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-533**

DEBT- **\$279,118.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09695 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN Unit in the property known, named, and identified as Booksellers Court Condominium, located in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania which will be heretofore submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the Recording in the Chester County Department of Records of a Declaration to be recorded simultaneously with Deed, being and designated as Unit No. 2, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1/7th.

BEING part of UPI No. 2-2-1

UNDER AND SUBJECT to terms, conditions, restrictions, and obligations created by the Declaration of Booksellers Court Condominium to be recorded simultaneously with deed.

BEING part of the same premises which David Bishop, by indenture bearing date 12/19/2003 and recorded 1/8/2004 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 6034 Page 450 etc., granted and conveyed unto Richard A. Peterson, in fee.

TITLE is vested in Michele L. Cohen by Deed from Michael L. Cohen, dated 11/08/2006 and recorded 01/10/2007 in Book 7063 and Page 926.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for GSAA Home Equity Trust 2005-6, Asset-Backed Certificates, Series 2005-6 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **MICHELE L. COHEN f/k/a MICHAEL L. COHEN**

SALE ADDRESS: 204 Booksellers Court, Unit #2, Malvern Borough, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$223,497.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02567 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

BLR# 52-05F-0159

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

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **JENNIFER L. JONES**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-535**

DEBT- **\$210,046.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01814 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, described according to a plan of subdivision made for Joseph H. Garvey, Jr. by Conver and Smith Engineering Inc., Royersford, PA dated 7/12/2005 and last revised 2/8/2006 and Plan No. D 04-116 bounded and described as follows, to wit:

BEGINNING at a point in the bed of Hall Street (57 feet wide) a corner of this and lands now or late of Daryl R. and Serena K. Hite; thence extending along said lands north 17 degrees 56 minutes 01 seconds west 124.29 feet to a point a corner of lands now or late of Robert A. and Cheryl K. Peck; thence extending along said lands north 76 degrees 03 minutes 00 seconds east 46.58 feet to a point a corner of Lot No. 2 on the above plan; thence extending along Lot No. 2 the 3 following courses and distances: (1) south 17 degrees 56 minutes 01 seconds east 39.62 feet to a point (2) south 80 degrees 47 minutes 18 seconds east 54.72 feet to a point (3) south 17 degrees 56 minutes 01 second east 63.68 feet to a point on the bed of Hall Street; thence extending along said street, south 76 degrees 24 minutes 00 seconds west, 95.43 feet to a point in line of lands now or late of Daryl R. and Serena K. Hite, the first mentioned point and place of beginning.

BEING Lot No. 1

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **KRISTOPHER T. HOVIS and LAURA E. HOVIS**

SALE ADDRESS: 201 Hall Street, Spring City, Pennsylvania 19475

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: **18-9-536**

DEBT- **\$267,609.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05630 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan for Freiberg Estates, 13-Lot Subdivisions, made by Concord Land Planners & Surveyors, Inc., Oxford, PA, dated February 27, 1995 last revised February 29, 1996 and recorded in Chester County as Plan File # 13690 as follows, to wit:

BEGINNING at a point in line of lands of Lot No. 9 on said Plan; thence extending from said beginning point, along Lot No. 9 the two following courses and distances:

(1) SOUTH 88 degrees 38 minutes 00 seconds east, 70.00 feet to a point; and

(2) NORTH 20 degrees 09 minutes 25 seconds east, 232.29 feet to a point;

THENCE extending along lands designated as Parcel "A" Open Space on said Plan, the two following courses and distances:

(1) SOUTH 73 degrees 00 minutes 34 seconds east 129.95

feet to a point, and

(2) SOUTH 01 degree 22 minutes 00 seconds west 240.00 feet to a point, a corner of Lot No. 7 on said Plan;

THENCE extending along same north 88 degrees 38 minutes 00 seconds west 270.00 feet to a point; thence extending north 01 degree 22 minutes 00 seconds east 55.00 feet to a point in line of lands of Lot No. 9 on said Plan, being the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

BEING Parcel ID 69-04-0019.080 (UPI: 69-4-19.8)

BEING known for information purposes as 161 Freiberg Drive, Lincoln University, PA

BEING the same premises which was conveyed to Duane E. Ward and Katherine R. Ward, husband and wife, by Deed of NVR Inc., a Virginia Corporation, trading as Ryan Homes, dated September 27, 2001 and recorded October 3, 2001 as Instrument 10001040 in the Chester County Recorder of Deeds Office.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DUANE E. WARD and KATHERINE R. WARD**

SALE ADDRESS: 161 Freiberg Drive, Lincoln University, PA 19352

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: **18-9-537**

DEBT- **\$143,013.36**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03917 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

BEING Building G of Building Group 5.

TAX ID: 39-4E-235

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

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

VS

DEFENDANT: **TERINCE B. MEEKS**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-538**

DEBT- **\$252,136.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-04391 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN message, being number 128 and lot of land situate on the south side of Miner Street between Walnut and Matlack Streets in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a point in the south line of Miner Street opposite the middle of the partition wall between this and the adjoining message now or late of Francis Harrold, on the east; thence southwardly by a line at right angles to said Miner Street and passing through the middle of said partition wall one hundred seventeen feet three inches to the north line of a public alley; thence westwardly along the north line of said alley seventeen feet to a point a corner of message and lot now or late of Mrs. Lacey; thence northwardly by the same by a line parallel with the first mentioned line and passing through the middle of the partition wall between this and the said message of Mrs. Lacey, one hundred seventeen feet six inches to the south line of Miner Street aforesaid; thence eastwardly along the south line of said Miner Street, seventeen feet to the place of beginning.

BEING known as 128 E. Miner St., Chester, PA 19382.

BEING the same premises which Mildred A. Washington, by Deed dated 09/14/2005 and recorded 09/15/2005 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6619, Page 1276, granted and conveyed unto Mildred A. Washington and Renee Karen Washington, in fee.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RENEE KAREN WASHINGTON and UNITED STATES OF AMERICA – DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 128 East Miner Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **18-9-539**

DEBT- **\$217,753.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02565 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situate in Valley Township, Chester, County, Pennsylvania, being Lots Nos. 27 and 28 on a Plan of Lots of William H. Young and Mary R.J. Young, which said plan is recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 at Page 86, more particularly bounded and described as follows:

FRONTING ninety-six feet on the south side of New Street and running back southwardly between parallel lines of that width a distance of one hundred forty feet.

BOUNDED on the north by New Street, on the east by Lot No. 29, on the west by Lot No. 26, on the south by Lot No. 13 and portions of Lots Nos. 12 and 14.

CONTAINING thirteen thousand four hundred forty square feet of land, be the same more or less.

BEING the same premises which Clarence P. Bacon, by Deed dated March 26, 1980 and recorded April 1, 1980 in Deed Book O 56 Page 538, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Raymond Shelton and Claudette Shelton, husband and wife, in fee. And the said Claudette Shelton passed away on February 18, 2009, thereby vesting her interest unto her husband Raymond Shelton.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RAYMOND SHELTON a/k/a RAYMOND SHELTON, SR.**

SALE ADDRESS: 25 New Street, 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: **18-9-540**

DEBT- **\$141,804.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09487 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, October 22nd, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the Township of New Garden, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Plan of Survey – VB-S1 Assets, LLC Leasehold", Project US-PA-5069 Kaolin, dated 5/30/2018, prepared by Howell Kline Surveying, LLC, West Chester, PA, being more particularly described as follows:

BEGINNING at a point on the centerline of Limestone Road (SR 3013) (Variable Width) at its intersection with a southerly line of UPI #60-4-44.1E, lands now or late of St. Anthony's Church, said point being located south 77° 19' 33" west, 2.25 feet from the northerly corner of UPI #60-6-43 as shown on said Plan; thence from said point of beginning, running along said centerline of Limestone Road the following two (2) courses and distances: 1) along said curve to the right, having a radius of 1,910.08 feet, an arc length of 38.49 feet, through a central angle of 1° 09' 16" and whose chord bears south 28° 42' 44" west, 38.49 feet to a point of tangency; and 2) south 29° 17' 22" west, 382.78 feet to a point; thence, leaving said centerline of Limestone Road and running along said

lands of St. Anthony's Church the following three (3) courses and distances: 1) south 77° 19' 33" west, within the legal right-of-way of Limestone Road, 29.86 feet to a point; 2) north 12° 40' 27" west, passing over a 5/8" rebar set on the northwesterly right-of-way line of Limestone Road 48.50 feet from the beginning of this line, 313.50 feet to a 3/4" pipe found; and 3) north 77° 19' 33" east, passing over a 5/8" rebar set on said northwesterly right-of-way line of Limestone Road 60.00 feet from the end of this line, 311.25 feet to the point and place of beginning.

CONTAINING: 1.229 acres of land, be the same more or less.

BEING: UPI #60-6-43.1 as shown on said Plan.

BEING: a part of the same premises which Charles J. Miller, Executor of the Estate of Charles J. Miller, deceased by Deed dated February 8th, 2000 and recorded February 22nd, 2000, in the Office of the Recorder of Deeds, in and for Chester County in Record Book 4715, Page 1566 granted and conveyed to Padric G. Miller and Sarah M. Miller, h/w.

PLAINTIFF: VB-S1 Assets, LLC

VS

DEFENDANT: **PADRIC G. MILLER and SARAH M. MILLER**

SALE ADDRESS: 149 Old Limestone Road, Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **SAMUEL W. CORTES, ESQ., 610-458-7500**

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

