

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 15th. @ 11 AM

CONDITIONS OF SALE

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

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

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

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4pm.

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CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **18-11-599**

DEBT- **\$276,613.78**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00937 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan known as Trepahny Valley made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 7/23/1956 as follows, to wit:

BEGINNING at a point on the northeasterly side of Trepahny Lane (40 feet wide), which point is measured along Trepahny Lane, on the arc of a circle on a line curving to the left having a radius of 295.24 feet the arc distance of 51.20 feet from a point on Trepahny Lane, which last mentioned point is measured along Trepahny Lane, at the distance of 179.05 feet on a course of north 21 degrees 9 minutes west from a point on Trepahny Lane, which last mentioned point is measured on the arc of a circle along Trepahny Lane, on a line curving to the left having a radius of 218.74 feet, the arc distance of 245.29 feet from a point of another curve on Trepahny Lane, which point of curve is measured on the arc of a circle, still continuing along Trepahny Lane, on a line curv-

ing to the right, having a radius of 230 feet, the arc distance of 291.03 feet from a point on Trepahny Lane, which last mentioned point is at the distance of 10.76 feet measured on a course of north 29 degrees 24 minutes west along Trepahny Lane from a point of curve, which point of curve is measured on the arc of a circle on a line curving to the right, having a radius of 25 feet, the arc distance of 34.91 feet from a point on the northwesterly side of Weadley Road; thence extending from the first above mentioned beginning point, along Trepahny Lane, on a line curving to the left having a radius of 295.24 feet, the arc distance of 107.24 feet to a point; thence extending north 68 degrees 51 minutes east, along line of Lot #15 on said Plan, 301.51 feet to a point; thence extending south 21 degrees 9 minutes east, 100 feet to a point; thence extending south 68 degrees 51 minutes west, along line of Lot #17 on said Plan, 304.43 feet to a point on the northeasterly side of Trepahny Lane, being the first mentioned point and place of beginning.

BEING known as Lot #16 on said Plan.

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

VS

DEFENDANT: **PAUL E. SAMPSON**

SALE ADDRESS: 685 Trepahny Lane, Wayne, Pennsylvania 19087

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-600**

DEBT- **\$430,187.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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

ALL THAT CERTAIN message or tenement and tract on the south side of Hall Street, in the Second Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of lands now or late of E.B. Gikyson, Esq. on the south side of said Hall Street thence southwardly along said latter lands 150 feet to the north side of Walnut Street; thence along said side of said Walnut Street westwardly 50 feet to a corner of lands now or late of H. Neumann; thence at right angles to the said side of said Walnut Street northwardly along last mentioned lands 150 feet to a point in the south side of said Hall Street; thence along said side of said Hall Street 50 feet to the place of beginning.

CONTAINING 7,500 square feet of land be the same more or less.

PREMISES B

ALL THAT CERTAIN frame message and lot of land, located on the southerly side of Hall Street and known as No. 228 Hall Street, between Main Street and Gay Street in the Second Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of lands now or late of the Hungarian American Club of Phoenixville, thence in a southerly direction along said latter lands one hundred and feet to the northerly side of Walnut Street; thence along the northerly side of Walnut Street in a westerly direction at a distance of fifty feet to a corner of lands now or late of Jay Gordon; thence along said latter lands in a northerly direction one hundred and fifty feet to the southerly side of Hall Street; thence along the southerly side of Hall Street in an easterly direction, a distance of fifty feet to the place of beginning.

CONTAINING seven thousand five hundred square feet of land be the same more or less.

COUNTY Parcel No. 15-9-510

PLAINTIFF: Beneficial Bank

VS

DEFENDANT: **JOHN C. DAVISON and WILLIAM S. DAVISON**

SALE ADDRESS: 224 Hall Street, Phoenixville, Chester County, PA 19460

PLAINTIFF ATTORNEY: **LAUREN S. ZABEL, ESQ., 215-851-8147**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-601**

DEBT- **\$205,677.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01705 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, message, lot or piece of land situate on, in the Borough of Elverson, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN parcel or tract of land located in a subdivision located on the westerly side of Brick Lane, a public street, in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania, entitled "Summerfield at Elverson, Phase 3" being Lot #2 of said subdivision, prepared by R.E. Coleman Associates, Inc. of Exton, PA. For Stoltzfus Enterprises, LTD. and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Stable Drive (a private street); thence going along the northern side of Stable Drive, south 61 degrees 55 minutes 17 seconds west, a distance of 24.07 feet to a point; thence going along the eastern boundary of Lot #3, north 23 degrees 34 minutes 43 seconds west, a distance of 141.87 feet to a point; thence going along the southern boundary of land owned by Merle Stoltzfus and David Stoltzfus, north 83 degrees 59 minutes 52 seconds east; a distance of 25.18 feet to a point; thence going along the western boundary line of Lot #1, south 23 degrees 34

minutes 43 seconds east, a distance of 132.38 feet to a point, the place of beginning.

CONTAINING in area 3,291 square feet.

SUBJECT to the covenants, restrictions, easements, charges and liens set forth in the declaration dated August 19, 1992 and recorded in the Recorder's Office aforesaid in Record Book 3158, Page 274 et seq.

SUBJECT also to the conditions, setbacks, easements, notes and other matters set forth on the above-recited subdivision plan.

BEING UPI Number 1 305 00080000

PARCEL No.: 1 305 00080000

BEING known as: 50 Stable Drive, Elverson, PA 19520

BEING the same property conveyed to Gregory D.

Papenhausen and Andrea C. Papenhausen, husband and wife who acquired title by Virtue of a Deed from Carol T. Mason, dated May 4, 2010, recorded at Record Book 7915, Page 1145, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GREGORY D. PAPENHAUSEN & ANDREA C. PAPENHAUSEN**

SALE ADDRESS: 50 Stable Drive, Elverson, PA 19520

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

Sheriff's Sale of Real Estate

SALE NO: **18-11-602**

DEBT- **\$352,344.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07413 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 East Caln Township
TAX Parcel #40-2-102

ALL THAT CERTAIN property unit in the property known, named and identified in the Declaration referred to "Whitford Commons Condominiums" located in East Caln Township, Chester County Pennsylvania, being more fully described in a Deed dated November 9, 2007 and recorded November 19, 2007, in the Chester County Clerk's Register's Office in Deed Book 7309, Page 1955.

IMPROVEMENTS: A condominium residential dwelling
SOLD AS PROPERTY OF: Cheryl Taylor and Gregory

Taylor

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

VS

DEFENDANT: **CHERYL TAYLOR and GREGORY TAYLOR**

SALE ADDRESS: 24 Foster Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-603**

DEBT- **\$286,109.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-05529 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-5C-199
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **KEITH S. SMITH a/k/s KEITH SMITH and SUSAN C. SMITH a/k/a SUSAN SMITH**

SALE ADDRESS: 300 North Five Points Road, West Chester, PA 19380

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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-604**

DEBT- **\$177,676.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00420 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 West Brandywine
TAX Parcel #Tax ID/UPI Parcel No. 29-03-0005.05D/29-3-5.5D
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **ROBERT T. HARRIS III a/k/a ROBERT T. HARRIS**

SALE ADDRESS: 16 Hillside Circle, Honey Brook, PA 19344

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-606**

DEBT- **\$353,961.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11693 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 Elk Township
TAX Parcel #Tax ID / UPI Parcel No. 70-04-0018.03F/70-4-18.3F
IMPROVEMENTS: A residential dwelling.

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

DEFENDANT: **MICHAEL D'ANNUNZIO**

SALE ADDRESS: 5 Peacedale Court, Oxford a/k/a Elk Township, PA 19363

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-607**

DEBT- **\$423,182.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-03518 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 with buildings and improvements, hereditaments and appurtenances,

SITUATE in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Site Plan for Twin Hills of Chester Springs, by Bursich Associates, Inc., Consulting Engineers, Pottstown, PA., dated 6/17/1988 last revised 12/7/1988 and recorded 8/3/1989 and Plan #9559-9567 as follows to wit:

BEGINNING at a point on the northeasterly side of Todd Lane (24 feet wide), said point being a corner of Lot 32 (as shown on said Plan); thence from said point of beginning extending along Todd Lane north 46 degrees, 40 minutes 02 seconds west, 50.00 feet to a point, said point being a corner of Open Space; thence leaving Todd Lane extending along said Open Space the following courses and distances: (1) NORTH 43 degrees 19 minutes 58 seconds east 140.00 feet to a point, thence (2) south 46 degrees 40 minutes 02 seconds east, 50.00 feet to a point, said point being another corner of Lot No. 2; thence leaving said Open Space extending along Lot No. 2 and passing through a partition wall south 43 degrees, 19 minutes, 58 seconds west, 140.00 feet to the first mentioned point and place of beginning.

CONTAINING 7,000 square feet of land, more or less.

BEING Lot No. 1 Todd Lane-E on the above mentioned

Plan.

UNDER and subject to restrictions, covenants and easements of record.

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee

VS

DEFENDANT: **GEORGE JOHNSON**

SALE ADDRESS: 1600 Todd Lane, Chester Springs, Pennsylvania 19425

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 4 pm.

Caroline B. Welsh, Sheriff

Sheriff's Sale of Real Estate

SALE NO: **18-11-608**

DEBT- **\$262,974.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10609 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the East Nottingham Township,
Chester County, Pennsylvania
BLR# 69-3-77.34
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **JEFFREY DAVID LIVEZEY and ERIN ELIZABETH LIVEZEY**

SALE ADDRESS: 257 Joseph Road, Oxford, PA 19363-4320

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-609**

DEBT- **\$160,744.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03467 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot of land situate in Sadsbury
Township, Chester County, Pennsylvania
TAX Parcel No.: 37-4-63

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE and KEITH WALKER a/k/a KEITH A. WALKER a/k/a KEITH A. WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville (Sadsbury Township), PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-610**

DEBT- **\$214,550.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05170 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in the West Nottingham Township,
Chester County, Pennsylvania
BLR# 68-2-17.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, National Association, Successor by Merger to Lasalle Bank Midwest National Association, f/k/a Standard Federal Bank National Association, Successor by Merger to Standard Federal Bank

VS

DEFENDANT: **THOMAS J. GAMBER and MADELINE C. GAMBER**

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-611**

DEBT- **\$13,082.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05125 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in the Upper Oxford Township, Chester
County, Pennsylvania
BLR# 57-4-45
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, NA
VS

DEFENDANT: **GILBERT M. DAVIS a/k/a GILBERT DAVIS and PATRICIA A. DAVIS a/k/a
PATRICIA DAVIS**

SALE ADDRESS: 101 Street and Limestone Rds, a/k/a 101 Street Road, Cochranville, PA 19330

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-612**

DEBT- **\$225,768.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06423 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

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

ALL THAT CERTAIN tract of land with the improvements thereon, hereditaments and appurtenances, situate west of State Highway U.S. Route 322 in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by Howard H. Ranck, R. S. dated 1/31/1968, as follows:

BEGINNING at the southeast corner thereof, a point in or near the middle of U.S. Highway 322, a corner of land of Aaron Zook, south 72 degrees, 22 minutes west, 204 feet to an iron pin; thence by the same south 17 degrees, 18 minutes east, 53 feet to an iron pin; thence by the same south 17 degrees, 18 minutes east 53, feet to an iron pin; thence by land now or late of Joseph Madrigale & Mille Madrigale, south 85 degrees, 28 minutes west, 420 feet to an iron pin; thence north 00 degrees, 28 degrees, 28 minutes west, 420 feet to an iron pin; thence north 00 degrees 20 minutes east, 192.21 feet to an iron pin, thence by land of the Isabell P. Ashberry Estate,

south 86 degrees, 35 minutes east, 424.81 feet to a stake; thence by premises now or late of Ralph Harrington, south 15 degrees, 05 minutes east, 50.2 feet to a stake; thence by the same north 72 degrees, 22 minutes east, 40 feet to a stake; and north 67 degrees, 55 minutes east, 110.51 feet to a point in the aforesaid Highway U.S. 322; thence along in the same, south 34 degrees, 52 minutes east, 21.5 feet to the place of beginning.

CONTAINING 1 acre and 76 perches of land, be the same more or less.

BEING UPI Number 3 005 02210200

PARCEL No.: 3 005 02210200

BEING known as: 888 Horseshoe Pike, Downingtown, PA 19335

BEING the same property conveyed to Julie Barbati, a single person who acquired title by Virtue of a Deed from Joseph Ippolito and Holly Ippolito, husband and wife, dated December 14, 2007, recorded April 3, 2008, at Document ID 10833978, and recorded in Book 7401, Page 544, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JULIE BARBATI**

SALE ADDRESS: 888 Horseshoe Pike, Downingtown, PA 19335

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-613**

DEBT- **\$204,571.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05253 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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ALL THAT CERTAIN unit with the buildings and improvements thereon erected hereditaments and appurtenances in the property known and identified in the declaration plan referred to below as Picket Post Condominium in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provision of the Unit Property Act of Pennsylvania, Act of 7-3-1063 P.L. 196, by the recording in the Office of the Recording of Deeds in and for the County of Chester of a Declaration dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490, Page 174: a declaration plan dated 4/5/1980 and last revised 4/1/1980 and recorded 9/24/1980 as in Building F as more fully described in such declaration plan as Unit 17, Building F as more fully described in such declaration plan and declaration, together with a proportioned undivided interest in the Common Elements (as defined in such Declaration) of 2.0831.

BLR# 43-5-317

TITLE to said premises vested in Cory J. Piette by Deed from Rona Altaras recorded on August 04, 2005 in the Office of the Recorder of Deeds of Chester County as Book #6573, Page #1089.

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

VS

DEFENDANT: **CORY PIETTE a/k/a CORY J. PIETTE**

SALE ADDRESS: 17 Liberte Lane, Wayne, PA 19087

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-614**

DEBT- **\$217,045.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08089 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Turnbridge" made by Henry S. Conrey Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated July 23, 1976 last revised October 5, 1976 and recorded December 8, 1976 in Plan File #733 as follows, to wit:

BEGINNING at a point on the northwesterly side of Governors Circle (50 feet wide) said point also being a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point and along Lot #10 north 1 degree 43 minutes 00 seconds west 209.40 feet to a point in line of land of Robert L. Whittaker; thence extending along the same the two following courses and distances: (1) north 33 degrees 17 minutes 00 seconds east 32.25 feet to a point in stone fence row; and (2) south 85 degrees 42 minutes 26 seconds east 171.70 feet to a point a corner of Lot #12; thence extending along same and through the bed of a 20 feet wide drain easement south 17 degrees 12 minutes 53 seconds west 264.43 feet to a point of Governors Circle cul-de-sac; thence extending around

said cul-de-sac the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 52.66 feet to a point of reverse curve and (2) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 36.14 feet to a point of tangent; thence extending along the northerly side of Governors Circle south 33 degrees 17 minutes 00 seconds west 34.86 feet to the first mentioned point and place of beginning.

CONTAINING 1.000 acre of land, be the same more or less.

BEING Lot #11 as shown on said Plan.

BEING UPI Number 30-6-200

PARCEL No.: 3006 02000000

BEING known as: 125 Governors Circle, Downingtown, PA 19335

BEING the same property conveyed to Dawn M. Burstyn who acquired Title by Virtue of a Deed from Linnea Luciano and Louis J. Luciano, no marital status shown, dated February 10, 2014, recorded March 19, 2014, at Document ID 11336343, and recorded in Book 8898, Page 2393, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAWN M. BURSTYN**

SALE ADDRESS: 125 Governors Circle, Downingtown, PA 19335

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-616**

DEBT- **\$144,127.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03169 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in the Spring City Borough, Chester
County, Pennsylvania
BLR# 14-4-208
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carisbrook Asset Holding Trust
VS

DEFENDANT: **MATTHEW D. ROZINSKI**

SALE ADDRESS: 127 New Street, Spring City, PA 19475-1830

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-617**

DEBT- **\$317,359.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04594 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Whitehorse Glen (now known as Brandywine Preserve) prepared by Stackhouse Bensinger, Inc., dated 3-3-2005, last revised 10-15-2006 and recorded as Plan File No. 18418, as follows, to wit:

BEGINNING at a point on the northwesterly right of way line of Whitehorse Drive (50 feet wide), a corner of Lot No. 16 on said Plan; thence extending from said beginning point and along Whitehorse Drive on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 96.09 feet (and a chord bearing of south 13 degrees 05 minutes 39 seconds west 95.50 feet) to a point, a corner of Lot No. 14 on said Plan; thence leaving Whitehorse Drive and extending along Lot 14 north 87 degrees 55 minutes 01 second west 152.85 feet to a point, a corner of Open Space C on said Plan; thence extending along Open Space C north 09 degrees 54 minutes 27 seconds east 148.12 feet to a point, a corner of Lot No. 16 aforesaid; thence extending along Lot 16 south 66 degrees 21 minutes 46 seconds east 149.49 feet to a point on the northwesterly right of way line of Whitehorse Drive, the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

BLR# 22-3-61.16

TITLE to said premises vested in Jason A. Martin, a single man by Deed from The Rutt Family Sonshine, LP, dated 10/11/2011 and recorded 10/17/2011 in Book 8268 Page 82.

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

VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-618**

DEBT- **\$483,301.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-06879 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in Township of Schuylkill
TAX Parcel #Tax Parcel/UPI #: 27-08C-0011/27-8C-11
IMPROVEMENTS: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to LaSalle Bank, National Association, as Trustee for WAMU Mortgage Pass-Through Certifications Series 2007-HY3 Trust

VS

DEFENDANT: **BORIS DUDCHENKO JR. and NANCY WEEKS DUDCHENKO**

SALE ADDRESS: 240 Oakwood Lane, Valley Forge, PA 19481

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-619**

DEBT- **\$71,550.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03812 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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ALL THAT CERTAIN tract of land, known as Lot #1 on a Plan of Land of Abner B. and Annie L. King, situate along the north side of King Road, Honey Brook Township, Chester County, Pennsylvania, bounded and described according to the said Plan prepared by Howard H. Ranck, registered surveyor, dated July 16, 1975, as follows, to wit:

BEGINNING at the southwest corner thereof, a point in King Road, a corner of lands of Abner B. King and wife, and land of Benjamin L. King, thence extending by land of Benjamin B. King, north 3 degrees no minutes west 424.20 feet to an iron pin, formerly a stone; thence extending by land of the same, north 86 degrees 10 minutes east, 199.00 feet to an iron pin; thence by land of Abner B. and Annie L. King, south 3 degrees no minutes east, 427.80 feet to a point in King Road; thence extending along in King Road, by land of Abner B. King & Wife, south 81 degrees 12 minutes west, 29.60 feet to a point in the road; thence by land of Benjamin B. King, south 82 degrees 15 minutes west, 169.60 feet to the place of beginning.

CONTAINING 2 acres of land, be the same more or less.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DOYLE REITER and APRIL REITER**

SALE ADDRESS: 191 King Road, Honey Brook, Pennsylvania 19334

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-620**

DEBT- **\$146,491.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2015-08595 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in North Coventry Township
TAX Parcel #17-3G-89
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)
VS
DEFENDANT: **JULIO E. ROSADO and TAMMY L. ROSADO**
SALE ADDRESS: 922 South Hanover Street, 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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-621**

DEBT- **\$145,968.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03940 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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ALL THAT CERTAIN lot of land, together with the buildings and improvements thereon erected, situate in the Borough of Modena, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey, made by Jerre P. Trout, C.E., 4/17/1947, as follows:

BEGINNING at an iron pin on the side of Mary Street, a corner of land now or late of Thomas J. Lawrence; thence along Mary Street, south 44 degrees east, 125 feet to a point; thence leaving Mary Street, by remaining lands now or late of Richard Sculley and Carrie R. Sculley, of which this was a part, south 46 degrees west, 150 feet to a pin on the northeast side of a 30 feet wide street; thence along the side of said 30 feet wide street, north 44 degrees west, 125 feet to an iron pin, a corner of land now or late of Thomas J. Lawrence; thence by the same, north 46 degrees east, 150 feet to the place of beginning.

PLAINTIFF: Pacific Union Financial LLC

VS

DEFENDANT: **SHARON L. JONES and AARON JONES**

SALE ADDRESS: 15 Mary Street, 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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-622**

DEBT- **\$461,963.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00739 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in Township of Uwchlan
TAX Parcel #Tax ID/UI Parcel No. 33-04N-0144/33-4N-144
IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **HUGH McDONALD and MARIA McDONALD**

SALE ADDRESS: 510 William Salesbury Drive, Downingtown, PA 19335

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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-623**

DEBT- **\$100,457.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11597 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in the East Whiteland Township, Chester
County, Pennsylvania
BLR# 420401260000
IMPROVEMENTS thereon: residential dwelling.

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

DEFENDANT: **PAULA G. WARREN a/k/a PAULA WARREN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF W. KENNETH LEASA, BRADLEY M. WARREN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER W. KENNETH LEASA, DECEASED**

SALE ADDRESS: 54 Conestoga Road, Malvern, PA 19355-1707

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-624**

DEBT- **\$240,804.54**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04140 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

ALL THAT CERTAIN message and lot of land situate at the northwest corner of New and Biddle Streets, West Chester Borough, Chester County, Pennsylvania.

PLAINTIFF: Servis One, Inc. dba BSI Financial Services

VS

DEFENDANT: **CASEY EVERS McDOUGAL and KRISTAN HELENA McDOUGAL**

SALE ADDRESS: 301 West Biddle Street, West Chester, PA 19380

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-625**

DEBT- **\$495,272.80**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02386 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PARCEL NO.: 52-06E-0052

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Goshen, County of Chester, State of Pennsylvania, and described according to a plan known as Glen Acres, said plan made by T.G. Colesworthy, County Surveyor, dated October 30, 1959, as follows, to wit:

BEGINNING at a point of tangent on the northwesterly side of Sylvan Road (40 feet wide) said point of tangent being at the distance of 31.52 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the southwesterly side of Glen Avenue (40 feet wide); thence extending from said point of beginning south 67 degrees 20 minutes 20 seconds west along the said side of Sylvan Road 135.10 feet to a point; thence extending north 22 degrees 22 minutes west 125.00 feet to a point, a corner of Lot #132; thence extending along Lot # 132 north 67 degrees 20 minutes 20 seconds east 155.00 feet to a point on the southwesterly side of Glen Avenue aforesaid; thence extending south 22 degrees 22 minutes east along the said side of Glen Avenue 105.10 feet to a point of curve in the same; thence extending on the arc of a circle curving to

the right having a radius of 20 feet the arc distance of 31.52 feet to the first mentioned point and tangent and place of beginning.

BEING Lot #133 as shown on the above mentioned plan.
BEING UPD # 52-6E-52

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well at law as in equity, of, in and to the same.

FEE simple title vested in Michael C. Zeminski and Amy P. Zeminski, husband and wife, as tenants by the entirety, by Deed from Rita M. Cosgrove, dated 7/26/2007, recorded 7/30/2007, in the Chester County Clerk's Office in Deed Book 7225, Page 162 as 10775220.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

DEFENDANT: **MICHAEL C. ZEMINSKI and AMY P. ZEMINSKI**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-626**

DEBT- **\$103,597.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05674 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, hereditaments and appurtenances SITUATE in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Pennington Farms, prepared by the Design Coalition, Architects Planners, Parkesburg, Pennsylvania, dated 4/24/1984, last revised 8/3/1984, recorded 1/9/1985 as Plan File No. 5381, as follows, to wit:

BEGINNING at a point on the southeasterly side of Ridge Avenue, said point of beginning also being a corner of Lot No. 21; thence extending from said point of beginning along Lot No. 2 as shown on said Plan, south 08 degrees 26 minutes 22 seconds east 155.07 feet to a point on the northwesterly side of a proposed 20 feet wide sanitary sewer easement; thence extending along same south 81 degrees 33 minutes 38 seconds west, 30 feet to a point, a corner of land now or late of Theodore Gregg; thence extending along same, south 81 degrees 33 minutes 38 seconds west 85.18 feet to a

point a corner of land now or late of Eileen Dougherty Garnett; thence extending along same north 08 degrees 01 minute 13 seconds west, 155 feet to a point on the southeasterly side of Ridge Avenue; thence extending along same north 81 degrees 31 minutes 22 seconds east, 114.04 feet to the first mentioned point and place of beginning.

CONTAINING 17,769 square feet of land

BEING Lot No. 1 on said Plan

BEING No. 642 Ridge Avenue

BLR# 7-3-147.8

BEING the same premises: The said Andrew D Weston and Kathryn R Weston, husband and wife, tenants by the entirety became seized of the interest deeded by Richard E Creigh, Ann Marie Creigh, husband and wife as evidenced by document dated 5/25/2001 and recorded 7/24/2001 in the Office of the Recorder in Chester County, in Book 5019, Page 957, et c.

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

DEFENDANT: **ANDREW D. WESTON and KATHRYN R. WESTON**

SALE ADDRESS: 642 Ridge Avenue, Atglen, PA 19310

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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-627**

DEBT- **\$73,839.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-11153 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

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

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September, 1949, as follows, to wit: Beginning at an iron pin on the south side of Conestoga Road, said iron pin being in the line of land of Warner Company and being the southeast corner of land of Sidney Gooding; thence along the lands of said Warren Company south twenty two degrees five minutes thirty seconds east two hundred fifty one and eighty five one hundredths feet to an iron pin, a corner of land of Milton Brackbill and wife; thence along the lands of said Brackbill the following two courses and distances (1) south eighty three degrees two minutes west two hundred seventeen and three one hundredths feet to an iron pin (2) north five degrees thirty two minutes

west three hundred nineteen and thirty eight one hundredths feet to an iron pin in the line of lands of he aforementioned Sidney Gooding; thence along the lands of the said Sidney Gooding south sixty eight degrees fifty nine minutes east one hundred sixty two and thirty one one hundredths feet to the first mentioned point and place of beginning.

CONTAINING 1.130 acres of ground be the same more or less.

BEING UPI Number 42-4-126

PARCEL No.: 42-4-126

BEING known as: 54 Conestoga Road, Malvern, PA 19355

BEING the same property conveyed to Paula G. Warren and Bradley M. Warren who acquired title, as tenants by the entirety, by virtue of a Deed from Stephen Leasa, dated September 20, 2014, recorded August 11, 2015, at Document ID 11424844, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MARIE M. LEASA; STEPHEN K. LEASA; PAULA G. WARREN; ADMINISTRATRIX OF THE ESTATE OF W. KENNETH LEASA**

SALE ADDRESS: 54 Conestoga Road, Malvern, PA 19355

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-628**

DEBT- **\$173,646.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-05360 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-5-129.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **LAUREN E. GEUNES**

SALE ADDRESS: 13 Baptist Church Road, Parkerford, PA 19457

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 4 pm

Sheriff's Sale of Real Estate

SALE NO: **18-11-629**

DEBT- **\$181,930.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01822 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according Subdivision of Fox Knoll made by Berger and Hayes, Inc., Consulting Engineers, Thorndale, Pennsylvania dated 9/01/1987, last revised 3/31/1988 and recorded in Chester County as Plan No. 8989-9002 as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Trotter Way (formerly Hunters Circle) (50 feet wide), said point being a mutual corner of Lots No. 3 and 2, the herein described lot; thence leaving Trotters Way and along Lot No. 3, south 46 degrees 07 minutes 25 seconds west, 210 feet to a point in line of lands now or late of H. Martin; thence along lands of Martin, north 43 degrees 52 minutes 35 seconds west, 169.55 feet to a point a corner of Lot No. 1; thence along Lot No. 1, north 49 degrees 15 minutes 30 sec-

onds east, 210.73 feet to a point on the southerly right-of-way line of Trotters Way, thence along said right-of-way the two (2) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 275 feet, the arc distance of 15.04 feet; and (2) south 43 degrees 52 minutes 35 seconds east, 143 feet to the first mentioned point and place of beginning. Be the contents thereof what they way.

CONTAINING 34,367 square feet of land, more or less.
BEING Lot No. 2 on said Plan.

FEE simple title vested in William E. Supplee, Jr., by Deed from, William E. Supplee, Jr., and Michelle L. Fennimore, nka Michelle Supplee, husband and wife, dated 10/7/2003, recorded 11/10/2003, in the Chester County Recorder of Deeds in Deed Book 5971, Page 1711, as Instrument No. 10333863.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **WILLIAM E. SUPPLEE, JR.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-630**

DEBT- **\$239,519.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01576 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in the New London Township, Chester
County, Pennsylvania
BLR# 71-3-24.3G
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **BARRY BOLT**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352-1006

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-631**

DEBT- **\$164,032.54**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03902 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

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

ALL THAT CERTAIN message and tract of land, known as No. 19 Townview Drive, in the Borough of West Grove, County of Chester and State of Pennsylvania, described according to a Plan of Heather Heights, Building Group C made by George E. Regester Jr. and Sons Inc. Registered Land Surveyors, Kennett Square Pa. dated July 22, 1976 and revised September 21, 1976 and recorded as Chester County Plan No 682 as follows to wit:ßß

BEGINNING at a point on the northwest corner of this lot and in line of other lands of Heather Heights, which point is measured the three following courses and distances from the southwest corner of lands of H. Martin; (1) south 89 degrees 38 minutes 55 seconds east 111 feet to a point (2) south 00 degrees 27 minutes 00 seconds east 77.65 feet to a point (3) south 89 degrees 38 minutes 55 seconds east 132.43 feet to the beginning point; thence along the other lands of Heather Heights south 89 degrees 38 minutes 55 seconds east 20 feet to a point a corner of C-20; thence along C-20

south 00 degrees 21 minutes 05 seconds west through a division wall 90 feet to a point on the north side of Townview Drive; thence along the same north 89 degrees 38 minutes 55 seconds west 20 feet to a point a corner of C-18, thence along C-18 north 00 degrees 21 minutes 05 seconds east through a division wall 90 feet to the first mentioned point and place of beginning.

CONTAINING 1,800 square feet of land be the same more or less

BEING within building Group C as shown on the above named plan of Heather Heights

BEING UPI Number 0 504 05050000

PARCEL No.: 0 504 05050000

BEING known as: 19 Townview Drive, West Grove, PA 19390

BEING the same property conveyed to Benerando Martinez Jr., who acquired title by Virtue of a Deed from Household Finance Consumer Discount Co., dated May 26, 1995, recorded July 30, 1996, at Deed Book 4063, Page 2219, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association
VS

DEFENDANT: **TENESIA D. WILSON MARTINEZ, AKA TENESIA D. WILSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF BENERANDO MARTINEZ, JR.' LAILA MARTINEZ, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF BENERANDO MARTINEZ, JR.; UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATAE OF BENERANDO MARTINEZ, JR.**

SALE ADDRESS: 19 Townview Drive, West Grove, PA 19390

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-632**

DEBT- **\$139,128.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01152 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in North Coventry Township
TAX Parcel #Tax ID/UPI Parcel No. 17-03Q-0036/17-3Q-36
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **RUSSELL HERMANN aka RUSSELL P. HERMANN**

SALE ADDRESS: 1236 Laurelwood 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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-633**

DEBT- **\$163,500.57**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06901 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Penn, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Plan prepared for Emiline B. Gray by N.M. Lake, Inc. Engineers and Surveyors (Oxford, PA) dated September 17, 1985 and revised January 6, 1986 and recorded as Chester County Plan No. 617 as follows, to wit:

BEGINNING at a point on the southeasterly side of a certain 50 feet wide right of way which extends southwestwardly from Ewing Road, at the southwest corner of Lot #1, which point is measured the 3 following courses and distances along said right of way from its intersection with the southwesterly side of Ewing Road; (1) south 37 degrees 00 minutes 12 seconds west 100.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 47.65 feet to a point of tangent; (3) south 15 degrees 09 minutes 46 seconds west 191.70 feet to the beginning point; thence along Lot #1 south 74 degrees 50 minutes 14 seconds east 310.51 feet to a point in line of land of Earl M. Cole; thence along said Cole's land south 17 degrees 32 minutes 42 seconds west

286.42 feet to a point a corner of Lot #3; thence along Lot #3 north 74 degrees 50 minutes 14 seconds west 298.61 feet to an iron pin set on the southeasterly side of the aforementioned 50 feet wide right of way; thence along the same north 15 degrees 09 minutes 46 seconds east 286.17 feet to the point and place of beginning.

CONTAINING 2.001 acres of land be the same more or less.

BEING a Lot #2 as shown on above mentioned Plan:

TOGETHER with the free and common use, right, liberty and privilege in and of the said 50 feet wide right of way as a passageway, watercourse and means of ingress and regress to and from Ewing Road in common with the other owners, tenants and occupiers of the other lots of ground abutting and bounding upon the same an entitled to the use and enjoyment thereof, at all times hereafter forever. Subject however to a proportionate part of the expense of maintaining and keeping the said right of way in good order and repair at all times hereafter forever.

BLR# 58-1-12.2

TITLE to said premises vested in Clarence W. Gray III by Deed from Clarence W. Gray III and Kathleen H. Gray, dated 2/4/2003 and recorded 2/25/2003 in Book 5583 Page 768

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

VS

DEFENDANT: **CLARENCE W. GRAY III**

SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-634**

DEBT- **\$850,646.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-05230 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

TRACT 1

ALL THAT CERTAIN lot of land, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey thereof made by S.J. Janney, as follows;

BEGINNING at a point in Route No. 12 or Baltimore Pike, center line, thence along the same north 82 degrees 45 minutes east about 344 feet to a point in said Pike; thence by land now or formerly of Frank Webster's Estate north 81 degrees 15 minutes west 358 feet to an iron pin a corner of other land now or formerly of Rebecca Cornelius; thence by said other land south 07 degrees 15 minutes east 96 feet 9 inches, passing over an iron pin in the north bank of Route No. 12 to the place of beginning.

CONTAINING 17,000 square feet of land, be the same more or less.

TRACT 2

ALL THAT CERTAIN lot of land situate in the Township aforesaid, bounded and described as follows:

BEGINNING at a point in Route No. 12 or Baltimore Pike, a corner of land now or formerly of John Roberts; thence along said Pike or Route No. 12 south 82 degrees 45 minutes west 30 feet to a point in the same; thence by other land now or formerly of Rebecca Cornelius (passing over an iron pin set in the now or formerly of Frank Webster's Estate south 81 degrees 15 minutes east 31

feet to an iron pin a corner of land now or formerly of John Roberts' other land; thence by the same south 07 degrees 15 minutes east 96.5 feet passing over an iron pin set in the north bank of the pike to the place of beginning.

CONTAINING 30,096 square feet of land, be the same more or less.

TRACT 3

ALL THAT CERTAIN lot of land situate in the Township aforesaid, bounded and described as follows:

BEGINNING at a point in the center line of Route No. 1; thence along the same north 82 degrees 45 minutes east 105 feet to a point in the same; thence by land now or formerly of John Roberts (passing over an iron pin set in the northwest side of the aforesaid Route No. 1) north 07 degrees 15 minutes west 96 feet 9 inches to an iron pin; thence by land now or formerly of Frank Webster's Estate north 81 degrees 15 minutes west (about) 108 feet to an iron pin; thence by other land now or formerly of Rebecca Cornelius south 07 degrees 15 minutes east 126 feet 9 inches (passing over an iron pin set in the northwest side of Route No. 1) to beginning.

CONTAINING 11,733 square feet of land, be the same more or less.

TRACT 4

ALL THAT CERTAIN lot or parcel of land being situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, said tract being more particularly shown as Lot

PLAINTIFF: Malvern Bank, National Association

VS

DEFENDANT: **DJUKI, Inc.**

SALE ADDRESS: 890 Baltimore Pike, West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 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

Sheriff's Sale of Real Estate

SALE NO: **18-11-634 X**

DEBT- **\$850,646.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05230 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

Number 2 on a Final Plan prepared for the Southern Chester County Y.M.C.A. by Lake Roeder Hillard and Beers, Civil Engineers, Land Surveyors, and Landscape Architects, dated 7/26/2000, said plan recorded in the Recorder of Deeds Office of Chester County of 3/21/2001 as Plan No. 9015700, and all the same being more fully bounded and described as follows, to wit:

BEGINNING at a point, said point being the southwest corner of the herein described Lot 2, said point also being a corner of property now or formerly of Kosmos, Fotios and Thomas Papadopoulos, of which the herein described is to be joined in common with, thence continuing along said property now or formerly of Kospos, Fotios and Thomas Papadopoulos, north 88 degrees 49 minutes 04 seconds west a distance of 395.15 feet to a point, a corner of property now or formerly of Brandywine Y.M.C.A. (Lot Number 1 as shown on the above described Final Plan); thence continuing

along said property now or formerly of Brandywine Y.M.C.A. the following 4 courses: (1) north 15 degrees 55 minutes 26 seconds west a distance of 8.82 feet to a point; (2) north 89 degrees 08 minutes 18 seconds east a distance of 177.55 feet to a point; (3) south 88 degrees 10 minutes 16 seconds east a distance of 218.30 feet to a point; and (4) south 08 degrees 09 minutes 57 seconds west, a distance of 12.46 feet to a point, the point or place of beginning.

PREMISES appears to be vested in Djuki, Inc., a Pennsylvania Corporation by Deed from Howard Properties, LLC dated June 25, 2008 and recorded June 27, 2008 in Record Book 7467 Page 274.

CONTAINING an area of 5,013 square feet of land, be the same more or less.

BEING UPI No. 58-3-7

PLAINTIFF: Malvern Bank, National Association
VS

DEFENDANT: **DJUKI, Inc.**

SALE ADDRESS: 890 Baltimore Pike, West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-635**

DEBT- **\$296,603.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07982 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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3939 ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Calshire West made by Edward B. Walsh and Associates, Inc., dated June 28, 2000, last revised August 16, 2002 and recorded in Chester County Recorder of Deeds Office as Plan No. 16751 as follows, to wit:

BEGINNING at a point on the northwesterly side of Cornwall Place a corner of Lot No. 66 on said Plan; thence extending from the beginning point along Cornwall Place, south 46 degrees 34 minutes 19 seconds west 108.21 feet to a corner of Lot No. 64 on said Plan; thence extending along Lot No. 64, north 43 degrees 25 minutes 41 seconds west 153.97 feet to a corner of Lot No. 63 on said Plan; thence extending along Lot No. 63, north 09 degrees 13 minutes 37 seconds east 69.16 feet into the bed of a twenty feet wide

drainage easement and a common corner of Lot Nos. 39 and 40; thence extending along Lot No. 39 and leaving said easement, south 88 degrees 24 minutes 17 seconds east 75.30 feet to a corner of aforementioned Lot No. 66; thence extending along Lot No. 66, south 43 degrees 25 minutes east 142.65 feet to the first mentioned point and place of beginning.

BEING Lot No. 65 on said Plan.

BEING known as 122 Cornwall Place (for informational purposes only)

PARCEL/Tax ID: 28-5-301 (28-05-0301)

BEING the same premises which Calnshire Estates, LLC, by Deed dated 8/19/2008 and recorded 1/29/2009, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7579, Page 2072, granted and conveyed unto Ernest J. Owens, Jr. and Terralynn K. Owens, husband and wife.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ERNEST J. OWENS, JR. and TERRALYNN K. OWENS**

SALE ADDRESS: 122 Cornwall Place, 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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-636**

DEBT- **\$206,993.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04736 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in the West Chester Borough, Chester
County, Pennsylvania
BLR# 1-8-4.30
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **ELIZABETH R. VASQUEZ, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARGARET R. HARRIS a/k/a RICKY HARRIS; NANCY HARRIS, IN HER CAPACITY AS HEIR OF THOMAS W. HARRIS, IV, DECEASED DEVISEE OF THE ESTATE OF MARGARET R. HARRIS a/k/a RICKY HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS W. HARRIS, IV, DECEASED DEVISEE OF THE ESTATE OF MARGARET R. HARRIS a/k/a RICKY HARRIS**

SALE ADDRESS: 517 West Marshall Street, West Chester, PA 19380-2221

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-637**

DEBT- **\$271,626.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-01090 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the twp. of East Bradford, County of Chester and Commonwealth of Pennsylvania, described according to a final subdivision of the Sconnelltown Farm, prepared by SWK, Ltd., dated March 18, 1985, last revised June 20, 1985 as recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 5638, as follows:

BEGINNING at a point on the northeasterly side of Shropshire Drive (50.00 feet wide), a corner of this and Lot No. 48 as shown on said Plan, which point is measured the four following courses and distances from a point of curve on the southeasterly side of Sconnelltown Road (L.R. 15087) as shown on said Plan;

(1) LEAVING Sconnelltown Road on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Shropshire Drive

(2) SOUTH 44 degrees 00 minutes 51 seconds east 55.02 feet to a point of curve;

(3) ON the arc of a curve, curving to the right, having a radius of 350.00 feet the arc distance of 207.78 feet to a point of tangent; and

(4) SOUTH 10 degrees 00 minutes 00 seconds east 186.76 feet to the point of beginning; thence extending from said point of beginning north 79 degrees 53 minutes 21 seconds east

ALONG line of Lot No. 48, 148.52 feet to a point a corner in line of Lot No. 45 as shown on said Plan; thence extending south 06 degrees 19 minutes 19 seconds east along line of Lot No. 45, 94.00 feet to a point a corner of Lot No. 46 as shown on said Plan; thence extending south 19 degrees 34 minutes 20 seconds west along line of Lot No. 46, 116.85 feet to a point, a corner on the northeasterly side of Shropshire Drive, aforesaid; thence extending said side thereof the two following courses and distances:

(1) ON the arc of a curve, curving to the right having a radius of 200.00 feet the arc distance of 189.08 feet to a point of tangent; and

(2) NORTH 10 degrees 00 minutes 00 seconds west 33.00 feet to a point a corner of Lot No. 48 as shown on said plan, the first mentioned point and place of beginning.

BEING UPI Number 51-7D-79

PARCEL No.: 51-7D-79

BEING known as: 209 Shropshire Drive, West Chester, PA 19382

BEING the same property conveyed to Charles R. Stickland, Sandra L. Stickland, Elvin Emhoff and Dolores Emhoff who acquired title by Virtue of a Deed from Anthony S. Desanctis, dated July 31, 1998, recorded August 19, 1998, at Official Records Volume 4403, Page 2161, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., successor by merger to Homeq Servicing Corporation successor by merger TMS Mortgage, Inc. dba The Money Store
VS

DEFENDANT: **CHARLES R. STICKLAND, SANDRA L. STICKLAND, ELVIN EMHOFF
& DOLORES EMHOFF**

SALE ADDRESS: 209 Shropshire Drive, West Chester, PA 19382

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-638**

DEBT- **\$106,353.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03894 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 Lower Oxford
TAX Parcel #Tax ID/UPI Parcel No. 56-09D-0007/56-9D-7
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **MATTHEW JOHNSON and AMANDA STRAUSS**

SALE ADDRESS: 250 Ashmun Avenue, Lincoln University, PA 19352

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-639**

DEBT- **\$148,015.62**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04535 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in Township of Valley
TAX Parcel #Tax ID/UPI Parcel No. 38-02L-0024/38-2L-24
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency
VS

DEFENDANT: **ANDREW TUNSTALL**

SALE ADDRESS: 66 Oakmont Place, Country Club Valley, 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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-640**

DEBT- **\$91,016.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.. 2018-04469 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in City of Coatesville
TAX ID/UPI Parcel No. 16-06-0817/16-6-817
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Citibank, N.A., as Trustee for CMLTI Asset Trust c/o Fay Servicing, LLC
VS
DEFENDANT: **HAROLD KYLE WOODLEY**
SALE ADDRESS: 66 Pennsylvania 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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-641**

DEBT- **\$152,382.13**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02988 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-6-27
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GABRIEL NEELD and PAMELA ANN NEELD a/k/a PAMELA LEWIS**

SALE ADDRESS: 161 Kaolin Road, Coatesville, PA 19320-1020

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-642**

DEBT- **\$34,911.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06220 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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PROPERTY situate in the Avondale Borough, Chester
County, Pennsylvania
BLR# 4-1-108
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **KEVIN M. CROOMS a/k/a KEVIN MAURICE CROOMS and ALISON TEAL CROOMS**

SALE ADDRESS: 14 West 3rd Street, Avondale, PA 19311-1170

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 4 pm..

Sheriff's Sale of Real Estate

SALE NO: **18-11-643**

DEBT- **\$138,162.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05586 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the Spring City Borough, Chester
County, Pennsylvania
BLR# 14-5-1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **TARA L. OGDEN**

SALE ADDRESS: 205 S and K Street, Spring City, PA 19475-2031

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-644**

DEBT: **\$173,307.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-04483 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-4-220
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee for
The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **CASEY JONES and SAMANTHA KLEIN**

SALE ADDRESS: 514 Mcfarlan Road, Kennett Square, PA 19348-2409

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-645**

DEBT- **\$151,514.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03503 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Grove Borough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Arthur Crowell, as follows:

BEGINNING near the middle of Summit Avenue at the southwest corner of LM Crossan; thence along Summit Avenue, south 83 degrees 56 minutes west, 60 feet; thence leaving Summit Avenue by land of Norman S. Pusey and Lister on the north side of the street, passing over an iron pipe, north 6 degrees 4 minutes west, 150 feet to an iron pipe; and north 83 degrees 56 minutes east, 60 feet to an iron pipe and by same and Lot of LM Crossan south 6 degrees 4 minutes east, 150 feet to the point of beginning.

CONTAINING 9,000 square feet more or less.

BEING known as 219 West Summit Avenue, West Grove, PA 19390.

BEING the same premises which Theodore P. Waltz and Deborah A. Waltz, husband and wife, by Deed dated 09/19/2005 and recorded 10/03/2005 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6637, Page 2276, granted and conveyed unto Rodolfo Garcia Pantoja and Juan Guzman Tenorio, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RODOLFO GARCIA PANTOJA a/k/a RODOLFO GARCIA P. and JUAN GUZMAN TENORIO**

SALE ADDRESS: 219 West Summit Avenue, West Grove, PA 19390

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-646**

DEBT- **\$462,114.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04352 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Survey of Property of C. Ellwood Loughlin, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated November 14, 1949, as follows, to wit:

BEGINNING at a point being the intersection of the title line in the bed of the road from Chester Hollow to Chester Springs (no width set out) with the title line in the bed of new road from Kimberton to Lionville (no width set out); thence extending from the point of beginning, along the title line in the bed of the new road from Kimberton to Lionville, south 76 degrees, 11 minutes west, 500.63 feet to an iron pipe; still along said title line, south 75 degrees, 1 minute west, 51.60 feet to an iron pin; thence extending partly along the title line in the bed of the old road to Lionville, north 44 degrees, 15 minutes east, 505.73 feet to a spike; thence along the title line in the bed of the road from Cedar Hollow to Chester Springs, south 41 degrees, 23 minutes east, 300.48 feet to the point and place of beginning.

BEING Tax Parcel 34-1-43

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **PICKERING MILL, LLC**

SALE ADDRESS: 1299 Kimberton Road, a/k/a 1600 Yellow Springs Road, Chester Springs, PA

19425

PLAINTIFF ATTORNEY: **FREDERICK R. MOGEL, ESQ., 610-376-1515**

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-647**

DEBT- **\$326,361.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02636 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania and described according to a plot plan known as "Wickerton Farms", said plan made by Manley N. White, Surveyor, dated June 24, 1965 as follows, to wit:

BEGINNING at a point in the line of land of Mrs. Edna J. Lamborn also a corner of land of Melville Underwood; thence there-by by land Melville Underwood, north 73 degrees 14 minutes 21 seconds east 142.04 feet to a pipe a corner of Lot No. 6; thence thereby along Lot No. 6, south 01 degrees 50 minutes 43 seconds east 202.68 feet to a point on the northerly side of Buttonwood Drive (50 feet wide); thence along the northerly side of said Drive, south 73 degrees 14 minutes 21 seconds west 90.61 feet to a point said point being the point of curve deflecting to the right having a radius of 25 feet length of arc 43.05 feet to a point in the line of land

of Mrs. Edna J. Lamborn; thence thereby along land of same, north 08 degrees 06 minutes west 169.01 feet to the point and place of beginning.

BEING Lot No. 5 as shown on the above mentioned plan.

BEING the same premises which Frederick A. Lundvall and Nancy A. Lundvall, his wife by Deed dated March 31, 2000 and recorded April 18, 2000 in Chester County in Record Book 4740 Page 1875 conveyed unto Charlotte M. Wilson, as sole owner, in fee.

TAX ID: 59-8-133.6

TITLE to said premises is vested in Marie A. Fischuck, by Deed from Charlotte M. Wilson was recorded 11/26/08, in the Chester County Recorder of Deeds in Book 7552, Page 352 as Instrument No 10887975.

PLAINTIFF: U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **MICHELE CIARAMELLO, KNOWN HEIR MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR, WALTER FISCHUK KNOWN HEIR MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR, MICHAEL FISCHUK KNOWN HEIR MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR AND THE UNKNOWN HEIRS OF MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR**

SALE ADDRESS: 20 Buttonwood Drive, West Grove, PA 19390

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 4 pm.

Sheriff's Sale of Real Estate

SALE NO: **18-11-645**

DEBT- **\$151,514.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03503 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Grove Borough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Arthur Crowell, as follows:

BEGINNING near the middle of Summit Avenue at the southwest corner of LM Crossan; thence along Summit Avenue, south 83 degrees 56 minutes west, 60 feet; thence leaving Summit Avenue by land of Norman S. Pusey and Lister on the north side of the street, passing over an iron pipe, north 6 degrees 4 minutes west, 150 feet to an iron pipe; and north 83 degrees 56 minutes east, 60 feet to an iron pipe and by same and Lot of LM Crossan south 6 degrees 4 minutes east, 150 feet to the point of beginning.

CONTAINING 9,000 square feet more or less.

BEING known as 219 West Summit Avenue, West Grove, PA 19390.

BEING the same premises which Theodore P. Waltz and Deborah A. Waltz, husband and wife, by Deed dated 09/19/2005 and recorded 10/03/2005 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6637, Page 2276, granted and conveyed unto Rodolfo Garcia Pantoja and Juan Guzman Tenorio, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RODOLFO GARCIA PANTOJA a/k/a RODOLFO GARCIA P. and JUAN GUZMAN TENORIO**

SALE ADDRESS: 219 West Summit Avenue, West Grove, PA 19390

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

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PLAINTIFF: JPMorgan Chase Bank, National Association

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SALE ADDRESS: 20 Buttonwood Drive, West Grove, PA 19390

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