

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, OCTOBER 18th @ 11 AM

ADDENDUM CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on October 18th, 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, October 18TH, 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, November 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

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

DEBT- **\$379,599.15**

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

Thursday, April 21, 2016

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

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

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

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

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

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

BEING Lot 5 on said Plan.

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

PARCEL No. 57-07-0014.01E

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$1,582.36**

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

Thursday, August 18, 2016

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

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

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

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive, West Bradford, Pennsylvania

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

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

Sheriff's Sale of Real Estate

SALE NO: **17-9-511**

DEBT- **\$278,524.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05506 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan of Property of Ivy Hill made by Howard W. Doran, Registered Surveyor Professional Engineers, Newtown Square, Pa., dated 10-10-1985, last revised 5-2-198 recorded 2-13-1987 in Plan File #6923, as follows, to wit:

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **MELISSA SNOW and MELISSA SNOW, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ROBERT A. SNOW**

SALE ADDRESS: 118 Cratin Lane, West Chester, Pennsylvania 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **17-9-536**

DEBT- **\$101,910.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10007 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Leon K. Prout made 11-15-1962 and revised 12-1-1970 by Slack, DeArmit & Hayes as recorded 1-16-1973 in the Recorder of Deeds in and for Chester County at West Chester, Pa. in Plan Book 47 Page 20, as follows, to wit:

TAX I.D. #: 29-07-0148.180

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$246,321.92**

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

Thursday, November 16th, 2017

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

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

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

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

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

PARCEL No 52-003-0159.3400

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

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

PLAINTIFF: Ocwen Loan Servicing, LLC
VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$267,586.06**

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

Thursday, January 18th, 2018

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

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

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

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

VS

DEFENDANT: **PATRICIA M. HALSEY**

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-2-97**

DEBT- **\$144,498.89**

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

Thursday, February 15, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-2-105**

DEBT- **\$332,403.08**

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

Thursday, February 15, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$134,487.59**

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

Thursday, March 15th, 2018

AT 11:00 A.M.

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

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

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

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

PLAINTIFF: Malvern Federal Savings Bank
VS

DEFENDANT: **THOMAS J. PERRI**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$134,487.59**

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

Thursday, March 15th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **THOMAS J. PERRI**

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-185**

DEBT- **\$289,557.30**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

BEING UPI # 39-4E-80

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

VS

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

SALE ADDRESS: 236 Norton Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-191**

DEBT- **\$255,328.60**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

VS

DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$218,307.61**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

PARCEL Number: 17-3G-28

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

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

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

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

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-209**

DEBT- **\$1,615.18**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 50-5A-364

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-255**

DEBT- **\$1,665.73**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. ORTIGA**

SALE ADDRESS: 404 Colina Lane, Coatesville, Pennsylvania

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-281**

DEBT- **\$274,162.77**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$564,790.08**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-5-306**

DEBT- **\$194,842.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04892 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 17th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Ridgewood Farm, Section E, owned by Edward J. Walsh, Jr., made by G.D. Houtman and Son, Inc., Surveyors, dated 5/25/1973 last revised 10/12/1973 and recorded at West Chester, PA., in Plan Book 53 Page 28, as follows, to wit:

BEGINNING at a point of curve at the southeasterly intersection of Concord Road and Halvorsen Drive (50 feet wide) as shown on said Plan; thence containing along Halvorsen Drive the 3 following courses and distances, to wit; (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 71 degrees, 13 minutes east, 12.76 feet to a point of curve; and (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 41.27 feet to a point, a corner of Lot No. 34; thence along the same, south 32 degrees, 17 minutes, 40 seconds east, 163.54 feet to a point in line of a 1.95 acre recreation open area; thence along the same south 64 degrees, 54 minutes west, 102.78 feet to a point on the northeasterly side of Concord Road; thence along the same, the 2 following courses and distances, to wit: (1) north 25 degrees, 6 minutes west, 133.62 feet to a point; and (2) north 18 degrees, 47 minutes west, 7.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 35 on said Plan.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **ROBIN L. ROSS**

SALE ADDRESS: 841 Halvorsen Drive, West Goshen Township, Pennsylvania 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-5-338**

DEBT- **\$231,640.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11832 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 17th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-8-6.12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: MELISSA SNOW, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, ADAM M. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, ALEX J. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, MATTHEW SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, HEATHER TELFER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW a/k/a BOB SNOW, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT A. SNOW a/k/a BOB SNOW, DECEASED

SALE ADDRESS: 118 Cratin Lane, West Chester, PA 19380-6500

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$452,853.89**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

BEING Lot 401 on said Plan.

BEING UPI No. 32-2-417

BLR #32-2-417

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$239,613.52**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

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

BEING Lot Number 5-A on said Plan

BEING UPI Number 42-3-125.12

BLR# 42-3-125.12

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

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

VS

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

SALE ADDRESS: 59 Church Road, Malvern, PA 19355

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$42,513.01**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

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

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

BEING known as 324 Prospect Street, Phoenixville, PA 19460

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

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

PARCEL No.: 15-9-277

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JAY J. FLEISCH**

SALE ADDRESS: 324 Prospect Street, Phoenixville, PA 19460

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$600,939.30**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$209,200.62**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

PARCEL ID: 16-10-6

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

VS

DEFENDANT: **CARMEN ALLEN and DIONNA ALLEN**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$542,617.18**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$445,668.97**

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

Thursday, June 21st, 2018

AT 11:00 A.M.No

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$210,114.32**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

TRACT #1

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

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

(Same more or less).

TRACT #2

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: WILLIAM JONES, aka WILLIAM A. JONES

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$210,114.32**

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

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

BEING UPI Number 21-5-54

PARCEL No.: 2105 00540000

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT: **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 20-13-13 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

VS

DEFENDANT: TRACY E. BEAVER-McKEON and MICHAEL McKEON

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$529,837.19**

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

Thursday, July 19th, 2018

AT 11:00 A.M.

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

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

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

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

BEING Lot No. 105 on said Plan.

HAVING erected thereon a residential dwelling.

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

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

UPI No. 28-5-247.

PLAINTIFF: McCormick 106, LLC

VS

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

SALE ADDRESS: 142 Durham Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$285,661.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07795 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 27th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

SITUATE in Charlestown Township, Chester County, Pennsylvania and described according to a Plan of Land of Charles S. Bostian, made by T.G. Colesworthy, County Surveyor, dated June 12, 1964, as follows to wit:

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

RESERVING therefrom and thereout unto prior record

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

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

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

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-8-449**

DEBT- **\$234,604.05**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

BEING Lot No. 69.

PLAINTIFF: CIS Financial Services, Inc.

VS

DEFENDANT: **CHLOE JACENDA BOSTIC**

SALE ADDRESS: 22 Donna Drive, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-457**

DEBT- **\$176,078.98**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

BEING Lot No. 6 on said Plan.

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

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

minutes 00 seconds west, 75.00 feet to a point marking the southwesterly corner of this tract and the southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, north 11 degrees 51 minutes 53 seconds west, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, north 71 degrees 29 minutes 00 seconds east, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, south 03 degrees 22 minutes 09 seconds east, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a stip approximately 4 feet wide along the southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING the same premises which Grant W. Carlson and Nancy J. Carlson, by Deed dated December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by Deed each with an undivided 1/2 interest as tenants by the entirety, as Joint Tenants with right of survivorship and not as tenants in common.

BEING known as: 563 Hazel Avenue, Kennett Square, PA

19348

PARCEL No.: 3-1-7

IMPROVEMENTS: Residential property.

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-460**

DEBT- **\$185,699.98**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

VS

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

SALE ADDRESS: 2719 Ridge Road, Elverson, Pennsylvania 19520

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-462**

DEBT- **\$332,578.96**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

TAX Parcel #69-03-29.29

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

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

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

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$66,540.32**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-Wf2

VS

DEFENDANT: **JESSICA GRAY**

SALE ADDRESS: 1 Walnut Street, a/k/a 1 East Walnut Street, Phoenixville, PA 19460-3518

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$354,911.70**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

BEING known as 342 Devon Drive
BEING Chester County UPI # 33-4R-9
PARCEL No. 33-04R-0009.0000

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

PLAINTIFF: Bayview Loan Seving, LLC
VS

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

SALE ADDRESS: 342 Devon Drive, Exton, PA 19341

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-466**

DEBT- **\$384,062.77**

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

Thursday, August 16th, 2018

AT 11:00 A.M.No

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

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

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

VS

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

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$676,276.23**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-473**

DEBT- **\$108,383.16**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

SALE ADDRESS: 21 Belvedere Avenue a/k/a 21 Belvedeer Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-477**

DEBT- **\$85,039.38**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

BEING Tax Parcel #16-11-12.

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

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

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-482**

DEBT- **\$1,152.45**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

SALE ADDRESS: 7 Brighton Court, Caln Township, Pennsylvania

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$143,847.21**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

BEING Lot No. 146 on said Plan.

ALSO known as 104 Millview Drive, Coatesville, PA

19320

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

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

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

SALE ADDRESS: 104 Millview Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-487**

DEBT- **\$259,371.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10727 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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

PROPERTY situate in Borough of Phoebixville
TAX ID/UPI Parcel No. 15-13-0368/15-13-368
TAX Parcel #15-013-0368

IMPROVEMENTS: a residential dwelling.

SOLD as Property of: Amber Elysa Gilmore Solely in her Capacity as Heir of Sadie B. Gilmore, Deceased, and a Heir of Terry Gilmore, Deceased; Tiffany Marie Gilmore Solely in her Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Nathaniel Terrence Gilmore, Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Matthew Andrei Preston Gilmore Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Nylz Henry Reyes Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; The Unknown Heirs of Sadie B. Gilmore Deceased; The Unknown Heirs of Terry Gilmore Deceased

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

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

SALE ADDRESS: 300 Gay Street, Phoenixville, PA 19460

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-490**

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04060 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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

480-490 Lancaster Avenue in East Whiteland Township,
Chester County, Pennsylvania, operated as a commercial complex
commonly known as Frazer Shopping Center.
TAX Parcel: #42-3-237.1; #42-3-237.2

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-9-496**

DEBT- **\$216,938.91**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

FIRST TRACT:

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

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

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

SECOND TRACT:

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

TAX ID: 2-4-350

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

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

VS

DEFENDANT: **LINDA B. VALENTINE**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$61,089.19**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: KeyBank, N.A.

VS

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

SALE ADDRESS: 3 Long Drive, Downingtown, Pennsylvania 19335

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$454,164.08**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

PREMISES "A"

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

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

PREMISES "B"

BEGINNING at a point on the north curb line of East

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

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

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

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

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

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

PLAINTIFF: Coatesville Savings Bank
VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-9-536**

DEBT- **\$267,609**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

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

feet to a point, and

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

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

BEING Lot No. 8 as shown on said Plan.

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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