

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, January 17th @ 11 AM

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### CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on January 17th, 2019 are as follows:

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

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By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, January 17th, 2019 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, February 18th, 2019. 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**

# INDEX

Location	Defendant	Page
Borough of Avondale . . . . .	Everett L. Butcher and Alice M. Butcher . . . . .	27
Borough of Kennett Square . . . . .	Alexandra C. Malone a/k/a Alexandra C Egan . . . . .	47
Borough of Parkesburg . . . . .	Scott Schiller . . . . .	8
Borough of Parkesburg . . . . .	Joshua Kent and Danielle Kent . . . . .	36
Borough of Parkesburg . . . . .	Rodney Lovell, a/k/a Rodney L. Lovell, Jr. and Cynthia Couture a/k/a Cynnthia A. Couture a/k/a Cynthia T. Couture	54
Borough of Phoenixville . . . . .	Nicholas J. Mastrangelo a/k/a Nicholas Mastrangelo . . . . . And Michele L. Ferko	17
Borough of Phoenixville . . . . .	Anne M. Chuko a/k/a Ann Chuko . . . . .	52
Borough of Phoenixville . . . . .	Joseph P. McDermott, Jr. . . . .	55
Borough of South Coatesville . . . . .	Judith T. Sarkees . . . . .	44
Borough of Spring City . . . . .	Christopher Barbuto . . . . .	23
Borough of Spring City . . . . .	Kari Newman . . . . .	61
City of Coatesville . . . . .	Karl Broomall and United States of America c/o The United States District Court for the Eastern District Of PA., 615 East Street, Suite 1250, Philadelphia, PA 19406	6
City of Coatesville . . . . .	Oscar Rodriguez . . . . .	7
Caln Township . . . . .	Jeffrey H. Climaldi a/k/a Jeffery Climaldi . . . . .	22
Caln Township . . . . .	Marian A. Burns . . . . .	57
East Bradford Township . . . . .	Elizabeth Jordan a/k/a Elizabeth Ann Jordan . . . . . And The United States of America	18
East Bradford Township . . . . .	Dana A. Brinton . . . . .	49
East Caln Township . . . . .	Jennafer Ross a/k/a Jennafer D. Ross and Michael Ross a/k/a Michael F. Ross	26
East Caln Township . . . . .	Steven Keares a/k/a Steven P. Keares and Catina . . . . . Keares a/k/a Catina S. Keares	32
East Coventry Township . . . . .	Felicia Lewis . . . . .	30
East Coventry Township . . . . .	Diana Woyda . . . . .	63
East Fallowfield Township . . . . .	Paul Heuman and Janet Heuman . . . . .	9
East Fallowfield Township . . . . .	Gregory N. Anagnostopoulos and Anna . . . . .	10
East Goshen Township . . . . .	James E. Frantz and Suzanne Frantz . . . . .	43
Easttown Township . . . . .	Deborah L. Pentz . . . . . Anagnostopoulos	11
Easttown Township . . . . .	Anthony Gatto and Maria G. Gatto . . . . .	45
East Pikeland Township . . . . .	Charlene R. Clouser . . . . .	37
East Pikeland Township . . . . .	John J. Massaro . . . . .	40-41
East Vincent Township . . . . .	Kenneth R. Sachar and Deborah M. Sachar . . . . .	38
East Vincent Township . . . . .	Ivan Fokin . . . . .	58
Franklin Township . . . . .	Diane M. Ginn and Vernon A. Ginn, II . . . . .	15
Franklin Township . . . . .	Aslam LLC . . . . .	20
Honeybrook Township . . . . .	Ainoy Vongpathoum . . . . .	60
New Garden Township . . . . .	John J. Torello and Kelly M. Torello . . . . .	12
New Garden Township . . . . .	Jonathan Alan Redka . . . . .	21
New Garden Township . . . . .	Bertha Rodriquez . . . . .	33
New Garden Township . . . . .	James N. Shaulis and Lorraine A. Shaulis . . . . .	34
New London Township . . . . .	Cynthia A. Murphy and Thomas E. Murphy . . . . .	39
North Coventry Township . . . . .	Louise F. Boyer . . . . .	48
Pennsbury Township . . . . .	Clarence W. Bowersox, Jr. . . . .	5
Tredyffrin Township . . . . .	Kelly Birmingham a/k/a Kelly Helene Birmingham, in her capacity as executrix and devisee of The Estate of Stephen Andrew Douglas a/k/a Stephen A. Douglas	24
Upper Uwchlan Township . . . . .	William S. Barus . . . . .	62
Uwchlan Township . . . . .	John C. Riley, Jr. and Teresa A. Riley . . . . .	4
Uwchlan Township . . . . .	Nicole Jimenez . . . . .	29
Uwchlan Township . . . . .	Cynthia K. Cassella . . . . .	51
Valley Township . . . . .	Gregg D. Smith, Sr. a/k/a Gregg Smith and The United States of America c/o The U.S. Attorney for the Eastern District of Pennsylvania	28
Valley Township . . . . .	Miguel A. Colon, SR. and Joshua M. Colon . . . . .	46
Valley Township . . . . .	Robert A. Barr, Jr. and Kristin M. Barr . . . . .	59

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
West Bradford Township . . . . .	Linda M. Campbell a/k/a Linda Campbell; The United States of America, Department of Treasury, Internal Revenue Service . . . . .	53
West Bradford Township . . . . .	Barbara A. Pongia and United States of America . . . . .	56
West Caln Township . . . . .	Vernona McFarland and Cheryl L. McFarland . . . . .	16
West Goshen Township . . . . .	William H. Atzrott . . . . .	42
West Goshen Township . . . . .	Sara J. Franco a/k/a Sara Jean Franco and Alexandro Franco . . . . .	50
West Nottingham Township . . . . .	James Bower . . . . .	31
West Pikeland Township . . . . .	Christopher C.J. Wurts and United States of America . . . . .	13-14
Westtown Township . . . . .	John Greenwald and Joan Greenwald . . . . .	35
West Whiteland Township . . . . .	Gwendolyn B. Staub-Leifeld a/k/a Gwendolyn B. Staub . . . . .	25
Willistown Township . . . . .	Nicholas Coppa . . . . .	19

# Sheriff's Sale of Real Estate

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

DEBT- **\$246,201.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2016-05458 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Uwchlan Township, Chester  
County, Pennsylvania  
BLR# #33-3-117  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JOHN C. RILEY, JR. and TERESA A. RILEY**

SALE ADDRESS: 1013 Welsh Ayres Way, Uwchlan, PA 19335-4489

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-2**

DEBT- **\$399,279.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2018-00878 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 PENNSBURY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED ACCORDING TO A PLAN OF PROPERTY OF WILLIAM II. CHARCH ESTATE, SAID PLAN MADE BY G.D. HOUTMAN & SON, CIVIL ENGINEERS AND LAND SURVEYORS DATED OCTOBER 25, 1960, AS FOLLOWS, TO WIT:-  
BEGINNING AT A SPIKE FORMING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LAND NOW OR LATE OF EDNA LOUIS STELLWAGON AND THE TITLE LINE IN THE BED OF BRINTON'S BRIDGE ROAD (PROPOSED FIFTY FEET WIDE); THENCE EXTENDING FROM SAID POINT OF BEGINNING MEASURED ALONG THE TITLE LINE THROUGH THE BED OF BRINTON'S BRIDGE ROAD THE THREE FOLLOWING COURSES AND DISTANCES TO WIT: (1) SOUTH FIFTY-FOUR DEGREES FORTY-FIVE MINUTES EAST THREE HUNDRED TWO AND SIXTY-SEVEN ONE HUNDREDTHS FEET TO A SPIKE; (2) SOUTH FIFTY TWO DEGREES FIFTY-FIVE MINUTES EAST ONE HUNDRED FIFTY-THREE AND THIRTEEN ONE-HUNDREDTHS FEET TO A SPIKE; AND (3) SOUTH FORTY-EIGHT DEGREES THIRTY-EIGHT MINUTES EAST FORTY-TWO AND THIRTY-ONE ONE-HUNDREDTHS FEET TO A POINT ON THE EXTENSION OF THE NORTHEASTERLY SIDE OF A CERTAIN PRIVATE ROAD (FIFTY FEET WIDE); THENCE EXTENDING NORTH EIGHTY-SIX DEGREES FIFTY-ONE MINUTES WEST MEASURED ALONG THE NORTHEASTERLY SIDE OF ITS EXTENSION OF THE PRIVATE ROAD TWO HUNDRED TWENTY AND FIVE ONE-HUNDREDTHS FEET TO A POINT OF CURVE IN THE SAME; THENCE EXTENDING NORTHWESTWARDLY AND SOUTHWESTWARDLY PARTLY ALONG THE NORTH-

EASTERLY AND PARTLY ALONG THE NORTHWESTERLY SIDES OF THE PRIVATE ROAD ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF FOUR HUNDRED TWENTY FEET THE ARC DISTANCE OF THREE HUNDRED SEVENTY AND THIRTY-ONE ONE-HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH FORTY-SEVEN DEGREES TWENTY-TWO MINUTES WEST FORTY-SEVEN AND THIRTY-SIX ONE-HUNDREDTHS FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LAND NOW OR LATE OF LOUISA STELLWAGON AFORESAID; THENCE EXTENDING ALONG THE LAST MENTIONED LAND THE TWO FOLLOWING COURSES AND DISTANCE TO WIT: (1) NORTH SIXTEEN DEGREES THIRTY-SEVEN MINUTES EAST TWO HUNDRED FIFTY-FOUR AND SIXTY-SIX ONE-HUNDREDTHS FEET TO A STONE; AND (2) NORTH THIRTY-EIGHT DEGREES THIRTY MINUTES EAST, CROSSING THE SOUTHWESTERLY SIDE OF BRINTON'S BRIDGE ROAD ONE HUNDRED EIGHTY-ONE AND THREE ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED SPIKE, THE POINT AND PLACE OF BEGINNING.

BEING LOT No. 11 AS SHOWN ON THE ABOVE MENTIONED PLAN. CONTAINING TWO AND TWENTY-EIGHT ONE-HUNDREDTHS ACRES OF LAND, BE THE SAME MORE LESS.

TAX ID: 64-3-64.7

FOR INFORMATION PURPOSES ONLY, PROPERTY ALSO KNOWN AS:

2149 BRINTONS BRIDGE ROAD  
WEST CHESTER, PA19382

TITLE IS VESTED IN CLARENCE W. BOWERSOX JR. AND CLARE B. BOWERSOX, HIS WIFE BY DEED FROM WILLIAM ASHTON AND CATHERINE R. ASHTON, HIS WIFE, DATED 07/06/1971 AND RECORDED 07/07/1971 IN BOOK 40 AND PAGE 317.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as trustee for the certificate-holders CWABS, Inc., asset-backed Notes Series 2005-SD3

VS

DEFENDANT: CLARENCE W. BOWERSOX, JR.

SALE ADDRESS: 2149 Brintons Bridge Road West, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-3**

DEBT- **\$53,661.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2018-05380 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, situated on the western side of South Sixth Avenue, upon which is erected the north house of a block of two brick dwelling houses, designated as No. 116 South Sixth Avenue, located in the Second Ward of the City of Coatesville, County of Chester, and State of Pennsylvania

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

VS

DEFENDANT: **KARL BROOMALL and UNITED STATES OF AMERICA c/o THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PA, 615 EAST STREET, SUITE 1250, PHILADELPHIA, PA 19406**

SALE ADDRESS: 1006 Olive Street, 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 4 pm.***

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-4**

DEBT- **\$122,279.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2018-0442 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, January 17th, 2019 @ 11 AM

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PROPERTY situate in the Coatesville City, 1st, Chester County,  
Pennsylvania  
BLR# 16-9-283  
IMPROVEMENTS thereon: residential dwelling  
PLAINTIFF: Wells Fargo Bank, NA  
VS  
DEFENDANT: OSCAR RODRIGUEZ  
SALE ADDRESS: 74 West 5th Avenue, a/k/a 74 West Fifth Avenue,  
Coatesville, PA 19320-2949  
PLAINTIFF ATTORNEY: PHELAN HALLINAN DIAMOND &  
JONES, LLP, 215-563-7000

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **OSCAR RODRIGUEZ**

SALE ADDRESS: 74 West 5th Avenue, a/k/a 74 West Fifth Avenue, Coatesville, PA 19320-2949

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

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

**CAROLYN B. WELSH, SHERIFF**

# Sheriff's Sale of Real Estate

SALE NO: **19-1-5**

DEBT- **250.080.37**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2017-10473 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Parkesburg Borough, Chester  
County, Pennsylvania  
BLR# 8-5-443  
IMPROVEMENTS thereon: residential dwelling  
PLAINTIFF: PNC Bank, National Association  
VS  
DEFENDANT: SCOTT SCHILLER  
SALE ADDRESS: 412 8th Avenue, a/k/a 412 West Eighth  
Avenue, Parkesburg, PA 19365-1360  
PLAINTIFF ATTORNEY: PHELAN HALLLINAN  
DIAMOND & JONES, LLP, 215-563-7000

PLAINTIFF: PNC Bank, National Association  
VS

DEFENDANT: **SCOTT SCHILLER**

SALE ADDRESS: 412 8th Avenue, a/k/a 412 West Eighth Avenue, Parkesburg, PA 19365-1360

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-6**

DEBT- **\$550,846.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2017-08051 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for E.S. Golish, known as Doe Run Farms, made by Berger and Hayes, Inc., dated February 23, 1976 and last revised April 15, 1976 and recorded in the Office of the Recorder of Deeds under Plan No. 585, as follows, to wit:

BEGINNING at a point on the southerly side of Cambria Drive, said point being measured on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point on the easterly side of Bradford Drive; thence from said beginning point and along said Cambria Drive, north 87 degrees 12 minutes 30 seconds east, 321.56 feet to a point, a corner of Lot No. 14; thence along the same south 02 degrees 47 minutes 30 seconds east, 199.13 feet to a point of Lot Number 16; thence along the same south 83

degrees 48 minutes 16 seconds west 327.33 feet to a point on the easterly side of Bradford Drive; thence along the same the three following courses and distances: (1) north 17 degrees 03 minutes 36 seconds west, 64.75 feet to a point of tangent; (2) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 31.13 feet to a point and (3) north 02 degrees 47 minutes 30 seconds west 100.00 feet to a point of tangent; thence on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to the point and place of beginning.

CONTAINING 1.645 acres of land, be the same, more or less.

BEING Lot Number 15 as shown on the above mentioned Plan.

PARCEL #47-8-1.39

PLAINTIFF: Ardent Federal Credit Union f/k/a Sb1 Federal Credit Union  
VS

DEFENDANT: **PAUL HEUMAN and JANET HEUMAN**

SALE ADDRESS: 122 Westmoreland Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT J. WILSON, ESQ., 610-566-7080**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-7**

DEBT- **\$3,959.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2014-05947 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania.

TAX Parcel No. 47-4-49

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **GREGORY N. ANAGNOSTOPOULOS and ANNA ANAGNOSTOPOULOS**

SALE ADDRESS: 580 Doe Run Road Apt. 1, E. Fallowfield, 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 4 pm.*

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-8**

DEBT- **\$5,922.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2017-06462 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, January 17th, 2019 @ 11 AM

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

PLAINTIFF: Tredyffrin/Easttown School District  
VS

DEFENDANT: **DEBORAH L. PENTZ**

SALE ADDRESS: 118 Lenape Drive, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-9**

DEBT- **\$174,379.80**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2018-07435 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, parcel or tract of land situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan, McClellan Farm made by Vandemark and Lynch, Inc., Engineers, Planners and Surveyors, dated February 26, 1987, last revised February 6, 1989 and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan #9047-#9053 as follows:

BEGINNING at a point on the easterly side of South Thistle Down, a corner of Lot #43 on said Plan; thence extending along said side of South Thistle Down the two (2) following courses and distances: 1) north seventeen (17) degrees nine (9) minutes forty-seven (47) seconds west one hundred forty-one and seventy hundredths (141.70) feet to a point of curve and 2) along the arc of a circle curving to the right having a radius of three hundred twenty and zero hundredths (320.00) feet, an arc distance of forty-five and zero hundredths (45.00) feet to a point of tangent and corner of Lot #45 on said Plan; thence extending along said side of Lot #45 north eighty-three (83) degrees nine (9) minutes seventeen (17) seconds east two hundred and eight hundredths (200.08) feet to a point and corner of Lot #40 on said Plan;

thence extending along said side of Lot #40 south seventeen (17) degrees nine (9) minutes forty-seven (47) seconds east one hundred fifty and seventy-two hundredths (150.72) feet to a point and corner of Lot #43 on said Plan; thence extending along said side of Lot #43 south seventy-two (72) degrees fifty (50) minutes thirteen (13) seconds west two hundred and zero hundredths (200.00) feet to the first mentioned point and place of beginning.

BEING Lot #44 on said Plan.

BEING known as 254 South Thistle Down, Kennett Square, PA 19348.

BEING the same premises which Boucher Investments, L.P., a Delaware Limited Partnership, by Deed dated 09/17/2003 and recorded 10/09/2003 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5929, Page 820, granted and conveyed unto John J. Torello and Kelly M. Torello, husband and wife, in fee.

PLAINTIFF: JPMC Special Mortgage LLC f/k/a WM Specialty Mortgage LLC  
VS  
DEFENDANT: **JOHN J. TORELLO and KELLY M. TORELLO**  
SALE ADDRESS: 254 South Thistle Down, Kennett Square, PA 19348  
PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-10**

DEBT- **\$855,333.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10105 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey of Property made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S. Kimberton, Pa., dated February 6, 1968 and revised February 13, 1968, as follows, to wit:

BEGINNING at a point on the southeasterly side of Pa. Route #113 (LR 270-5) (sixty feet wide) which point is measured the two following courses and distances from a point on the northeasterly side of Conestoga Pike (L.R. 15139) (various widths) (as shown on said Plan);

1) EXTENDING from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen one-hundredths feet to an iron pin marking a point of compound curve; and

2) ON a line curving to the right having a radius of one thousand four hundred two and sixty-nine one-hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning;

THENCE extending from said beginning point, along the southeasterly side of Pa. Route #113, on a line curving to the right having a radius of one thousand four hundred two and sixty-nine one-hundredths feet the arc distance of four hundred twenty-two and

fifty-three one-hundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall;

THENCE extending along the same and long lands now or late of Everett C. McNear and Paul Charles Draper, north eighty-two degrees, five minutes, thirty seconds east, five hundred forty-eight and seventeen one-hundredths feet to P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh;

THENCE extending along the same south seven degrees, thirty-eight minutes, fifty seconds east, four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham;

THENCE extending along the same and partly along land now or late of George W. Griseman, south eighty degrees, twenty-three minutes, fifty seconds west, three hundred fourteen and one one-hundredths feet to an iron pin;

THENCE extending still along land now or late of George W. Griseman, the following courses and distances:

1) SOUTH ten degrees, twenty-seven minutes, fifty seconds west, seventy-five and eighty-four one-hundredths feet to an iron pin; and

2) SOUTH seventy-nine degrees, fifty minutes, forty-five seconds west, three hundred three and eighty-six one-hundredths feet to an iron pin;

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **CHRISTOPHER C.J. WURTS and UNITED STATES OF AMERICA**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-10X**

DEBT- **\$855,333.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10105 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

to an iron pin;

THENCE extending north forty-five degrees, thirty-three minutes, fifty-three seconds west, two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING UPI Number 34-4-67.2

BEING the same premises which George C. Morelli, Executor under the will of Loretta M. Cimeo, aka Loretta Morelli Cimeo, deceased, by Deed dated 9/26/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5937, Page 815, granted and conveyed unto Ch

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **CHRISTOPHER C.J. WURTS and UNITED STATES OF AMERICA**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-11**

DEBT- **\$132,666.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No: 2018-03691 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot 2, on a Preliminary/Final Subdivision Plan of the Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. 14646, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the northerly right-of-way line of Lewisville-Chesterville Road (PA Route 841, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. S 82° 41' 40" W 329.97' to a point.
2. N 85° 13' 37" W 429.68' to a point on the easterly right-of-way line of Schoolhouse Road (T-378, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. N 12° 50' 02" E 669.96 to a point of curve,
2. BY the arc of a circle curving to the right with a radius of

1,378.77', an arc length of 158.19', with a chord of N 16° 07' 15" E 158.11' to a point and corner of land now or formerly of Kenneth Weaverling, Jr.

THENCE by said land, the following two courses and distances:

1. S 72° 02' 17" E 296.64' to a point.
2. N 18° 57' 19" E 282.70' to a point and corner of Lot 1.

THENCE by Lot 1, N 84° 54' 05" E 344.56' to a point and corner of land now or formerly of Equine Enterprise, Ltd.

THENCE by said land, S 08° 43' 57" W 1,017.21' to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING Chester County Tax Parcel No. 72-5-8.1  
BLR# 72-5-8.1A

TITLE to said premises vested in Vernon A. Ginn, II, her son and Diane M. Ginn, his wife as tenants by the entireties by Deed from Kay J. Ginn, dated 4/12/2000 and recorded 5/24/2000 in Book 4758 Page 2001

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

VS

DEFENDANT: **DIANE M. GINN and VERNON A. GINN, II**

SALE ADDRESS: 663 Old School House Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-12**

DEBT- **\$112,147.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04893 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, hereditaments and appurtenances, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Martin Manor" Section II made by Berger & Hayes, Consulting Engineers & Surveyors Coatesville, Pa. dated January 29, 1968 and last revised May 3, 1969 as follows, to wit:

BEGINNING at a point on the westerly side of Brandywine Drive (60 feet wide) a corner of Lot No. 35 on said Plan; thence extending along said Lot north 63 degrees 32 minutes 25 seconds west 422.35 feet to a point in line of lands now or late of Joseph Lindenlauf; thence extending along said Lindenlauf's land north 27 degrees 46 minutes 8 seconds east 105 feet to a point, a corner of Lot No. 37; thence extending along said lot south 63 degrees 32 minutes 25 seconds east 419.95 feet to a point on the aforesaid westerly side of Brandywine Drive; thence extending along same south 26 degrees 27 minutes 35 seconds west 105 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said Plan.

EXCEPTING therefrom and thereout all that certain tract or parcel of land, situate in the Township and West Caln, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northwest right-of-way line of Brandywine Drive (60 feet wide) said point being situate at the inter-

section of said right-of-way line with the boundary line dividing Lot No. 35 from Lot No. 36; thence along said right of way line north 26 degrees 27 minutes 35 seconds east 15 feet to a point; thence through the land comprising Lot No. 36 north 63 degrees 35 minutes 20 seconds west 130 feet to a point; thence still through Lot No. 36 south 26 degrees 27 minutes 35 seconds west 15 feet to a point in the line dividing Lot No. 36 from Lot No. 35; thence along said dividing line south 63 degrees 35 minutes 20 seconds east 130 feet to the northeast right of way line of Brandywine Drive the point and place of beginning.

CONTAINING 1,950 square feet of land be the same more or less.

BEING known as: 125 Brandywine Drive, Coatesville, PA 19320

PARCEL No.: 28-2-93.32

BEING the same premises which Robin Nellius and Marta Jo Nellius, husband and wife, by Deed dated January 21, 1997 and recorded January 22, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4132, Page 1655, granted and conveyed unto Vernon A. McFarland and Cheryl L. McFarland, husband and wife.

IMPROVEMENTS: residential property.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr Cooper  
VS

DEFENDANT: **VERNON A. McFARLAND and CHERYL L. McFARLAND**

SALE ADDRESS: 125 Brandywine Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATE**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-13**

DEBT- **\$152,717.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05247 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

SITUATE in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan of Property of Penn Heights, made by Damon and Foster, Civil Engineers, Sharon Hill, Pa., dated February 26th, 1953, as follows:

SITUATE on the southwesterly side of Woodlawn Street (50 feet wide) at the distance of 236.34 feet measured north 53 degrees 58 minutes 30 seconds west along the said southwesterly side of Woodlawn Street from its intersection with the northwest side of Callowhill Street (50 feet wide) (both lines produced).

CONTAINING in front or breadth along said southwesterly side of Woodlawn Street measured thence north 53 degrees 58 minutes 30 seconds west 18.33 feet and extending of that width in length or depth south 36 degrees 1 minute 30 seconds west, between parallel lines at right angles to Woodlawn Street the southwesterly and northwesterly lines thereof passing partly through the party walls between these premises and the premises adjoining to the southwest and northeast, respectively, 90.5 feet to the center line of a certain 15 feet wide driveway which extends southeastwardly into Callowhill Street and northwesterly into Oxford Avenue.

BEING known as Lot No. 62.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid driveway as and for, a driveway, passageway, and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the lots of ground abutting thereon and entitled to the use thereof. Subject, nevertheless to the proportionate part of the expense of keeping said driveway in, good order, condition and repair.

BEING the same premises which Jeffrey Joze Zomorrodian, Jr., by Deed dated May 20, 2016 and recorded May 24, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9315, Page 1827, granted and conveyed unto Nicholas J. Mastrangelo and Michele L. Ferko, as tenants by the entirety.

BEING known as: 900 Woodlawn Avenue, Phoenixville, PA 19460

PARCEL No.: 15-11-41

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **NICHOLAS J. MASTRANGELO a/k/a NICHOLAS MASTRANGELO and MICHELE L. FERKO**

SALE ADDRESS: 900 Woodlawn Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-14**

DEBT- **\$272,337.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11901 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land being Lot No. 7 on Plan of Lots of Ruth and Stephen Trimble,

SITUATE in the Township of East Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keach, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Lot No. 5 of the development and corner of property belonging to Walter Dale; thence extending by properties of said Walter Dale, Sara E. Baldwin and A.J. Arrarella, south forty-six degrees and forty-three minutes west two hundred fifty (250.0) feet to an iron pin a corner of Lot No. 8; thence by Lot No. 8 north seven degrees and twelve minutes west two hundred forty-one and thirty-one hundredths (241.31) feet to an iron pin in the south line of a fifty feet wide avenue; thence extending by the south line of same in a northeastern direction on a curved line curving toward the north, with a radius of two hundred thirty feet and an arc distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet, the chord of which is north sixty-seven degrees, fifteen minutes and thirty seconds east one hundred ninety and one-tenth feet, to an iron pin a corner of Lot No. 6, thence leaving the avenue and extending by Lot No. 6 south forty-two degrees and seventeen minutes east one hundred twelve and two tenths (112.2) feet to an

iron pin in line of Lot No. 5 of said development; thence by Lot No. 5 the next two courses and distances to wit: south forty-seven degrees and forty-three minutes west sixty-seven and ninety-six hundredths (67.96) feet to an iron pin and south forty-three degrees and seventeen minutes east seventeen and four hundredths (17.04) feet to the first mentioned pin and place of beginning.

CONTAINING thirty-eight thousand six hundred and eighty-seven (38,687) square feet of land be the same more or less.

BEING the same premises which Elizabeth Ann Jordan, by Deed dated January 25, 2007 and recorded February 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7084, Page 1387, granted and conveyed unto Elizabeth Ann Jordan, individual.

BEING known as: 929 Springwood Drive, West Chester, PA 19382

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

:

PLAINTIFF: James B. Nutter & Company  
VS

DEFENDANT: **ELIZABETH JORDAN a/k/a ELIZABETH ANN JORDAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 929 Springwood Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **RAS CITRON LLC, 855-225-6905**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-15**

DEBT- **\$69,117.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-07499 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Willistown Township, Chester County,  
Pennsylvania  
BLR No. 54-2B-7  
IMPROVEMENTS: residential dwelling

PLAINTIFF: National Bank of Malvern  
VS

DEFENDANT: **NICHOLAS COPPA**

SALE ADDRESS: 7 LINE ROAD, MALVERN, PA 19355

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-16**

DEBT- **\$822,871.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03145 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

ALL THAT CERTAIN lot or piece of ground situate in the Township of Franklin, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Mary B. McMaster made by H2 Engineering Associates, dated July 5, 1978 last revised August 4, 1978, as follows, to wit:

BEGINNING at an old p.k. nail set in the title line of Pennsylvania Route 896 leading in the northwesterly direction to New London and the southeasterly direction to Newark, said old p.k. nail marking the southwesterly corner of this about to be described tract and a corner of land of Albert Mote; thence leaving said old p.k. nail of beginning and by said title line north 14 degrees 37 minutes 10 seconds west, 194.43 feet to a spike marking the northwesterly corner of this and a corner of other lands now or formerly of Mary McMaster, of which this was a part; thence leaving said title line and by said other lands the following two courses and distances to wit: (1) north 75 degrees 22 minutes 56

seconds east, 233.42 feet to an iron pin; (2) south 10 degrees 55 minutes 40 seconds east, 189.46 feet to an iron pin marking the southeasterly corner of this and a corner of land of Albert Mote aforesaid; thence by said land south 73 degrees 59 minutes 40 seconds west, 221.29 feet to an old p.k. nail being the first mentioned point and place of beginning.

PARCEL # 72-5-56.2

BEING the same premises which Al-Hamad, LLC, a Pennsylvania Limited Liability Company by its Deed dated June 1, 2007 and recorded June 11, 2007 in the Recorder of Deeds Office, Chester County, Pennsylvania, in Record Book 7182, Page 787, as Document ID No. 10761305, granted and conveyed unto Alsam, LLC, a Maryland Limited Liability Company.

PLAINTIFF: BBR Investments, LLC  
VS

DEFENDANT: **ASLAM LLC**

SALE ADDRESS: 1762 New London Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **KEVIN T. FOGERTY, ESQ., 610-366-0950**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-17**

DEBT- **\$286,029.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04696 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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# 60-5-158.3  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JONATHAN ALAN REDKA**

SALE ADDRESS: 242 Buttonwood Road, Landenberg, PA 19350-9396

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$67,874.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06521 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected, located on the south side of the Pennsylvania Railroad at Caln and situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made by Carl Gilbert, Registered Surveyor, Number 5719, March 25, 1950, as follows, to wit:

BEGINNING at a point in the southerly line of State Highway, Application 7272, 40 feet wide, said beginning point being also located as follows: from a point where the southeasterly line of said State Highway meets the southerly line of the public road, 33 feet wide which leads in an easterly and thence in a southerly direction to Mortonville, measures the following two courses and distances along said southeasterly and southerly lines of State Highway: (1) south-westwardly on a curve to the right having a radius of 113 feet, an arc length of 115.9 feet to a point of tangent; and (2) south 86 degrees 04 minutes west 341.45 feet to said beginning point, the true place of beginning; extending from said beginning point the following four courses and distances: (1) south 01 degree 38 minutes west 235.29 feet to the northerly line of land now or formerly of Joseph Beale; (2) north 88 degrees 35 minutes west along the same 50 feet; (3) north 01 degree 38 minutes east part of the course being described passing through the center of the party wall between the dwelling on the land

being described and the dwelling adjoining on the west and extending beyond the same, 230.6 feet to said southerly line of State Highway; and thence (4) north 86 degrees 04 minutes east along the same, 50.24 feet to the place of beginning.

CONTAINING 11,645 square feet of land be the same more or less.

BEING UPI #39-3M-78.

FEE simple title vested in Jeffrey H. Climaldi and Lynn Climaldi, as tenants by the entirety by Deed from, Betty S. Baker Executor of the Estate of Stella B. Stallard, deceased, dated 8/30/2002, recorded 9/20/2002, in the Chester County Recorder of Deeds in Deed Book 5393, Page 1937 as Instrument No. 10129796.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JEFFREY H. CLIMALDI a/k/a JEFFREY CLIMALDI**

SALE ADDRESS: 1804 Olive Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$146,867.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04126 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Spring City Borough, 1st, Chester  
County, Pennsylvania  
BLR# 14-7-56  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC  
VS

DEFENDANT: **CHRISTOPHER BARBUTO**

SALE ADDRESS: 324 Pikeland Avenue, Spring City, PA 19475-2107

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 4 pm.*

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-20**

DEBT- **\$416,504,59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03450 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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# 43-11A-73  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **KELLY BIRMINGHAM a/k/a KELLY HELENE BIRMINGHAM, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF STEPHEN ANDREW DOUGLAS a/k/a STEPHEN A. DOUGLAS**

SALE ADDRESS: 400 Weadley Road, a/k/a 400 Upper Weadley Road, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-21**

DEBT- **\$133,172.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00359 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Whiteland, County of Chester and Commonwealth of PA, bounded and described according to a Plan of Bonnie Blink, planned residential development, made by Yerkes Associates, Inc., dated 10/23/1980, last revised 5/14/1981 and recorded at Chester County as Plan No. 3812, as follows. to wit:

BEGINNING at an interior point, a corner of No. 140 Weedon Court; thence extending from said point of beginning, and along common open space area, north 69 degrees 25 minutes east, crossing into the bed of a 20 feet wide sanitary sewer easement, 16.23 feet to a corner of No. 142 Weedon Court; thence along the same, south 1 degree 9 minutes 2 seconds east, crossing the southerly side of the said easement and passing through a 15 feet wide common access and utility easement, 82.30 feet to a point in line of common open space area; thence extending along the same the two following courses

and distances (1) north 89 degrees 20 minutes 20 seconds west, crossing the east side of a drainage easement, 83.05 feet to a point and (2) north 43 degrees 5 minutes west 10 feet to a corner of No. 140 Weedon Court, thence extending along the same, north 46 degrees 55 minutes east, recrossing the east side of the said easement and crossing a second 15 feet wide common access and utility easement 100 feet to the first mentioned point and place of beginning.

BEING No. 141 Weedon Court

CONTAINING 4,301 square feet, more or less.

TOGETHER with and under and subject nevertheless to that certain declaration of covenants, conditions and restrictions recorded in Misc. Deed Book 517 Page 538.

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **GWENDOLYN B. STAUB-LEIFELD a/k/a GWENDOLYN B. STAUB**

SALE ADDRESS: 141 Weedon Court, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-22**

DEBT- **\$338,063.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-03931 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Caln Township, County of Chester, Commonwealth of Pennsylvania described according to a Plan for Devereux Foundation Glenlock West Campus by Nave Newell & Stampfl Ltd. dated 1/25/95 last revised 5/12/95 and recorded in Plan No. 13362, as follows:

BEGINNING at a point on the northeasterly side of Road B, known as Southwind Lane; a corner of Lot 37; thence extending along an arc of a circle curving to the right, along Southwind Lane, having a radius of 275.00 feet and the arc distance of 214.86 feet to a point, a corner of Lot 35; thence extending south 88 degrees 33 minutes 31 seconds east 239.40 feet to a point a corner of Lot 37; thence extending south 38 degrees 06 minutes 19 seconds west 223.91 feet to the point of beginning.

BEING Lot 36 on said Plan.

BEING UPI #40-4-17.36

PLAINTIFF: E\*Trade Bank

VS

DEFENDANT: **JENNAFER ROSS a/k/a JENNAFER D. ROSS and MICHAEL ROSS,**

**a/k/a MICHAEL F. ROSS**

SALE ADDRESS: 6 Southwind Land, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-23**

DEBT- **\$61,879.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03337 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, situate on the northerly side of Poplar Street, in the Borough of Avondale, County of Chester and State of Pennsylvania.

CONTAINING 7,997.5 square feet, more or less.

PARCEL No. 04-02-0012.040

BEING known as 604 Poplar Street, Avondale, PA 19311

PLAINTIFF: REO Trust 2017-RPL1

VS

DEFENDANT: **EVERETT L. BUTCHER and ALICE M. BUTCHER**

SALE ADDRESS: 604 Poplar Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC,**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-24**

DEBT- **\$213,071.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08325 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 tracts of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, being Lots No. 40 and 41 Block No. 4, on a plan of lots as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid, developed by Harry A. Nachols, bounded and described as follows, to wit:

BEGINNING at a stake in the southerly line of Walnut Street (forty feet wide) a corner of Lot No. 39; thence north eight degrees and twenty minutes east one hundred and two feet to a stake a corner of Lot No. 42; thence along line of Lot No. 42, south twenty degrees and forty-eight minutes east three hundred and thirty-one feet to a stake in the northerly line of a twenty feet wide alley, the corner of Lot No. 42; thence along the northerly line of said alley, south sixty-nine degrees and twelve minutes west, one hundred feet to a stake, a corner of Lot No. 39; thence by Lot No. 39, north twenty degrees and forty-eight minutes west, three hundred and fifty-one and three tenths feet to the first mentioned point and place of beginning.

CONTAINING thirty-four thousand, one hundred and fifty square feet of land, be the same more or less.

TITLE to said premises vested in Gregg D. Smith, Sr. by Deed from Gregg D. Smith Sr. and Rhonda J. Smith dated January, 14 2004 and recorded January 22, 2004 in the Chester County Recorder of Deeds in Book 6047, Page 997 as Instrument Number 10370954.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-B

VS

DEFENDANT: **GREGG D. SMITH, SR. aka GREGG SMITH and THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROGER FAY, ESQ., 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-25**

DEBT- **\$384,180.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05419 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Upper Uwchlan Township, Chester  
County, Pennsylvania  
BLR# 32-3-8.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **NICOLE JIMENEZ**

SALE ADDRESS: 9 North Wertz Lane, Glenmoore, PA 19343-2028

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-26**

DEBT- **\$229,342.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06768 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Coventry Township, Chester  
County, Pennsylvania  
BLR# 18-1-249  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I  
Trust 2006-Ac2 Asset-Backed Certificates, Series 2006-Ac2

VS

DEFENDANT: **FELICIA LEWIS**

SALE ADDRESS: 57 Dare Lane, Pottstown, PA 19465-6601

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-27**

DEBT- **\$589,126.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01320 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Nottingham Township,  
Chester County, Pennsylvania  
BLR# 68-2-40.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsd9 Master Participation Trust  
VS

DEFENDANT: **JAMES BOWER**

SALE ADDRESS: 30 Kimble Road, Nottingham, PA 19362-9162

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-28**

DEBT- **\$218,689.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03155 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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# 40-2-1175  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **STEVEN KEARES a/k/a STEVEN P. KEARES and CATINA KEARES a/k/a  
CATINA S. KEARES**

SALE ADDRESS: 276 South Woodmont Drive, Downingtown, PA 19335-3320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-29**

DEBT- **\$289,892.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03413 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL the right, title, interest and claim of Bertha Rodriguez  
of, in and to:

ALL the following described real estate situate in the  
New Garden Township, County of Chester Commonwealth of  
Pennsylvania. Having erected thereon a dwelling known and numbered  
as 1170 Newark Road, Toughkenamon, PA 19374 Deed Book 7079,  
Page 1659, Parcel Number 60-1Q-24.

PLAINTIFF: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1  
VS

DEFENDANT: **BERTHA RODRIGUEZ**

SALE ADDRESS: 1170 Newark Road, Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **BENJAMIN N. HOEN, ESQ., 412-434-7955**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-30**

DEBT- **\$249,355.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00006 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL the right, title, interest and claim of James N. Shaulis and Lorraine A. Shaulis of, in and to:

ALL the following described real estate situate in the Township of New Garden, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 417 Bucktoe Road, Avondale, PA 19311 Deed Book 4023, Page 1413, Parcel Number 60-3-148.060.

PLAINTIFF: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1  
VS

DEFENDANT: **JAMES N. SHAULIS and LORRAINE A. SHAULIS**

SALE ADDRESS: 417 Bucktoe Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BENJAMIN N. HOEN, ESQ., 412-434-7955**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-31**

DEBT- **\$507,674.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06174 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for "Avonlea" (Balderston Tract), prepared by Edward B. Walsh & Associates, Inc., Exton, PA, dated August 4, 1995, last revised October 16, 1995, as recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 13288, as follows, to wit:

BEGINNING at a point on the northerly side of Avonlea Circle (50.00 feet wide), a corner of this and Lot No. 27, as shown on said Plan; thence extending from said point of beginning along Avonlea Circle the two following courses and distances: (1) south 74 degrees, 32 minutes, 04 seconds west 76.48 feet to a point of curve, and (2) on the arc of a curve, curving to the left, having a radius of 225.00 feet, the arc distance of 71.42 feet to a point, a corner of Open Space, as shown on said Plan, the two following courses and distances: (1) north 30 degrees, 07 minutes, 00 seconds west 114.72 feet to a point, and (2) north 31 degrees, 17 minutes, 43 seconds west 141.30 feet to a point in line of Lot No. 32, as shown on said Plan; thence extending north 69 degrees, 40 minutes, 18 seconds east along line of Lot No. 32, 128.04 feet to a point a corner of Open Space, as shown on said Plan; thence extending north 81 degrees, 42 minutes, 31 seconds east along line of Open Space feet to a point, a corner of Lot No.

27, aforesaid; thence extending south 15 degrees, 27 minutes, 56 seconds east along line of Lot No. 27, 232.83 feet to the first mentioned point and place of beginning.

Containing 43,562 square feet of land, be the same, more or less.

BEING Lot No. 26, as shown on the above mentioned Plan; known as Avonlea Circle.

BEING Chester County Tax Parcel. 67-3-126.26.

BEING part of the same premises which Robert P. Balderston and Helen B. Balderston, by Deed dated March 8, 1996, as recorded in the Office of the Recorder of Deeds of Chester County in Record Book 4005 Page 289 &c., granted and conveyed unto Bentley at Westtown, L.P., a Pennsylvania Limited Partnership, in fee.

TAX ID: 67-03-0126.260

TITLE to said premises is vested in John H.

Greenwald and Joan J. Greenwald, h/w, by Deed from Bentley at Westtown, LP., a Pennsylvania Limited Partnership, dated 02/03/1998, recorded 03/04/1998 in Book 4309, Page 1915.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2004-29, Mortgage Pass-Through Certificates, Series 2004-29

VS

DEFENDANT: **JOHN GREENWALD and JOAN GREENWALD**

SALE ADDRESS: 1195 Avonlea Circle, Glen Mills, PA 19342

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-32**

DEBT- **\$133,228.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05361 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 easternmost half of a double framed dwelling thereon situate in Parkesburg Borough, County of Chester, Commonwealth of Pennsylvania shown on a plan of survey for the Second Avenue Group, filed in the Office for the Recording of Deeds in and for Chester County, in Deed Book 6374 Page 126.

BEGINNING at a point in the center line of Second Avenue, 489.35 feet east of the intersection of Church Street and Second Avenue; thence from said point of beginning along the center line of Second Avenue north 85 degrees 27 minutes 00 seconds east 50.00 feet to a point; thence south 4 degrees 33 minutes 00 seconds east 211.31 feet to a point; thence along lands now or late of Samuel M. and Dorothy A. Handy, south 80 degrees 25 minutes 10 seconds west 50.19 feet to a point; thence north 4 degrees 33 minutes 00 seconds west on the line running through the center line of a double frame dwelling 215.71 feet to the center line of Second Avenue, the first mentioned point and place of beginning.

COMMONLY known as 64 East 2nd Avenue, Parkesburg, PA.

BEING the same premises which 64 E. 2nd Ave LLC by Deed dated August 15, 2013 and recorded August 20, 2013 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 8793 Page 305 granted and conveyed unto Joshua Kent and Danielle Kent, in fee.

PLAINTIFF: Siwell Inc. DBA Capital Mortgage Services of Texas  
VS

DEFENDANT: **JOSHUA KENT and DANIELLE KENT**

SALE ADDRESS: 64 East 2nd Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-33**

DEBT- **\$193,581.78**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06115 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 or piece of ground, situate in East Pikeland Township, Chester County, Commonwealth of Pennsylvania, described as Unit #5 Model "C" on Final Subdivision Plan of Powder Mill dated 03/03/1988, last revised October 4, 1989, prepared by Hopkins & Scott, Inc., Registered Surveyors, Kimberton, PA and more fully described as follows, to wit:

BEGINNING at a corner of Unit #5, said corner being measured the following (4) courses and distances from a point marking the intersection of the center line of Powder Mill Drive (50.00 feet wide) and the centerline of Kimberton Road, SR#113 (variable width): (1) along the center line of Powder Mill Drive, north 13 degrees 08 minutes east 248.00 feet to a point (2) leaving said center line, south 16 degrees 52 minutes east 52.00 feet to a point (3) north 32 degrees 34 minutes east 102.11 feet to a point (4) south 57 degrees 26 minutes east 37.22 feet to the point of beginning; thence from said beginning point and along Unit #5 the three (3) following courses and distances: (1) north 47 degrees 03 minutes 45 seconds east 13.085 feet to a point

(2) north 42 degrees 56 minutes 15 seconds west 10.00 feet to a point (3) north 47 degrees 03 minutes 45 seconds east 10.915 feet to a point, a corner of Unit #6; thence along Unit #6 and through a party wall dividing Unit #6 from Unit #5, south 42 degrees 56 minutes 15 seconds east 39.00 feet to a point; thence along Unit #5 the four (4) following courses and distances (1) south 47 degrees 03 minutes 45 seconds west 10.585 feet to a point (2) south 42 degrees 56 minutes 15 seconds east 4.00 feet to a point (3) south 47 degrees 03 minutes 45 seconds west 13.415 feet to a point (4) north 42 degrees 56 minutes 15 seconds west 33.00 feet to a point and place of beginning.

BEING Unit No. 5-C Powder Mill.

BEING the same premises which Daylesford Associates, Inc. a Pennsylvania Corporation, by Deed dated October 6, 1989 and recorded October 13, 1989, in Deed Book 1733, page 13, in the Chester County Recorder of Deeds Office, granted and conveyed unto Charlene R. Clouser in fee.

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **CHARLENE R. CLOUSER**

SALE ADDRESS: 1110 Colonel Peter Grubb Lane assessed as 1110 Peter Grubb Drive  
Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-34**

DEBT- **\$260,699.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01939 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Parcel No. 21-06-0141

LAND situated in the Township of East Vincent in the County of Chester in the State of PA

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Stoney Run prepared by Bursich Associates, Inc., dated 4/13/1995, last revised 8/30/1996 and recorded as Plan No. 13736, being Lot No. 105 on said Plan

FEE simple title vested in Kenneth R. Sachar, married man and Deborah M. Sachar, married woman, as tenants by the entireties by Deed from, NVR, Inc., a Virginia Corporation, dated 10/23/2000, recorded 10/27/2000, in the Chester County Recorder of Deeds in Deed Book 4841, Page 2364.

PLAINTIFF: Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **KENNETH R. SACHAR and DEBORAH M. SACHAR**

SALE ADDRESS: 307 Foxtail Lane, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-35**

DEBT- **\$152,079.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02131 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, hereditaments and appurtenances, situate in New London Township, Chester County, State of PA, bounded and described according to a Plan of Manchester, made by Drake & Waddington, Surveyors, Engineers and Planners, Kennett Square, PA dated 12-11-1987, recorded 4-5-1988 in Plan File No. 8090 as follows, to wit:

BEGINNING at a point on the northeasterly side of Farmington Circle (50 feet wide), said point also being at a corner of Lot No. 14; thence extending from said beginning point and along the northeasterly side of Farmington Circle the two (2) following courses and distances: (1) on a line curving to the left, having a radius of 250 feet, the arc distance of 99.08 feet to a point of tangent; and (2) north 46 degrees 46 minutes 17 seconds west, 71.69 feet to a point a corner of Lot No. 12; thence extending along same, north 43 degrees 13 minutes 43 seconds east, 200 feet to a point in line of land of Troy Cox, Jr. et ux; thence

extending along same south 46 degrees 17 seconds east, 260 feet to a point a corner of Lot No. 14; thence extending along same south 65 degrees 56 minutes 13 seconds west, 237.81 feet to a point on the northeasterly side of Farmington Circle the first mentioned point and place of beginning.

BEING Lot No. 13; House No. 23 as shown on said Plan.

BEING Parcel No. 71-2-4.17

PREMISES being: 23 Farmington Circle, West Grove, PA 19390

BEING the same premises which Steven C. Jones and Leslie A. Jones, husband and wife by Deed dated December 15, 1998 and recorded February 8, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4504 Page 0819, granted and conveyed unto Thomas E. Murphy and Cynthia A. Murphy, his wife, tenants by entirety.

PLAINTIFF: Citizens Bank, N.A., F/K/A RBS Citizens, N.A. and Citizens Bank of Massachusetts c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CYNTHIA A. MURPHY and THOMAS E. MURPHY**

SALE ADDRESS: 23 Farmington Circle, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-36**

DEBT- **\$388,530.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04404 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Earl R. Ewing, Inc. dated December 13, 1977.

BEGINNING at a point on the title line in the bed of East Seven Stars Road, a corner of land now or late of the East Pikeland School District; thence extending from said beginning point leaving the bed of East Seven Stars Road, crossing northwesterly side thereof, and along land now or late of the East Pikeland School District, land now or late of Scmehl, and land now or late of A.L. Coffman, north forty one degrees, fifty seven minutes east, one thousand two hundred sixty eight and nine-one hundredths feet to a point in the bed of French Creek; thence through the bed of the creek south twelve degrees thirteen minutes east, three hundred twenty one and eighty eight one-hundredths feet to a point; thence south sixty two degrees, nine minutes fifty five seconds west, along lands now or late of Walser, three hundred forty five and eighty three one-hundredths feet; thence along said lands now or late of Walser south thirty three degrees, seventeen minutes five seconds east, one hundred ninety and sixty eight one hundredths feet to a point; thence north sixty five degrees; forty eight minutes fifty seconds east, two hundred eighty five and sixty-two one hundredths feet to a point

in the bed of French Creek; thence through the bed of the creek, south twenty one degrees, nineteen minutes east, three hundred forty five and eighty four one-hundredths feet to a point; thence still in the bed of said creek, south nine degrees, nineteen minutes east, two hundred thirty four feet to a point; thence still in the bed of said creek, south twenty six degrees, forty nine minutes east, three hundred two feet to a point; thence still in the bed of said creek, south forty degrees, forty nine minutes, one hundred ninety five and ninety five one-hundredths feet to a point. Thence leaving the bed of French Creek and extending along land now or late of Kneale, the two following courses and distances: (1) north eighty eight degrees, thirty seven minutes west, three hundred fifty one and twenty two one-hundredths feet to an iron pin; and (2) north eighty degrees, twenty eight minutes west, three hundred thirty one and thirty three one hundredths feet to an iron pin, a corner of lands now or late of Rose; thence along the lands now or late of Rose the two following courses and distances; (1) north thirty seven degrees twenty eight minutes west, one hundred forty eight and sixty seven one hundredths feet to an iron pin; and (2) north twenty six degrees, thirty four minutes west, one hundred sixty seven and seventy six one-hundredths

PLAINTIFF: U.S. Bank National Association as Trustee for CSMC Mortgage Loan Trust 2006-3  
VS

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-36 X**

DEBT- **\$338,530.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04406 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

corner of land now or late of Kelly; thence along lands now or late of Kelly, Hogstrom and Hoffman, north seventeen degrees thirty five minutes west, three hundred ninety four and forty six one-hundredths feet to an iron pin, a corner of lands now or late of Hiem; thence along said land the two following courses and distances: (1) north forty eight degrees, nine minutes west, one hundred eighty feet to a point; and (2) south forty one degrees, fifty seven minutes west, and recrossing the northwesterly side of East Seven Stars Road, four hundred fourteen and sixty eight one-hundredths feet to a pint in the title line in the bed thereof; thence along the same north forty seven degrees, forty minutes west, forty feet to the first mentioned point and place of beginning.

PLAINTIFF: U.S. Bank National Association as Trustee for CSMC Mortgage Loan Trust 2006-3  
VS

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-37**

DEBT- **\$307,266.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02048 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, January 17th, 2019 @ 11 AM

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PROPERTY situate in the West Goshen  
Township, Chester County, Pennsylvania  
BLR# 52-5C-45  
IMPROVEMENTS thereon: residential dwell-  
ing

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

VS

DEFENDANT: **WILLIAM H. ATZROTT**

SALE ADDRESS: 1108 Paoli Pike, West Chester, PA 19380-4668

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-38**

DEBT- **\$539,399.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08569. 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, January 17th, 2019 @ 11 AM

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PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-4L-157  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company  
VS

DEFENDANT: **JAMES E. FRANTZ and SUZANNE FRANTZ**

SALE ADDRESS: 1633 Eldridge Drive, West Chester, PA 19380-6456

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-39**

DEBT- **\$169,856.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05742 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (as shown on said plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on Lots #24 and #25 north 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space north 80 degrees 07 minutes 47

seconds east 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot #26 passing through the partition wall dividing the buildings on Lots #25 and #26 south 09 degrees 52 minutes 13 seconds east 91.21 feet to the first mentioned point and place of beginning.

BEING Lot# 25 on the above-mentioned plan  
THE improvements thereon being known as 14  
Branford Way Coatesville Pennsylvania – 19320.

BEING the same premises which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto Judith T. Sarkees.

BEING known as: 14 Branford Way, Coatesville, PA  
19320

PARCEL No.: 9-10-47.25

IMPROVEMENTS: Residential property.

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

DEFENDANT: **JUDITH T. SARKEES**

SALE ADDRESS: 14 Branford Way, 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 4 pm.*

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-40**

DEBT- **\$430,490.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00178 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Easttown  
TAX ID/UPI Parcel No. 55-02N-0063/55-2N-63  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2007-22)

VS

DEFENDANT: **ANTHONY GATTO and MARIA G. GATTO**

SALE ADDRESS: 305 Continental Lane, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-41**

DEBT- **\$174,671.71**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02723 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Valley Township  
TAX ID/UPI Parcel No#: 38-02G-0071/38-2G-71  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **MIGUEL A. COLON, SR. and JOSHUA M. COLON**

SALE ADDRESS: 303 Revere Court, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-42**

DEBT- **\$326,651.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07090 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Kennett Square  
TAX Parcel #Tax ID/UPI Parcel No. 03-02-0143/3-2-143  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC FKA Green Tree Servicing LLC  
VS

DEFENDANT: **ALEXANDRA C. MALONE a/k/a ALEXANDRA C. EGAN**

SALE ADDRESS: 241 North Union Street, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-43**

DEBT- **\$181,673.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07035 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 on the southeastern side of Chestnut Hill Road, between Nottingham Road and Melville Road in the Township of North Coventry, County of Chester, and State of Pennsylvania, being the whole of Lot No. 15 as shown on a map or plan of the development known as Chester Hills, Section No. 1, as laid out by Glen H. Krouse and Marie L. Krouse, his wife, in June 1959, bounded on the northwest by Chestnut Hill Road (60 feet wide), on the northeast by Lot No. 14, on the southeast by residue property belonging to Krouse Corporation, and on the southwest by Lot No. 16, being more fully bounded and described as follows, to wits:

BEGINNING at a corner in the northeastern building line of Chestnut Hill Road a distance of sixty-three and forty-five one-hundredths feet (63.45) measured along the aforesaid Chestnut Hill Road in a southwesterly direction from a marble stone at a point of tangency in the aforesaid Chestnut Hill Road, the aforesaid point of beginning being the northeastern corner of Lot No. 15 along the aforesaid Lot No. 14, south thirty-four degrees fifteen minutes east (S. 34° 15' E.) a distance of two hundred feet (200') to a corner;

thence along other property belonging to Krouse Corporation and along the center line of a ten feet (10') wide reservation for public utilities, south fifty-five degrees forty-five minutes west (S. 55° 45' W.), a distance of one hundred forty feet (140') to a corner; thence along the northeastern side of Lot No. 16, north thirty-four degrees fifteen minutes west (N. 34° 15' W.) a distance of two hundred feet (200') to a corner in the southeastern building line of the aforesaid Chestnut Hill Road; thence along the same north fifty-five degrees forty-five minutes east (N. 55° 45' E.) a distance of one hundred forty feet (140') to the place of beginning.

CONTAINING twenty-eight thousand (28,000) square feet.

PARCEL ID: 17-7.21.15

FEE simple title vested in Louise F. Boyer by Deed from, Louise F. Boyer and Ronald D. Boyer, her husband, dated 10/18/1991, recorded 10/28/1991, in the Chester County Recorder of Deeds in Deed Book 2640, Page 418.

PLAINTIFF: Plaza Home Mortgage, Inc.

VS

DEFENDANT: **LOUISE F. BOYER**

SALE ADDRESS: 1462 Chestnut Hill Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-44**

DEBT- **\$339,856.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2009-09917 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by Thomas G. Colesworthy, county surveyor, June 25, 1951 as follows, viz:

BEGINNING at an iron pin set in the north line of a public road being 30 feet north of the center line thereof, said road being the continuation of Price Street in the Borough of West Chester and being 650 feet west of the southwest corner of land conveyed to Charles C. Armet, measured along the north line of the above mentioned public road or Price Street, thence leaving the road and extending along other land of the estate of S.M. Paxson et al, north 25 degrees 27 minutes 30 seconds west, 150 feet to an iron pin set in the south line of a proposed 16 feet wide public alley; thence extending along the south line of the alley, south 66 degrees 00 minutes 30 seconds west 234.60 feet to an iron pin set in the east side of the state road leading from West Chester to Unionville and being 25 feet east of the center line thereof; thence extending along the east line of the state road by a line parallel to and 20 feet east of the center line thereof south 26 degrees 24 minutes west, 235.20 feet to an iron pin set in the north line of the above mentioned public road being the extension of Price Street; thence extending along the north line of said road by a line parallel to and 20 feet north of the center line thereof, north 66 degrees 00 minutes 30 seconds east 419.65 feet to the first mentioned point and place of beginning. CONTAINING 1.126 acres of land, be the same more or less.

EXCEPTING thereout and therefrom all the certain lot of land conveyed by Marshall F. Brinton and Anna C. Brinton, his wife, to Charles H. Limberger and Augusa M. Limberger, his wife, by Deed dated February 2, 1953 and recorded in Chester County in Deed Book K-26 Page 315.

ALL THAT CERTAIN tract of and with the improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made by T. G. Colesworthy, County Surveyor, under date of January 12, 1953, as follows:

BEGINNING at an iron pin set 30 feet north of the center line of a public road, being the continuation of Price Street, in the Borough of West Chester at a corner of land belonging to Blaise Joseph Giancola, and being 650 feet west of the west line of land conveyed to Charles C. Armet, measured along the north line of Price Street extended thence leaving Price Street and extending along land of Blaise Joseph Giancola, north 25 degrees 27 minutes 30 seconds west, 150 feet to the south line of a proposed 16 feet wide alley thence extending along the south line of the proposed 16 feet wide alley, south 66 degrees 00 minutes 30 seconds west, 191.16 feet to an iron pin a corner of other land belonging to Marshall F. Brinton, thence extending along said other land of Marshall F. Brinton, south 23 degrees 59 minutes 30 seconds east, 149.95 feet to an iron pin set in the north line of the above mentioned extension of Price Street, thence extending along the north line of Price Street by a line parallel to and 30 feet north of the center line thereof, north 66 degrees 00 minutes 30 seconds east, 195 feet to the first mentioned point and place of beginning.

CONTAINING 28,952 square feet of land be the same more or less. BEING Chester County Tax Parcel 51-5R-46 WAY, LLC, 215-790-1010

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York as Indenture Trustee for the Asset-Backed Securities, Series 2004-SD1

VS

DEFENDANT: **DANA A. BRINTON**

SALE ADDRESS: 735 Price Street, West Chester, 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 4 pm.*

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-45**

DEB- **\$319,184.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2915-07494 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, hereditaments and appurtenances.

SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Wedgewood Park (formerly Westtown Park North) made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli PA., dated April 27, 1956, and last revised April 30, 1964, as follows, to wit.

BEGINNING at a point on the northwesterly side of Larchwood Road (50 feet wide) which point is measured the three following courses and distances from a point of curve on the northwesterly side of Oakbourne Road (40 feet wide): (1) extending from said point on curve on a line curving to the left having a radius of 25 feet, the arc distances of 39.27 feet to a point of tangent; (2) north 16 degrees, 1 minutes, 20 seconds west, 658.58 feet to a point of curve and (3) on line curving to the right having a radius of 198.31 feet, the arc distance of 269.61 feet to the point and place of beginning; thence extending from said beginning point, north 28 degrees, 7 minutes, 40 seconds west, 193.38 feet to a point; thence extending north 70 degrees, 6 minutes east, 155.14 feet to a point; thence extending south 17 degrees, 7 minutes, 40 seconds east 193.65 feet to a point on the

northwesterly side of Larchwood Road, aforesaid; thence extending along the same the following two courses and distances; (1) south 72 degrees, 52 minutes, 20 seconds west 80.22 feet to a point of curve; and (2) or a line curving to the left having a radius of 198.31 feet, the arc distance of 38.7 feet to the first mentioned point and place of beginning.

CONTAINING 26,105 square feet of land be the same more or less.

BEING Lot No. 7, House No. 13, as shown on said Plan. BEING UPI #52-7-26.2

BEING the same premises which Ralph J. Hanby and Nancy J. Hanby by Deed dated 3/15/04 and recorded 3/18/04 in the Office of the Recorder of Deeds in and for the County of Chester as Instrument Number 10390590, granted and conveyed unto Alejandro Franco and Sara J. Franco.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4

VS

DEFENDANT: **SARA J. FRANCO a/k/a SARA JEAN FRANCO and ALEJANDRO FRANCO**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-46**

DEBT- **\$221,130.62**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-15096 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

TWP of Uwchlan, Cty of Chester, Cmwltth of PA. HET a dwg  
k/a 212 Towyn Court, Exton, PA 19341.  
TAX UPI No. 33-5E-165.

PLAINTIFF: Freedom Mortgage Corporation  
VS

DEFENDANT: **CYNTHIA K. CASSELLA**

SALE ADDRESS: 212 Town Court, Exton, PA 19341

PLAINTIFF ATTORNEY: **VITTA LAW GROUP, INC., 412-281-1725**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **18-1-47**

DEBT- **\$218,053.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09534 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, Chester  
County, Pennsylvania  
BLR# 15-5-180  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **ANNE M. CHUKO a/k/a ANN CHUKO**

SALE ADDRESS: 524 Emmett Street, Phoenixville, PA 19460-3023

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-48**

DEBT- **\$90,384.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01794 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 West Bradford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

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

bounded and described according to a Plan of Brandywine Greene for Creagh Knoll Associates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers Paoli PA dated May 16, 1977, as follows, to wit:

BEGINNING at a point on the northeasterly side of New Hampshire Lane, said point being measured along the arc of circle curving to the left having a radius of 25 feet the arc distance of 35.72 feet from a point of curve on the southeasterly side of Creagh Knoll Lane; thence from said beginning point and extending along lands designated as open space the 2 following courses and distances: (1) north 00 degrees 9 minutes 30 seconds west 119.36 feet to a point and (2) south 88

degrees 45 minutes east 54.19 feet to a point a corner of Lot 36 shown on said Plan; thence extending south 1 degrees 15 minutes west 120 feet to a point on the northeasterly side of New Hampshire Lane aforesaid; thence extending along the side of same the 2 following courses and distances: (1) north 88 degrees 45 minutes west 45.50 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 5.81 feet to the first mentioned point and place of beginning.

BEING Lot 35 on said plan.

BEING UPI Number 50-06A-0045-0000

PARCEL No.: 50-60A-0045-0000

BEING known as: 1103 New Hampshire Lane, Downingtown, PA 19335

BEING the same property conveyed to Linda M. Campbell who acquired title by Virtue of a Deed from Linda M. Campbell, dated May 8, 2006, recorded May 15, 2006, at Document ID 6842, Page 1165, Chester County, Pennsylvania Records.

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

DEFENDANT: **LINDA M. CAMPBELL, aka LINDA CAMPBELL; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 1103 New Hampshire Lane, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-49**

DEBT- **\$280,970.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08342 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 30, 2015 and recorded in the Office of the Chester County Recorder of Deeds on March 31, 2015, in Deed Book Volume 9079 at Page 2132.  
TAX Parcel No. 8-5-383

PLAINTIFF: HomeBridge Financial Services, Inc.

VS

DEFENDANT: **RODNEY LOVELL a/k/a RODNEY L. LOVELL, JR. and CYNTHIA COUTURE a/k/a CYNTHIA A. COUTURE a/k/a CYNTHIA T. COUTURE**

SALE ADDRESS: 303 W. 7th Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-50**

DEBT- **\$183,371.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-02165 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SO, 2ALE IN THE CHESTER COUNTY JUSTICE CENTER  
AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

5th Ward Boro of Phoenixville, Cty of Chester, Cmwltth of  
PA. HET a dwg k/a 543 Vanderslice Street, Phoenixville, PA 19460.  
TAX UPI No. 15-9-39

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **JOSEPH P. McDERMOTT, JR.**

SALE ADDRESS: 543 Vanderslice Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **VITTI LAW GROUP, INC., 412-281-1725**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

# Sheriff's Sale of Real Estate

SALE NO: **19-1-51**

DEBT- **\$394,922.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00226 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 tract, piece or parcel of land, and the improvements thereon erected, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, described as follows:

BEING known and designated at Lot No. 42 as shown on that certain record plan for "Sawmill" prepared by Nave Newell, Inc. and filed March 10, 2005, in the Recorder's Office in and for the County of Chester, Pennsylvania in Book 17357, Page 1, as Instrument Number 10512776.

BEING known as Parcel Number 50-2-85-44

BLR# 50-2-85.44

TITLE to said premises vested in Barbara A. Pongia by Deed from K. Hovnanian at Sawmill, Inc., dated 11/10/2008 and recorded 11/24/2008 in Book 7550 Page 1258

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

VS

DEFENDANT: **BARBARA A. PONGIA and UNITED STATES OF AMERICA**

SALE ADDRESS: 1618 Creagh Knoll Lane, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-52**

DEBT- **\$117,958.67**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05337 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to a plan of "Manor Homes, Inc., Section I" made by Kevin S. Conroy, Inc., Division of Chester Valley Engineers, Paoli, Pa dated October 1965 as follows to wit:

BEGINNING at a point on the northeasterly side of a 50 foot wide unnamed road which point is measured the three following courses and distances from a spike at the intersection of the south-easterly side of said 50 foot wide unnamed road (extended) with the title line in the bed of Kings Highway (Route #340) (as shown on said Plan), (1) standing from said point of intersection south 23 degrees west 200 feet to a point of curve (2) on a line curving to the left having a radius of 125 feet, the arc distance of 110.17 feet to a point of tangent; and (3) south 27 degrees 30 minutes east 67 feet to the point and place of beginning, thence extending from said begin-

ning point north 62 degrees 30 minutes east 196.71 feet to a point in line of lands now or late J. Ralph Eby; thence extending along the said south 67 degrees east 107.56 feet to a point in line of lands now or late of Wanger Pyle, thence extending along the same south 12 degrees 50 minutes; east 37.41 feet to a point, thence extending south 67 degrees 33 minutes west 258.37 feet to a point on the northeasterly side of said 50 foot wide unnamed road, aforesaid, thence extending along the same the two following courses and distances (1) on a line curving to the left having a radius of 425 feet the arc distance of 37.45 feet to a point of tangent and (2) north 27 degrees 30 minutes west 59.04 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on said Plan.

TITLE to said premises vested in Marina A. Burns by Deed from Richard C. Burns and Marina A. Burns dated May, 23 2005 and recorded July 11, 2005 in the Chester County Recorder of Deeds in Book 6545, Page 685 as Instrument Number 10551075.

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

DEFENDANT: **MARINA A. BURNS**

SALE ADDRESS: 106 Highland Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-53**

DEBT- **\$256,390.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03446 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Vincent Township, Chester County, Pennsylvania  
BLR# 21-6-155  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as  
Trustee for Ventures Trust 2013-I-H-R, a Delaware Trust

VS

DEFENDANT: **IVAN FOKIN**

SALE ADDRESS: 425 Winding Stream Road, Spring City, PA 19475-1681

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-54**

DEBT- **\$161,916.24**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04113 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Valley Township  
TAX Parcel #Tax ID/UPI Parcel No. 38-05-0047.380/38-47.38  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency  
VS

DEFENDANT: **ROBERT A. BARR, JR. and KRISTIN M. BARR**

SALE ADDRESS: 194 Maple Avenue, Timber Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-55**

DEBT- **\$354,198.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00003 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Honeybrook Township, Chester County, Pennsylvania, bounded and described according to a Plan of Mountainview, dated November 25, 2002, last revised March 20, 2006 and recorded as Chester County Plan No. 17799, as follows, to wit:

BEGINNING at a point on the south side of Merwood Drive, 50 feet wide, said point being the northeast corner of Lot No. 14 of said plan and the northwest corner of this about to be described lot; thence from said beginning point and along said Merwood Drive north 81 degrees 04 minutes 07 seconds east 90.00 feet to a point a corner of Lot No. 12 of said Plan; thence along the same south 08 degrees 55 minutes 53 seconds east 177.00 feet to a point; thence extending south 81 degrees 04 minutes 07 seconds west 90.00 feet to a point a corner of said Lot No. 14; thence along the same north 08 degrees 55 minutes 53 seconds west 177.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 of the above mentioned plan.

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **AINOY VONGPATHOUM**

SALE ADDRESS: 237 Merwood Drive, Morgantown, Pennsylvania 19543

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-56**

DEB **\$94,043.43 \$35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00284 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 situate on the north side of Ridge Avenue in the Borough of Spring City, County of Chester and State of Pennsylvania, being Lot No. 86 on a Plan of Lots laid out by William P. Snyder, known as the Emery addition to Spring City, which plot remains of record in the Recorder's Office in Chester County in Deed Book T-10, Page 72

ALSO all that certain lot of land, with the building and improvements thereon erected, situate in the north side of Ridge Avenue, in the Borough of Spring City, in the block immediately west of Cedar Street being adjoining Lots Nos. 86, 87 and 20 feet to the eastern side of Lot No. 88 on the Plan of Lots made by W.P. Snyder of the Emery addition to Spring City, which plot remains of record in the Recorder's Office in Chester County, in Deed Book T-10, Page 72, Lots Nos. 86 and 87

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **KARI NEWMAN**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-57**

DEBT- **\$307,540.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06403 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. 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 Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Title Plan of Saybrooke (formerly Milford Meadows) made by McCormick, Taylor and Associates, Inc., Consulting Engineers, dated April 3, 1979 and last revised September 26, 1979, which Plan is recorded at West Chester, Pennsylvania as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Orvilla Lane (50 feet wide) now known as Saybrooke Lane, which point of beginning is measured the three following courses and distances from a point of curve on the southeasterly side of Ulamond Road (50 feet wide): (1) on a line curving to the right having a radius of 25 feet, the arc distance of 42.96 feet to a point of tangent (2) south 43 degrees 04 minutes 35 seconds east, 106.63 feet to a point of curve and (3) of a line curving to the left, having a radius of 275 feet, the arc distance of 19.19 feet to the said beginning point; thence extending from said beginning point on a line curving to the left having a radius of 275 feet, the arc distance of 10.44 feet to a point of tangent;

thence extending south 49 degrees 15 minutes east, 136.72 feet to a point, a corner of land now or late of Stephen and Lydia Watchorn; thence extending along same, south 40 degrees 45 minutes west, 150 feet to a point, a corner of land now or late of Robert L.M. and Carolyn J. Landenburg; thence extending along same, south 40 degrees 19 minutes 35 seconds west, 185 feet to a point in line of land of Kenneth C. and Pamela M. Henry; thence extending along same, north 43 degrees 04 minutes 35 seconds west, 185 feet to a point in line of land of Kenneth C. and Pamela M. Henry; thence extending along same north 43 degrees 04 minutes 35 seconds west, 149.16 feet to a point; thence extending north 40 degrees 45 minutes east, 302.42 feet to the first mentioned point and place of beginning.

THE improvements thereon being known as 511 Saybrooke Lane.

FEE simple title vested in William S. Barus, by Deed from Eric D. Stahl and A. Christine Stahl, his wife, dated 05/07/1999, recorded 05/11/1999, in the Chester County Clerk's Office in Deed Book 4561, Page 0634.

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

VS

DEFENDANT: **WILLIAM S. BARUS**

SALE ADDRESS: 511 Saybrooke Lane, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-1-58**

DEBT- **\$149,083.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04439 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, January 17th, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 9/6/2006 and recorded in Chester County as Plan No. 17957 as follows, to wit:

BEGINNING at a point on the northeasterly side of North Savanna Drive, a corner of Lot #157 as shown on said Plan; thence from said point of beginning, along the said side of North Savanna Drive on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 24.08 feet to a corner of Lot #155; thence along Lot #155 north 63 degrees 35 minutes 51 seconds east 112.67 feet to a point in line of Open Space; thence along said Open Space south 26 degrees 24 minutes 09 seconds east 24.00 feet to a corner of Lot #157, thence along Lot #157 south 63 degrees 35 minutes 51 seconds west 114.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 156 Coventry Glen.

TITLE to said premises vested in Diane Woyda by Deed from Fannie Mae dated March, 26 2009 and recorded April 7, 2009 in the Chester County Recorder of Deeds in Book 7633, Page 12 as Instrument Number 10915029.

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **DIANE WOYDA**

SALE ADDRESS: 140 North Savanna Drive, East Coventry Township, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ROGER FAY, ESQ., 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF