

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 21st @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on February 21st, 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.

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, February 21st, 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, March 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

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Sheriff's Sale of Real Estate

SALE NO: **19-2-59**

DEBT- **\$268,646.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07313 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a plan made for F.H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/23/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)' (1) leaving Conestoga Road on the arc of a circle curving to the right with a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being of the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped course)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook circle, 92.64 feet to a point of curve in the same; (3) northeastwardly measured still along the said side of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook circle, on the arc of a circle

curving to the right having radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81 degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

BEING Lot #23 as shown on the above mentioned Plan

BEING #28 Hill Brook Circle

BEING UPI #42-3-32.7

BEING same premises which Carol R. Judge nka Carol Burke by deed dated 1/21/93 and recorded 2/8/93 in Chester County in Record Book 3502 Page 291 conveyed unto Barbara R. Guenther and Richards W. Guenther, W/H, in fee.

AND being the same premises which Richard W. Guenther by Deed dated 6/27/11 and recorded in Chester County in Record Book 8210 Page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

PLAINTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **DIANE D. WEAVER and JAMES E. WEAVER, JR.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-60**

DEBT- **\$310,651.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08469 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-4-596
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **JACQUELINE CAMPBELL and TODD HARRISON**

SALE ADDRESS: 100 Osprey Way, Coatesville, PA 19320-4365

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: **19-2-61**

DEBT- **\$182,459.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-01903 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Caln
TAX Parcel #39-4E-228
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company
VS
DEFENDANT: **ELIZABETH C. SMALTZ**
SALE ADDRESS: 2558 Dupont Street, 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: **19-2-62**

DEBT- **\$143,339.20**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016- 07312 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 West Sadsbury Township, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: REO Trust 2017-RPL1

VS

DEFENDANT: **JOHN A. WOJCIECHOWSKI and PAMELA J. WOJCIECHOWSKI**

SALE ADDRESS: 3521 Cemetery Rd., Parkesburg, PA 19365

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: **19-2-64**

DEBT- **\$195,498.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-00863 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 10, 2003 and recorded in the Office of the Chester County Recorder of Deeds on September 24, 2003, in Deed Book Volume 5906 at Page 1040 and Document# 10308396.

TAX Parcel No. 42-7-15.7

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **LAURIE A. SMITH a/k/a LAURI A. SMITH**

SALE ADDRESS: 1049 W. King Road a/k/a 1049 King Road, Malvern, PA 19355

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: **19-2-65**

DEBT- **\$276,338.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-04403 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot of land, situate at the north side of Meadow Drive in Honey Brook Township, Chester County, Pennsylvania, bound and described, as follows, to-wit:

BEGINNING at the southwest corner thereof an iron pin at the north side of Meadow Drive (40 feet wide) and located a distance of 259.9 feet eastward from a point at the curb line at the northeast side of State Highway Route 322; thence extending by land to be conveyed to and by land retained by the said David E. Stoltzfus respectively 15°32' west, 150.00 feet to an iron pin; thence by land of the same, north 74°28' east, 160.00 feet to an iron pin; thence by the same, south 15°32' east, 150.00 feet to an iron pin at the north side of Meadow Drive (40 feet wide); thence along the same, south 74°28' west, 160.00 feet to the place of beginning.

CONTAINING 24,000 square feet be the same more or less.
BEING Parcel No. 22-06-0015.040

BEING the same premises which Victor R. Weaver and Ruth E. Weaver, his wife, by Deed dated January 23, 2006, and recorded January 27, 2006, in the Chester County Recorder of Deeds Office, in Book 6750, page 2314, granted and conveyed unto Michelle Mahers, in fee simple.

PLAINTIFF: COBA, Inc., assignee of TD Bank, N.A., successor by merger to Commerce Bank, N.A.
VS

DEFENDANT: **MICHELLE MAHERS and JOHN L. MAHERS**

SALE ADDRESS: 681 Meadow Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-2-66**

DEBT- **\$57,869.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03682 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 20, 2005 and recorded in the Office of the Chester County Recorder of Deeds on October 6, 2005, in Deed Book Volume 6643 at Page 134 and Instrument# 10583038.

TAX Parcel No. 16-6-679

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

VS

DEFENDANT: **VAL G. LEONARD and MARY C. LEONARD**

SALE ADDRESS: 102 S. 5th Avenue, Coatesville, PA 19320

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: **19-2-67**

DEBT- **\$79,796.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02316 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN unit in the property known, named and identified as Penn Crossing, located in the City of Coatesville, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq by the recording in the Chester County Department of Records of a Declaration dated 5/15/2002, and recorded 5/20/2002, in the Record Book 5284 Page 1778, being and designated as Unit No. J-51 together with proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING UPI # 16-3-1.51

PLAINTIFF: Coatesville Savings Bank
VS

DEFENDANT: **CLAUDIA M. CORBIN**

SALE ADDRESS: 919 Merchant Street, Unit J-51, Coatesville, Chester County, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-68**

DEBT- **\$22,370.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08118 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the West Bradford Township, Chester
County, Pennsylvania
BLR# 50-5-153.23
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank
VS

DEFENDANT: **WILLIAM R. MONROE**

SALE ADDRESS: 1151 Hidden View Drive, West Chester, PA 19380-1551

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: **19-2-69**

DEBT- **\$162,848.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-02248 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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PROPERTY situate in the Caln Township, Chester
County, Pennsylvania
BLR# 39-4J-11
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Homebridge Financial Services, Inc.
VS
DEFENDANT: BARRY L. LUSBY, JR.
SALE ADDRESS: 2351 Miller Avenue, Coatesville,
PA 19320-2335
PLAINTIFF ATTORNEY: PHELAN HALLINAN
DIAMOND & JONES, LLP, 215-563-7000

PLAINTIFF: Homebridge Financial Services, Inc.
VS
DEFENDANT: **BARRY L. LUSBY, JR.**
SALE ADDRESS: 2351 Miller Avenue, Coatesville, PA 19320-2335
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: **19-2-70**

DEBT- **\$231,064.90**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2017-10333 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 of land situated, lying and being in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, known and designated as Lot #101, on a tract called "Colonial Gardens" a map or plan of which is recorded in the Office for the Recording of Deeds in and for the County of Chester aforesaid in Plan Book No. 1 Page 79, particularly described as follows:

FRONTING 100 feet on the south side of Miller Street and extending back between parallel lines 174.73 feet.

BEING known as 2420 Miller Street a/k/a Miller Avenue, Coatesville (Caln Township) PA 19320.

BEING UPI No. 39-4J-47

BEING the same premises which GPR Realty, LLC by indenture bearing date 5/17/2006 and recorded 5/31/2006 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book 6855 Page 2196 etc., granted and conveyed unto Terrance R. Stauffer and Helen Stauffer, in fee.

TAX ID: 39-04J-0047

TITLE to said premises vested in Christopher Roberts and Nicole Roberts, by Deed from Terrance R. Stauffer and Helen Stauffer was recorded 01/23/07, in the Chester County Recorder of Deeds in Book 7065, Page 696 as Instrument No 10722754.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., asset-backed certificates, series 2007-1

VS

DEFENDANT: **CHRISTOPHER ROBERTS and NICOLE ROBERTS**

SALE ADDRESS: 2420 Miller Avenue, Coatesville, PA 19320

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: **19-2-71**

DEBT- **\$384,134.15**

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

Thursday, February 21st, 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, March 25th, 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 THOSE CERTAIN lots or pieces of ground situate in
the East Brandywine Township, Chester County, Pennsylvania:
BEING Parcel Number: 30-2-2.3C
IMPROVEMENTS: residential property

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for securitized asset
backed receivables LLC Trust 2007-NC2, mortgage-pass through certificates, series 2007-NC2
VS

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

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

PLAINTIFF ATTORNEY: **RAS CITRON, LLC, 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-2-72**

DEBT- **\$236,906.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-02472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in West Caln Township, Chester County, Pennsylvania, described according to a subdivision plan for Charles A. Knapp, II by Laster R. Andres, Professional Engineer, Lititz, PA., dated 8/6/1990 last revised 04/01/1991 as follows, to wit:

BEGINNING at a point on the title line in the bed of Kings Highway (S.R. 0340), a corner of lands now or late of William & Stella Norton; thence extending south 35 degrees, 47 minutes 47 seconds west, along same, 316.50 feet to a point, a corner of Lot No. 4; thence extending along same, the two following courses and distances: (1) north 45 degrees, 18 minutes, 38 seconds west, 160.56 feet to a point, and (2) north 36 degrees, 33 minutes,

00 seconds east 293.74 feet to a point on the title line in the bed of Kings Highway; thence extending south 53 degrees, 27 minutes, 00 seconds east, along same, 154.78 feet to a point of beginning.

BEING Lot No. 3 on said Plan.

BEING UPI Number 2804 01280500

PARCEL No.: 2804 01280500

BEING known as: 1210 West Kings Highway, Coatesville, PA 19320

BEING the same property conveyed to Gwinyai Muzorewa and Susan Muzorewa, husband and wife as tenants by the entirety who acquired title by virtue of a deed from David S. Kahn, dated June 30, 2004, recorded July 7, 2004, at Deed Book 6210, Page 1683, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as trustee for the structured asset securities corporation mortgage pass-through certificates, series 2005-AR1

VS

DEFENDANT: **GWINYAI MUZOREWA and SUSAN MUZOREWA**

SALE ADDRESS: 1210 West Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-73**

DEBT- **\$381,038.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-03630 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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, hereditaments and appurtenances, situate in the Village of Berwyn, Township of Easttown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Walnut Avenue 291.3 feet distant southward from a corner of land of the Easttown School District measured along the center line of Walnut Avenue, north 64 degrees 8 minutes east 115 feet to a point; thence by a line parallel with Walnut Avenue, south 25 degrees 52 minutes east 50 feet; thence by a line parallel with the first above mentioned course south 64 degrees 8 minutes west 115 feet to the center line of Walnut Avenue; thence along the same north 25 degrees 52 minutes west 50 feet to the place of beginning.

HAVING erected thereon a residential dwelling.

BEING the same premises as Celestine D. Tiller, dated October 18, 1994, and recorded on October 21, 1994, by the Chester County Recorder of Deeds in Deed Book 3822, Page 1348, granted and conveyed unto Israel Ingram, Sr., an individual.

BEING known and numbered as 41 Walnut Avenue, Berwyn, PA 19312.

UPI No.: 55-2L-32.

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **ISRAEL INGRAM, SR.**

SALE ADDRESS: 41 Walnut Avenue, Berwyn, PA 19312

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: **19-2-74**

DEBT- **\$183,111.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08117 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Caln Township, Chester
County, Pennsylvania
BLR# 28-5-95.11
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Fairway Independent Mortgage Corporation
VS

DEFENDANT: **CHARLES PATRICK McGARVEY, JR.**

SALE ADDRESS: 1009 West Kings Highway, Coatesville, PA 19320-5509

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: **19-2-75**

DEBT- **\$162,120.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2009-15026 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Kennett Township, Chester
County, Pennsylvania
BLR# 62-4-124
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Chase Home Finance LLC
VS

DEFENDANT: **SUSAN TWADDELL**

SALE ADDRESS: 625 Rosedale Road, Kennett Square, PA 19348-2519

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: **19-2-76**

DEBT- **\$99,066.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10490 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 situated in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as 925 Madison Street, bounded and described according to a survey made December 18, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows:

BEGINNING at a point in the north right of way line of Madison Street (fifty – 50 feet wide) a corner of 923 Madison Street, said point being located two hundred thirty one and fifty one hundredths (231.50) feet from the west right of way line of West Ninth Avenue (fifty – 50 feet wide) as measured westwardly along the north right of way line of Madison Street; thence along Madison Street south seventy-eight degrees eleven minutes ten seconds west (S. 78 degrees 11'10" W.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of 927 Madison Street; thence along said land passing through a party wall north eleven degrees forty eight minutes fifty seconds west (N.

11 degrees 48'50" W.) one hundred twenty five (125) feet to a point in the south right of way line of Concord Street (twenty – 20 feet wide); thence along Concord Street north seventy eight degrees eleven minutes ten seconds east (N. 78 degrees 11'10" E.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of Madison Street; thence along said land south eleven degrees forty eight minutes fifty seconds east (S. 11 degrees 48'50" E.) one hundred twenty-five (125) feet to the first mentioned point and place of beginning.

PARCEL No. 38-5C-88.2

BEING the same premises which Adrian Negron and Paula Negron by deed dated August 20, 2015, and recorded on August 24, 2015 in Chester County in Book 9168 at Page 2067, as Document ID: 11427268, granted and conveyed unto Dale Welsh, in fee.

PLAINTIFF: COBA, Inc., assignee of TD Bank, N.A.

VS

DEFENDANT: **DALE WELSH**

SALE ADDRESS: 925 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-2-77**

DEBT- **\$321,620.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2016-11103 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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PROPERTY situate in the East Whiteland Township, Chester
County, Pennsylvania
BLR# 42-4K-52
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **RODNEY V. NUTT**

SALE ADDRESS: 37 Deer Run Lane, Malvern, PA 19355-1613

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: **19-2-78**

DEBT- **\$41,066.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2015-06698 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Honey Brook
TAX Parcel #Tax ID/UPI Parcel No. 22-08-0081.010/22-8-81.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank s/b/m with Allfirst Bank
VS
DEFENDANT: **MARGARET EGAN a/k/a MARGARET M. EGAN**
SALE ADDRESS: 2232 Horseshoe Pike, Honey Brook, PA 19344
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-79**

DEBT- **\$222,542.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04107 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot of land situate in Borough of Elverson, Chester County, Pennsylvania:
BEING known as: 62 West Main Street, Elverson, PA 19520
PARCEL Number: 13-3-7
IMPROVEMENTS: residential property

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

VS

DEFENDANT: **JOHN L. LAKEMAN**

SALE ADDRESS: 62 West Main Street, Elverson, PA 19520

PLAINTIFF ATTORNEY: **ROBERT CRAWLEY, ESQ., 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-2-80**

DEBT- **\$332,028.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2016-11702 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER
AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot of land situate in the Borough of
Malvern, Chester County Pennsylvania:
PARCEL Number: 02-08-00-07-0000
IMPROVEMENTS: residential property

PLAINTIFF: Reverse Mortgage Solutions, Inc.
VS

DEFENDANT: **SALLY TYGH and MICHAEL TYGH**

SALE ADDRESS: 197 Paoli Pike, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ROBERT CRAWLEY, ESQ., 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-2-81**

DEBT- **\$234,667.27**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2014-05758 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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PROPERTY situate in West Chester Borough
TAX Parcel #Tax ID/UPI Parcel No. 01-0947/1-9-947
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: CP-SRMOF II 2012-A Trust
VS

DEFENDANT: **RUSSELL W. LAMBING**

SALE ADDRESS: 118 East Union Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-82**

DEBT- **\$161,469.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04729. 2DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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, with the hereditaments and appurtenances, thereon, situate in West Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, 272.60 feet northward from a point in Old Philadelphia Road, thence extending by land retained by Laura Mayer north 4 degrees, 35 minutes east, 312.30 feet to an iron pin; thence by land formerly of David Kurtz, south 67 degrees, 45 minutes east, 245.50 feet to a stone; thence by land of Ellis R. Stern, south 15 degrees, 15 minutes west, 208.80 feet to an iron pin on line of land of John W. Smith; thence by said land and land of H. M. Riley and by premises herein described south 85 degrees, 15 minutes west, 200.00 feet to the place of beginning.

TOGETHER with and reserving unto the grantors, their heirs, executors, administrators and assigns, the free and common use, right, liberty and privilege of the hereinafter described parcel of land as and for a driveway, passageway and watercourse at all times hereafter, forever.

SAID driveway described as follows:

BEGINNING at a point in the northern side of the Old

Philadelphia Road a corner of land conveyed to A.T. Riley; thence extending along in the northern side of the Highway south 85 degrees, 15 minutes west, 35 feet to a point in the highway; thence extending by land formerly of the Grantor, now Arthur R. Umstead; by land retained by Laura Meyer, respectively, north 4 degrees, 35 minutes east, 272.60 feet to an iron pin; thence by Tract No. 2 hereunder north 8 degrees, 15 minutes east, 50 feet to an iron pin, a corner of land of A. T. Riley; thence extending by said land south 7 degrees, 45 minutes west, 273.20 feet to the place of beginning.

UPI No 28-5-171

BEING the premises which Barbara A. Southern, by Deed dated December 27, 2013 and recorded December 30, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8866, Page 1895, granted and conveyed unto Andrew J. Sciarretta, Jr.

BEING known as: 102 Hardy Lane, Coatesville, PA 19320

PARCEL No.: 28-5-171

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **ANDREW J. SCIARRETTA, JR.**

SALE ADDRESS: 102 Hardy Lane, 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: **19-2-83**

DEBT- **\$413,333.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2016-01815 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 East Marlborough
TAX Parcel #Tax ID/UPI Parcel No. 61-02-0070/61-2-70
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **LISA M. TETI and STEVEN P. TETI**

SALE ADDRESS: 313 Marlborough Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-84**

DEBT- **\$312,978.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10958 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Wallace Township, Chester
County, Pennsylvania
BLR# 31-4-102.5A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7

VS

DEFENDANT: **LLOYD E. KEESEY**

SALE ADDRESS: 1580 Creek Road, Glenmoore, PA 19343-1721

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-85**

DEBT- **\$140,667.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03614 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Caln Township, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 1 on Plan of Property for Paoli Manor Associates, Inc. by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated November 14, 1974, as follows:

BEGINNING at a point in the north line of Price Street (40 feet wide) said point being the southeast corner of lands of John and Irvin Schorsch, said point being east along said north line approximately 80 feet of the east line of South Avenue (5 feet wide); thence from said point of beginning along land of said Schorsch due north 125.03 feet to a point in the south line of a 12 foot wide alley; thence along said south line north 86 degrees 32 minutes 08 seconds east 123.34 feet to a point the northwest corner of Lot 2 on aforesaid plan; thence along Lot 2 due south 132.49 feet to a point in the north line of the aforesaid Price Street; thence due west along the north line of Price Street 123.11 feet to the point of beginning.

CONTAINING 15,852 square feet, more or less.

BEING UPI #39-4L-3.1

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

DEFENDANT: **PATRICIA J. SALOME, KNOWN SURVIVING HEIR OF DENIS R. McBRIDE, CHRISTOPHER M. McBRIDE, KNOWN SURVIVING HEIR OF DENIS R. McBRIDE, MICHAEL D. McBRIDE, KNOWN SURVIVING HEIR OF DENIS R. McBRIDE, AND UNKNOWN SURVIVING HEIRS OF DENIS R. McBRIDE**

SALE ADDRESS: 3151 Hazelwood Avenue, 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: **19-2-86**

DEBT- **\$227,042.34**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04121 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 East Coventry Township
TAX Parcel #Tax ID/UPI Parcel No. 18-04-0031.010/18-4-31.1
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **CINDY S. FITZCHARLES** aka **CINDY SCHAEFFER FITZCHARLES** and
NATHAN S. FITZCHARLES

SALE ADDRESS: 64 Spring Creek Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-87**

DEBT- **\$251,247.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-03791 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 New Garden Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Somerset Knoll, Phase 4B & 4C, made by Hillcrest Associates, Inc., Civil Engineers, dated 12/11/1995 and recorded on 3/8/1996 as Plan #13298, as follows, to wit:

BEGINNING at a point on the southerly side of a cul de sac known as Whitney Court, the northeast corner of Lot #4079 and the northwest corner of the about to be described lot; thence along said Whitney Court on the arc of a circle curving to the left having a radius of 75.00 feet the arc distance of 37.90 feet to a point, a corner of Lot #4077 on said Plan; thence along Lot #4077, south 41 degrees 01 minute 8 seconds east, crossing over limit of wetlands, 120.00 feet to a point in line of Open Space; thence along the same, south 63 degrees 27 minutes 31 seconds west, 97.50 feet to a point, a corner of Lot #4079; thence along the same, north 12 degrees 03 minutes 50 seconds west, re-crossing said limit of wetlands 120.00 feet to the first mentioned point and place of beginning.

BEING known as Lot #4078 as shown on above mentioned Plan.

UPI No. 60-6-509

BEING the same premises which Daniel McConnell, by Deed dated 01/13/2014 and recorded 01/24/2014 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8878, Page 527, granted and conveyed unto Irving R. Davis and Tammy Davis, husband and wife, in fee

PLAINTIFF: Broker Solutions, Inc. dba New American Funding
VS

DEFENDANT: **IRVING R. DAVIS and TAMMY DAVIS**

SALE ADDRESS: 6016 Whitney Court, Landenberg, PA 19350

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: **19-2-88**

DEBT- **\$10,827.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2016-10836 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Cali, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Martin Manor" Section II made by Berger & Bayes, 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 of West Caln, County of Chester, and State of Pennsylvania, bounded and described as

PLAINTIFF: PNC Bank, National Association
VS

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

SALE ADDRESS: 125 Brandywine Drive, Coatesville, PA 19320

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

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 intersection of said right-of-way line with the boundary line dividing Lot No. 35 from Lot. 36; thence along said right of way line north 26 degrees 27 minutes 35 second east 15 feet to a point; thence through the land comprising Lot No. 36 north 63 degrees 35 minutes 20 seconds nest 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 UPI Number 2 802 0093320

PARCEL No.: 2 802 0093320

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

BEING the same property conveyed to Vernon A. McFarland and Cheryl L. McFarland, husband and wife, as tenants by the entireties who acquired title by virtue of a Deed from Robin Nellius and Marta J. Nellius, husband and wife, dated January 21, 1997, recorded January 22, 1997, at Deed Book 4132, Page 1655, Chester County, Pennsylvania records.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-2-89**

DEBT- **\$143,364.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06655 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 East Fallowfield Township
TAX Parcel #Tax ID/UPI Parcel No. 47-05A-0004/47-
5A-4
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **MARJORIE L. THOMPSON**

SALE ADDRESS: 359 Strode Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-90**

DEBT- **\$364,250.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02919 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 East Pikeland
TAX Parcel #Tax ID/UPI Parcel No. 26-04-C-0083/26-4C-83
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **DAPHNE PLOTTS**

SALE ADDRESS: 10 Beard Circle, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-91**

DEBT- **\$838,570.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11110 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 piece of ground with the buildings and improvements thereon erected, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania and described according to a Plan of Property of Casper W. Halberstadt, and Plan made by Earl R. Ewing, Inc., Registered Surveyors, dated January 26, 1967 as follows, to wit:

BEGINNING at a spike on the title line in the bed of Street Road (said road extending a general southwesterly direction from Pikeland Churches to Rapps corner) a corner of land now or late of William M. and Nancy M. Halberstadt; thence extending from said point of beginning along the last mentioned land, north 55 degrees 15 minutes west, crossing the northwesterly side of Street Road crossing an iron pin (said iron pin being at the distance of 28.36 feet from the aforesaid spike (925.81 feet to an iron pin in line of land now or late of Edith Rimel; thence extending along the last mentioned land, north 38 degrees 46 minutes east, 200.49 feet to an iron pin; thence extending south 55 degrees 25 minutes east, crossing an iron pin recrossing the northwesterly side of Street Road 928.67 feet

to a spike on the title line in the bed of Street Road, afore-said (the distance of between the last mentioned iron pin and the last mentioned spike being 14.15 feet) thence extending along the title line through the bed of Street Road, south 39 degrees 35 minutes west 200.71 feet to the first mentioned spike, the point and place of beginning.

THE improvements thereon being known as 1253 Street Road, Chester Springs, Pennsylvania – 19425.

BEING the same premises which Roger P. Smith, by Deed dated October 20, 2003 and recorded October 30, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5958, Page 1725, granted and conveyed unto Christine McCloskey and Timothy McCloskey.

BEING known as: 1253 Street Road, Chester Springs, PA 19425

PARCEL No.: 34-5-12.5

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Holdings, LLC
VS

DEFENDANT: **TIMOTHY J. McCLOSKEY a/k/a TIMOTHY McCLCSKEY and CHRISTINE McCLOSKEY and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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: **19-2-92**

DEBT- **\$197,202.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06450. 2DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Sixth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **HARRY H. STEPHENS, HARRY H. STEPHENS, JR. and SHEILA M. STEPHENS**

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

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: **19-2-93**

DEBT- **\$844,934.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-05465 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated 6/22/1984 and recorded in the Office of the Chester County Recorder of Deeds on 07/05/1984, in Deed Book Volume S63 at Page 78.

TAX Parcel No. 5505B00560000

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

VS

DEFENDANT: **FRANCIS G. MITCHELL and NINA MITCHELL**

SALE ADDRESS: 715 Clovelly Lane, Devon, PA 19333

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: **19-2-94**

DEBT- **\$149,507.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-01455 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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PROPERTY situate in Kennett Township
TAX ID/UPI Parcel No. 62-02J-0003/62-2J-3
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DOROTHY N. CONNOLLY and FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, 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: **19-2-95**

DEBT- **\$207,049.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-12039 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN brick message (No. 127) and lot of land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate on the north side of West Niels Street in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point one hundred eighty-three feet westwardly from the intersection of the north line of Niels Street with the west line of Matlack Street; thence northwardly along line of land now or late of Michael Joyce and through the center of the division wall of the brick dwelling house herein conveyed and dwelling adjoining on the east, now or late of Michael Joyce, eighty-two feet five and one-half inches to the southern line of a sixteen feet wide public alley; thence westwardly along said alley thirty-three feet to another public alley; thence southwardly along the eastern line of said alley; eighty-five feet and eleven inches to the northern line of Niels Street; thence eastwardly along the said northern line of Niels Street eighteen feet, five inches to the place of beginning.

PLAINTIFF: Finance of America Reverse LLC
VS

DEFENDANT: **CURTIS JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, DANIEL JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, DAVID JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, RACHEL JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, JONAH JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, BRENDA JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, STACEY JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, BARBARA JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, NAOMI JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, FRANCES JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, MATTHEW JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, ROSS JACOBS, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, CHRISTINE HARRISON, KNOWN SURVIVING HEIR OF VIRGINIA C. JACOBS, AND UNKNOWN SURVIVING HEIRS OF VIRGINIA C. JACOBS**

SALE ADDRESS: 127 East Niels 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: **19-2-96**

DEBT- **\$140,780.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04342 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Goshen Township, Chester
County, Pennsylvania
BLR# 53-6-572
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **TARA STARKEY, IN HER CAPACITY AS HEIR OF BEVERLY KURT a/k/a BEVERLY FRANCES DULIN-KURT, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, and ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY KURT a/k/a BEVERLY FRANCES DULIN-KURT, DECEASED**

SALE ADDRESS: 2310 Pond View Drive, West Chester, PA 19382-6318

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: **19-2-97**

DEBT- **\$372,123.54**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-04316 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN unit in the condominium known as Exton Limited Condominium at Exton Station located in the Township of West Whiteland County of Chester, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the Recording in Chester County Recorder of Deeds of a Declaration dated 12/23/1987 and recorded in Record Book 1007 page 545 being and designated as Unit No. 43 together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.9607843%

BEING known as 969 Roundhouse Court
COUNTY Parcel No. 41-5-706
BLR# 41-5-706

TITLE to said premises vested in Dana Y. Bowles by deed from James D. Hollister and Beverly A. Griffiths, dated 1/31/2007 and recorded 2/13/2007 as Book 7082 Page 1283

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

VS

DEFENDANT: **DANA BOWLES, a/k/a DANA Y. BOWLES**

SALE ADDRESS: 969 Roundhouse Court, West Chester, PA 19380

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: **19-2-98**

DEBT- **\$122,887.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2016-00729 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Coatesville City, Chester County,
Pennsylvania
BLR# 16-6-69
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: American Financial Resources, Inc.
VS

DEFENDANT: **JOSEPH F. OWENS**

SALE ADDRESS: 584 Elm Street, Coatesville, Chester County, Pennsylvania

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: **19-2-99**

DEBT- **\$117,409.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06241 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 said City of Coatesville, Chester County, and particularly bound and described as follows, to wit:

BEGINNING at a stake in the westerly side of Eight Avenue, said stake being 50 feet north of the intersection of the northerly side of Poplar Street with the westerly side of Eighth Avenue; thence, south 80 degrees, 11 minutes west, 100 feet to a stake in the easterly side of a 12-foot wide alley; thence, along said easterly side of said 12-foot wide alley, north 09 degrees, 49 minutes west, 50 feet to a stake; thence, north 80 degrees, 11 minutes east, 100 feet to a stake in the westerly side of Eighth Avenue; thence, along said westerly side of Eight Avenue, south 09 degrees, 49 minutes east, 50 feet to the place of beginning.

BOUNDED on the south by land now or late of Susan

Armstrong Davis; on the west by a 12-foot wide alley; on the north by land now or late of the Robert Young Estate and on the east by Eighth Avenue.

BEING Parcel ID 16-2-66.1 and being known for informational purposes only as 420 North 8th Avenue, Coatesville, PA

BEING the same premises which was conveyed to Marjorie Butler, by Deed of Germaine S. Kyle aka Geremine S. Kyle and Leslie C. Kyle, husband and wife, dated 06/10/1972 and recorded 06/24/1972 in Book O-43 Page 273 of the Chester County Recorder of Deeds Office, in fee. And the said Marjorie Butler has since departed this life.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **WALTER BUTLER, ADMINISTRATOR OF THE ESTATE OF MARJORIE E. BUTLER a/k/a MARJORIE BUTLER, DECEASED**

SALE ADDRESS: 420 North 8th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-100**

DEBT- **\$24,125.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06414 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Coatesville City, Chester County,
Pennsylvania
BLR# 16-7-69
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Metropolitan Life Insurance Company
VS

DEFENDANT: **KARL BROOMALL**

SALE ADDRESS: 1006 Olive Street, Coatesville, PA 19320-3517

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: **19-2-101**

DEBT- **\$99,506.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02575 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 or piece of land, situate in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania, to wit known as numbers 25-27 Foundry Street which is Lot No. 16 on a certain map entitled: "Carver Court, Caln Township, Chester County, Pennsylvania, dated November 23, 1948, revised January 4, 1954", made by New England Survey Service, Inc., civil engineers and surveyors hereinafter referred to as the "Plan" which plan was recorded on March 12, 1954, in the Office of the Recorder of Deeds for Chester County, in Plan Book-Liber #3, Page 53.

TOGETHER with the right, title and interest of the grantor, if any, to the center line of the streets abutting the property.

SAID parcels are part of the land acquired by the United States by Declaration of taking filed in the district court of the United States in and for the Eastern District of Pennsylvania, civil actions numbers 2833 and 5099.

PLAINTIFF: Broad Street Funding Trust I

VS

DEFENDANT: **MARGARET BRYANT a/k/a MARGRET BRYANT**

SALE ADDRESS: 25 Foundry Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-102**

DEBT- **\$247,979.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03350. 2DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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# 32-5-12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **RANDOLPH CHRISTMAN a/k/a RANDOLPH J. CHRISTMAN and SONYA CHRISTMAN a/k/a SONYA M. CHRISTMAN**

SALE ADDRESS: 75 Lyndell Road, Downingtown, PA 19335-1273

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: **19-2-103**

DEBT- **\$292,533.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06783 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-6-162
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-Rs4

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320-4546

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: **19-2-104**

DEBT- **\$320,459.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-07450 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly side of the aforementioned cul de sac; thence extending southwest-

wardly, southwardly and southeastwardly along the northwesterly, westerly and southwestwesterly sides of said cul de sac along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

BEING the same premises which Pablo M.

Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas as trustee for Residential Accredit Loans, Inc., mortgage asset-backed pass-through certificates, Series 2005-QS3

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, 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: **19-2-105**

DEBT- **\$112,350.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-07408 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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, known as Lot No. 1 situated in the Borough of Atglen, County of Chester, PA, with the dwelling erected thereon, bounded and described according to a survey made May 19, 1965 by DeArmit and Hayes, consulting engineers and surveyors, as follows: BEGINNING at an iron pin on the north right of way line of Hillcrest Drive (40 feet wide) said point being located north 82 degrees 26 minutes east 386.24 feet from the center line of Stauffer Drive as measured along the said north right of way line of Hillcrest Drive, said point also being a corner of land belonging to the grantor herein north 07 degrees 34 minutes west 99.81 feet to an iron pin in line of land belonging to Paul Hogg; thence along the same, north 82 degrees 40 minutes east 118.71 feet to a concrete monument a corner of land belonging to John Hogg; thence along the same south

08 degrees 12 minutes east 73.49 feet to a point; thence by a curve to the left having a radius of 50 feet an arc of 77.99 feet the chord thereof being 70.25 feet on a course of south 60 degrees 51 minutes 32 seconds west to a point; thence continuing along the same, south 82 degrees 26 minutes west 54.13 feet to the first mentioned point and place of beginning.

CONTAINING 10,369 square feet of land be the same more or less.

BLR# 7-5-5.5A

BEING the same premises: the said Larry M. DeLia became seized of the interest deeded by Judith A. Gerry by her AIF William J. T. Getty as evidenced by document dated 5/28/2005 and recorded 6/7/2005 in the Office of the Recorder in Chester County, in Book 6512, Page 346, et c.

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

VS

DEFENDANT: **LAWRENCE M. DELIA a/k/a LARRY M. DELIA**

SALE ADDRESS: 731 Hillcrest Drive, Atglen, PA 19310

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: **19-2-106**

DEBT- **\$229,308.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09704 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land "Phillipsville Estates" made by Berger and Hayes, Inc. dated 12-16-87 and last revised 6-3-88 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Debbie Drive (50 feet wide) said point being a mutual corner of Lot 10 and Lot 9 (the herein described lot) thence leaving Debbie Drive and along Lot 10 north 13 degrees 48 minutes 50 seconds west 422.92 feet to a point in line of lands of Fred Grumbine thence along land of Grumbine and along land now or late Thomas S. Van Kemper south 40 degrees 26 minutes 15 seconds east 473.08 feet to a point on the northerly right of way line of Debbie Drive thence along said right of way south 76 degrees 11 minutes 10 seconds west 212.00 feet to the first mentioned point and place of beginning.

TAX ID: 28-8E-0023

TITLE is vested in Thomas C. Stelzer and Carol L. Stelzer, husband and wife, by Deed from Phillipsville Associates, Inc., dated 10/11/1996 and recorded 11/06/1996 in Book 4104 and Page 0386.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10 c/o Specialized Loan Servicing LLC

VS

DEFENDANT: **THOMAS C. STELZER and CAROL L. STELZER**

SALE ADDRESS: 102 Debbie Drive, Coatesville, PA 19320

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: **19-2-107**

DEBT- **\$1,364,667.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-00754 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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PROPERTY situate in the Pocopson Township, Chester
County, Pennsylvania
BLR# 63-1-46.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-Opt1, Asset Backed Pass-Through Certificates, Series 2006-Opt1

VS

DEFENDANT: **THOMAS M. PANCOAST and JANET SUSAN PANCOAST a/k/a J. SUSAN PANCOAST**

SALE ADDRESS: 20 Davidson Road, West Chester, PA 19382-6720

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: **19-2-108**

DEBT- **\$136,659.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01885 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 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, March 25th, 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 Coatesville City, Chester County,
Pennsylvania
BLR# 16-7-222.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320-3839

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: **19-2-109**

DEBT- **\$242,405.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06515 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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# 18-1-365
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation
VS

DEFENDANT: **DAVID PAUL STECKEL a/k/a DAVID P. STECKEL**

SALE ADDRESS: 168 South Savanna Drive, Pottstown, PA 19465-6604

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