

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, January 17th @ 11 AM

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### ADDENDUM

#### CONDITIONS OF SALE

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

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

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By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, January 17th, 2019 at 11AM.

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

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

**CAROLYN B. WELSH, SHERIFF**

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Elverson . . . . .	Charles H. Ziegler . . . . .	5
Borough of Kennett Square . . . . .	Jason J. Nichols and Alicia Nichols . . . . .	31
Borough of Malvern . . . . .	Linda B. Valentine . . . . .	37
Borough of Oxford . . . . .	Daniel A. Graham and Sherry L. Graham . . . . .	54
Borough of Phoenixville . . . . .	Ceyon Ruddock and Ula I. Ruddock . . . . .	16
Borough of Phoenixville . . . . .	Jessica Gray . . . . .	32
Borough of Phoenixville . . . . .	John C. Davison and William S. Davison . . . . .	69
Borough of Spring City . . . . .	Tara L. Ogden . . . . .	89
Borough of West Chester . . . . .	Barry Harshbarger and Deborah Harshbarger . . . . .	14
Borough of West Chester . . . . .	Casey Evers McDougal and Kristan Helena McDougal . . . . .	79
Borough of West Grove . . . . .	Tenesia D. Wilson Martinez, a/k/a Tenesia D. Wilson . . . . .	82
	As believed heir and/or administrator to the Estate Of Benerando Martinez, Jr., Laila Martinez, as believed heir and/or administrator to the Estate of Benerando Martinez, Jr., Unknown heirs and/or Administrators to the Estate of Benerando Martinez, Jr.	
City of Coatesville . . . . .	Sonay J. Ortiga . . . . .	20
City of Coatesville . . . . .	Gary D. Nichols . . . . .	30
City of Coatesville . . . . .	Joseph Jones, Jr. . . . .	35
City of Coatesville . . . . .	Maranatha Evangelistic Temple Church a/k/a . . . . .	39
	Maranatha Evangelistic Temple and Maranatha Evangelistic Temple School a/k/a Maranatha Evangelistic Temple and Charles Jaramillo and The United States of America	
City of Coatesville . . . . .	Harold Kyle Woodley . . . . .	88
Birmingham Township . . . . .	George Getsos and Panagiota Giannoudaki Getsos . . . . .	29
Caln Township . . . . .	Patricia Fraumeni . . . . .	17
Caln Township . . . . .	Keith Rhoads a/k/a Keith A. Rhoads . . . . .	38
Caln Township . . . . .	Terince B. Meeks . . . . .	50
Caln Township . . . . .	Lance Lewis . . . . .	52
East Bradford Township . . . . .	Rachael L. Tennyson . . . . .	43
East Brandywine Township . . . . .	Julie Barbati . . . . .	74
East Coventry Township . . . . .	Anthony Dustin Locklear . . . . .	46
East Coventry Township . . . . .	Manfred W. Galonska . . . . .	57
East Goshen Township . . . . .	David H. Wirth and Caron L. Wirth . . . . .	24
East Nottingham Township . . . . .	Jeffrey David Livezey and Erin Elizabeth Livezey . . . . .	71
East Nottingham Township . . . . .	Matthew J. Gibson . . . . .	10
East Pikeland Township . . . . .	Linda Acord . . . . .	45
Easttown Township . . . . .	Timothy I. Melvin and Treva Hall Melvin . . . . .	55
Easttown Township . . . . .	John J. Cooleen and Mary Cecillia Cooleen a/k/a Mary Cecilia Cooleen . . . . .	60
Easttown Township . . . . .	Karin G. Maynard a/k/a Karin N. Maynard and Barry G. Maynard . . . . .	65
East Whiteland Township . . . . .	Paula G. Warren a/k/a Paula Warren, Individually and In her capacity as Administratrix of the Estate of W. Kenneth Leasa, Bradley M. Warren, Unknown Heirs, successors, assigns, and all persons, firms, or Associations claiming right, title or interest from or Under W. Kenneth Leasa, Deceased . . . . .	78
Honey Brook Township . . . . .	Doyle Reiter a/k/a Doyle W. Reiter and April Reiter . . . . .	53
Honey Brook Township . . . . .	Jason A. Martin . . . . .	75
Kennett Township . . . . .	Archer A. Owens and Martha D. Owens . . . . .	21
Kennett Township . . . . .	Stacey L. Hoernig and Michael P. Hoernig . . . . .	64
Kennett Township . . . . .	Peter C. Schlett, Pamela J. Stephens Schlett, Edwin J. Stephens and Joan S. Stephens . . . . .	68
London Britain Township . . . . .	Ralph Broadwater and Catherine Broadwater . . . . .	15
London Grove Township . . . . .	Charles F. Brady and Sandra L. Brady . . . . .	62

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
London Grove Township . . . . .	Michele Ciaramellos, know heir Marie A. Fischuk, Last record owner/mortgagor, Walter Fischuk Know heir Marie A. Fischuk, last record owner/ Mortgagor, Michael Fischuk known heir Marie A. Fischuk, last record owner/mortgagor and the Unknown heirs of Marie A. Fischuk, last record Owner/mortgagor	92
New Garden Township . . . . .	Brooke B. Chase a/k/a Brooke Chase and Joshua Ryan Thompson a/k/a Joshua R. Thompson a/k/a Joshua Thompson	51
New London Township . . . . .	Barry Bolt	81
North Coventry Township . . . . .	Jeanne M. and David P. Matthews	18
North Coventry Township . . . . .	Julio E. Rosado and Tammy L. Rosado	77
Penn Township . . . . .	Clarence W. Gray III.	83
Penn Township . . . . .	DJUKI, Inc.	84-85
Sadsbury Township. . . . .	United States of America, Department of the Treasury- Internal Revenue Service and Keith A. Walker a/k/a Keith A. Walker, Sr.	72
Schuylkill Township . . . . .	Leo McKernan	26
Schuylkill Township . . . . .	Daniel F. Cullen and Cecile M. Cullen	48
Schuylkill Township . . . . .	Boris Dudchenko Jr. and Nancy Weeks Dudchenko	76
Tredyffrin Township . . . . .	Edward F. Murphy and Kim M. Murphy a/k/a Kimberly Murphy a/k/a Kimberly M. Murphy	22
Tredyffrin Township . . . . .	Richard Bohner and Patricia Bohner	42
Tredyffrin Township . . . . .	Michael A. Vogl	61
Upper Oxford Township . . . . .	Cynthia Martin, Stephen Martin and The United States of America	6
Upper Uwchlan Township . . . . .	Peter A. Adebajo and Doris S. Adebajo a/k/a Doris I. Stiene-Adebajo	13
Upper Uwchlan Township . . . . .	Christopher Schiavino and Melinda Ann Wisegal	41
Uwchlan Township . . . . .	Ursula M. Engelman a/k/a Ursula M. Engleman and James C. Engelman a/k/a James C. Engleman	33
Valley Township . . . . .	Bruce Thomas	9
Valley Township . . . . .	Larry M. Dovin and United States of America, Department of the Treasury – Internal Revenue Service	27
Valley Township . . . . .	Peter J. Turner and Michelle N. Turner	12
Valley Township . . . . .	Andrew Tunstall	87
West Bradford Township . . . . .	Rebecca L. Miller	7
West Bradford Township . . . . .	Charlene A. Bigelow	19
West Brandywine Township . . . . .	Robert T. Harris III a/k/a Robert T. Harris.	70
West Caln Township . . . . .	Anthony J. Mascherino, Jr. and Coleen T. Mascherino	34
West Caln Township . . . . .	Carleete S. Miller	36
West Caln Township . . . . .	Earl C. Fryberger, Jr. and Cheryl L. Fryberger	40
West Caln Township . . . . .	Ernest J. Owens, Jr and Terralynn K. Owens.	86
West Caln Township . . . . .	Gabriel Neeld and Pamela Ann Neeld a/k/a Pamela Lewis	89
West Goshen Township . . . . .	Laura A. Taggart and William H. Taggart	28
West Goshen Township . . . . .	Jennifer L. Jones	49
West Goshen Township . . . . .	Alexander Arguedas and Ana C. Sanchez-Arguedas	63
West Goshen Township . . . . .	Michael C. Zeminski and Amy P. Zeminski	80
West Nottingham Township . . . . .	Thomas J. Gamber and Madeline C. Gamber	73
West Pikeland Township . . . . .	Robert P. Devitis and Jennifer L. Devitis.	47
West Pikeland Township . . . . .	Joe Bouska a/k/a Joseph R. Bouska and Sherrie Bouska	58
West Pikeland Township . . . . .	Pickering Mill, LLC	91
West Whiteland Township . . . . .	Lawrence Robinson-Ray and April Robinson-Ray	8
West Whiteland Township . . . . .	Michael Jordan and Lesley Lyon Jordan	25
West Whiteland Township . . . . .	Brian O'Neill and Karen Warren	56
West Whiteland Township . . . . .	Alejandro Franco and Sara J. Franco	59
West Whiteland Township . . . . .	Joan J. Rogers and Robert L. Williams, Jr.	67
Willistown Township . . . . .	Melissa Snow and Melissa Snow, In her capacity as Administratrix of the Estate of Robert A. Snow	11

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Willistown Township . . . . .	Melissa Snow, In her capacity as Administratrix . . . . . And heir of the Estate of Robert A. Snow a/k/a Bob Snow, Adam M. Snow, in his capacity as heir of The Estate of Robert A. Snow a/k/a Bob Snow, Alex J. Snow, in his capacity as Heir of the Estate Of Robert A. Snow a/k/a Bob Snow, Matthew Snow, in his capacity as Heir of the Estate of Robert A. Snow a/k/a Bob Snow, Heather Telfer In her capacity as Heir of the Estate of Robert A. Snow a/k/a Bob Snow, Unknown Heirs, Successors, Assigns, and all persons, firms, or Associations claiming right, title, or interest from Or under Robert A. Snow a/k/a Bob Snow, Deceased	.23
Willistown Township . . . . .	Saul Barsh . . . . .	.66

# Sheriff's Sale of Real Estate

SALE NO: **14-4-350**

DEBT- **\$5,275.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.  
TAX Parcel No.13-5-1

PLAINTIFF: Municipal Authority of Borough of Elverson  
VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$379,599.15**

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

## Thursday, April 21, 2016

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

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

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

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

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

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

BEING Lot 5 on said Plan.

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

PARCEL No. 57-07-0014.01E

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,582.36**

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

## Thursday, August 18, 2016

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

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

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

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive, West Bradford, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

SALE NO: **16-11-799**

DEBT- **\$3,778.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-08440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, Nov. 17, 2016 @ 11am

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

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

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.  
TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township  
VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSON-RAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

# Sheriff's Sale of Real Estate

SALE NO: **16-11-832**

DEBT- **\$3,183.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01921 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, Nov. 17, 2016 @ 11am

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

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

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situated on the south side of Mary Street in Valley Township, Chester County, Pennsylvania  
TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

# Sheriff's Sale of Real Estate

SALE NO: **17-8-472**

DEBT- **\$516,927.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 17th, 2017

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

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

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR #69-3-161  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352-1729

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$278,524.63**

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

## Thursday, September 21st, 2017

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

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

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

PLAINTIFF: Ditech Financial LLC  
VS

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

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **17-9-529**

DEBT- **\$164,685.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03912 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 21st, 2017

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

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point

a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the adjustable rate mortgage trust 2007-1, adjustable rate mortgage-backed pass through certificates, series 2007-1  
VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

# Sheriff's Sale of Real Estate

SALE NO: **18-1-5**

DEBT- **\$640,380.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11483 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, January 18th, 2018

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

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

PROPERTY situate in the Upper Uwchlan Township,  
Chester County, Pennsylvania  
BLR# 32-3-543  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-Wf3  
VS

DEFENDANT: **PETER A. ADEBANJO and DORIS S. ADEBANJO a/k/a DORIS I. STIENE-ADEBANJO**

SALE ADDRESS: 508 Benson Lane, Chester Springs, PA 19425-3644

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-2-56**

DEBT- **\$234,837.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10633 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, February 15, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN brick message and lot of land hereditaments and appurtenances, situate on the northerly side of Wollerton Street, between Darlington and Now Streets and being No. 203 Wollerton Street in the Borough of West Chester, County of Chester and State of Pennsylvania, being known as 203 Wollerton Street, West Chester, PA 19382.

TAX I.D. #: 01-09-0197

PLAINTIFF: Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania  
VS

DEFENDANT: **BARRY HARSHBARGER and DEBORAH HARSHBARGER**

SALE ADDRESS: 203 Wollerton 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 2PM.

# Sheriff's Sale of Real Estate

SALE NO: **18-3-116**

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04554 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C. A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southeasterly corner of Lot No. 9, which points is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road: (1) south 98 degrees 59 minutes 20 seconds east 213.26 feet to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 feet to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No.9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point, thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes 234.87 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Ralph R. Broadwater, Jr. and Catherine Broadwater by Deed from Marie P. Broadwater, widow dated January, 1 2007 and recorded November 26, 2007 in the Chester County Recorder of Deeds in Book 7312, Page 597 as Instrument Number 10804310.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-3-156**

DEBT- **\$1,968.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06742 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land with the dwelling thereon erected, hereditaments and appurtenances, situate on the south side of Walnut Street, known as No 23 in the Borough of Phoenixville, County of Chester and State of Pennsylvania.  
TAX Parcel No. 15-9-725

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CEYON RUDDOCK and ULA I. RUDDOCK**

SALE ADDRESS: 25 E. Walnut Street, Phoenixville, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-4-180**

DEBT- **\$1,545.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09035 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT  
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, April 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, with the  
buildings and improvements thereon erected, situate in the Township  
of Caln, County of Chester and State of Pennsylvania.  
TAX Parcel No. 39-5E-198

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **PATRICIA FRAUMENI**

SALE ADDRESS: 73 Brighton Court, Caln Township, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$218,307.61**

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

# Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

PARCEL Number: 17-3G-28

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

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

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

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

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,615.18**

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

# Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 50-5A-364

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, West Bradford, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,665.73**

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

# Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. ORTIGA**

SALE ADDRESS: 404 Colina Lane, Coatesville, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$274,162.77**

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

# Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$564,790.08**

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

# Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$231,640.91**

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

## Thursday, May 17th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Mtglq Investors, L.P.

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$600,939.30**

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

# Thursday, June 21st, 2018

AT 11:00 A.M.

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

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

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

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$445,668.97**

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

# Thursday, June 21st, 2018

AT 11:00 A.M.No

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

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

PLAINTIFF: Wells Fargo Bank, NA  
VS

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

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-7-381**

DEBT- **\$298,312.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10682 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, July 19th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Schuylkill Township, Chester  
County, Pennsylvania  
BLR# 27-6-67.12  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **LEO MCKERNAN**

SALE ADDRESS: 1354 Patrick Henry Drive, Phoenixville, PA 19460-2744

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-7-382**

DEBT- **\$29,782.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09330 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot of land situate in Township of  
Valley, Chester County, Pennsylvania  
TAX Parcel No.: 38-05C-0086.1000

PLAINTIFF: Liberty Savings Bank, FSB  
VS

DEFENDANT: **LARRY M. DOVIN and UNITED STATES OF AMERICA, DEPARTMENT OF THE  
TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 909 Charles Street, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-7-409**

DEBT- **\$210,897.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01068 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, July 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-3

VS

DEFENDANT: **LAURA A. TAGGART and WILLIAM H. TAGGART**

SALE ADDRESS: 761 Old Westtown Road, West Chester, PA 19382

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-7-425**

DEBT- **\$288,869.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00025 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, July 19th, 2018

AT 11:00 A.M.No

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

PROPERTY situate in the Birmingham Township, Chester  
County, Pennsylvania  
BLR# 65-4-333  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **GEORGE GETSOS and PANAGIOTA GIANNOUDAKI GETSOS**

SALE ADDRESS: 1341 Wooded Knoll, West Chester, PA 19382-8250

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-8-440**

DEBT- **\$103,823.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00027 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, August 16th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, County of Chester and State of Pennsylvania, Bounded and Described, as follows, to wit:

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, County of Chester and State of Pennsylvania, designated as Subdivision No. 30 of the real estate of the Coatesville Foundry and Machine Company, situated within the said City of Coatesville, bounded and described as follows:

BEGINNING at a point on the north curb line of East Main Street distant 58 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring eastwardly along the said north curb line of East Main Street 30 feet and extending back northwardly between parallel line of that width at right angles to said East Main Street a distance of 150 feet to the south line of Diamond Street.

BOUNDED on the north by the south line of Diamond Street; on the east by land now or late of H.B. Spackman; on the south by the north curb line of East Main Street, and on the west by

land now or late of Lillian M. Gordon.

UNDER AND SUBJECT to the following condition: that no building or buildings or any part of parts thereof shall at any time hereafter be built on said lot south of a line running parallel to the north curb line of said East Main Street and 40 feet distant northward therefrom.

BEING UPI Number 16-3-22

PARCEL No.: 16-3-22

BEING known as: 1205 East Lincoln Highway, Coatesville, PA 19320

BEING the same property conveyed to Gary D. Nichols, as sole owner who acquired title by Virtue of a Deed from Timothy H. Daniels, no marital status shown, dated July 31, 2006, recorded August 14, 2006, at Document ID 10676850, and recorded in Book 6925, Page 435, Office of the Recorder of Deeds, Chester County, Pennsylvania.

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

VS

DEFENDANT: **GARY D. NICHOLS**

SALE ADDRESS: 1205 East Lincoln 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 2PM.

# Sheriff's Sale of Real Estate

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

DEBT- **\$176,078.98**

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

# Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

BEING Lot No. 6 on said Plan.

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

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

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

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

BEING Chester County UPI 3-1-7.

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

BEING known as: 563 Hazel Avenue, Kennett Square, PA 19348

PARCEL No.: 3-1-7

IMPROVEMENTS: Residential property.

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$66,540.32**

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

# Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

DEFENDANT: **JESSICA GRAY**

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$354,911.70**

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

# Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

BEING known as 342 Devon Drive

BEING Chester County UPI # 33-4R-9

PARCEL No. 33-04R-0009.0000

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

PLAINTIFF: Bayview Loan Sevinging, LLC

VS

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

**ENGELMAN a/k/a JAMES C. ENGLEMAN**

SALE ADDRESS: 342 Devon Drive, Exton, PA 19341

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$384,062.77**

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

## Thursday, August 16th, 2018

AT 11:00 A.M.No

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

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

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

VS

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

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$85,039.38**

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

## Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

BEING Tax Parcel #16-11-12.

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

BEING known as: 429 Oak Street, Coatesville, PA 19320

PARCEL No.: 16-11-12

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$450,720.35**

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

## Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$216,938.91**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

**FIRST TRACT:**

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

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

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

**SECOND TRACT:**

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

TAX ID: 2-4-350

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

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

VS

DEFENDANT: **LINDA B. VALENTINE**

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-500**

DEBT- **\$68,383.75**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

CHESTER County Tax Parcel No. 39-4-2

BLR# 39-4-2

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$454,164.08**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

## PREMISES "A"

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

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

## PREMISES "B"

BEGINNING at a point on the north curb line of East Lincoln

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

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

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

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

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

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

PLAINTIFF: Coatesville Savings Bank  
VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$160,406.11**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

TAX No. 28-6-1

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-505**

DEBT- **\$367,931.48**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

BEGINNING at a point on the southeasterly right of way line of Styer Road, a corner of Lot No. 1 on said Plan; thence extending from said point of beginning along line of Lot No. 1 the following two courses and distances: (1) south 53 degrees 20 minutes 22 seconds east, 150.00 feet to a point; (2) south 37 degrees 18 minutes east, 166.26 feet to a point on line of land of Virginia Styer; thence extending along the same 2 following courses and distances: (1) south 36 degrees 39 minutes 32 seconds west, 94.70 feet to a point; and (2) north 53 degrees 20 minutes 22 seconds west, 361.98 feet to a point on the southeasterly right of way line of Styer Road (T-573); thence extending along the same, north 57 degrees 01 minute 37 seconds east, 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

HAVING erected thereon a residential dwelling.

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

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

UPI No. 32-03-0005.020.

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

DEFENDANT: CHRISTOPHER SCHIAVINO and MELINDA ANN WISEGAL

SALE ADDRESS: 226 Styer Road, Glenmoore, PA 19343

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-512**

DEBT- **\$18,799.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04969 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania  
TAX Parcel No. 43-4-257

PLAINTIFF: Tredyffrin/Easttown School District  
VS

DEFENDANT: **RICHARD BOHNER and PATRICIA BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Tredyffrin Township, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$513,647.45**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

CONTAINING 10.000 acres of land, more or less.

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

BEING UPI #51-4-6.1.

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

VS

DEFENDANT: **RACHAEL L. TENNYSON**

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$2,560.17**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

≈

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **ISABELLA SOLOMON**

SALE ADDRESS: 220 Hearn Avenue, Easttown Township, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-527**

DEBT- **\$231,857.47**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **LINDA ACORD**

SALE ADDRESS: 105 Merlin Road, Phoenixville, PA 19460

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$401,899.74**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$435,981.22**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,084.724.00**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$223,497.95**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

BLR# 52-05F-0159

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

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **JENNIFER L. JONES**

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

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-9-537**

DEBT- **\$143,013.36**

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

# Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

BEING Building G of Building Group 5.

TAX ID: 39-4E-235

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

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

VS

DEFENDANT: **TERINCE B. MEEKS**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-541**

DEBT- **\$228,543.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03491 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the New Garden Township, Chester  
County, Pennsylvania  
BLR# 60-2-5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Franklin American Mortgage Company  
VS

DEFENDANT: **BROOKE B. CHASE a/k/a BROOKE CHASE and JOSHUA RYAN THOMPSON  
a/k/a JOSHUA R. THOMPSON a/k/a JOSHUA THOMPSON**

SALE ADDRESS: 252 Line Road, Kennett Square, PA 19348-2232

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-543**

DEBT- **\$180,872.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07820 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in Caln Township  
TAX Parcel #Tax ID/UPI Parcel No. 39-03H-0020-E/39-3H-20-E  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **LANCE LEWIS**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-547**

DEBT- **\$70,518.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03901 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Honey Brook Township, Chester  
County, Pennsylvania  
BLR# 220900210200  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Equity One Abs, Inc. Mortgage Pass-Through Certificates Series 2003-1

VS

DEFENDANT: **DOYLE REITER a/k/a DOYLE W. REITER and APRIL REITER**

SALE ADDRESS: 191 King Road, Honey Brook, PA 19344-1204

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-550**

DEBT- **\$172,055.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02252 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Oxford Borough, Chester  
County, Pennsylvania  
BLR# 6-4-56  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **DANIEL A. GRAHAM and SHERRY L. GRAHAM**

SALE ADDRESS: 251 Maple Street, Oxford, PA 19363

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-551**

DEBT- **\$142,662.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11489 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded ad described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running northwardly from the Philadelphia and Lancaster Turnpike, where the Pennsylvania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and southwardly from the southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald, thence by a line of right angles with Warren Avenue, and along the northerly line of said John Fitzgerald's other land, north 72 degrees 27 minutes east, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie, thence along said Okie's land, north 25 degrees 35 minutes west 30.4 feet, thence still along said Okie's land north 32 minutes east, 34.5 feet to a corner of said Okie's land, thence along the southerly side of said Joseph Williams land south 66 degrees 33 minutes west, 136 feet, thence along the center line of Warren Avenue south 17 degrees 33 minutes east, 50 feet to the place of beginning.

BEING Tax Parcel No. 55-2H-119

BLR# 55-2H-119

TITLE to said premises vested in Timothy I. Melvin and Treva Hall Melvin, his wife, as tenants by the entireties by Deed from Timothy I. Melvin, dated 9/10/2003 and recorded 9/23/2003 in Book 5903 Page 132

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **TIMOTHY I. MELVIN and TREVA HALL MELVIN**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-553**

DEBT- **\$272,003.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04387 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PARCEL NO.: 41-08-0132.040

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

SITUATE in the Township of West Whiteland, in the County of Chester and State of Pennsylvania, bounded and described in accordance to a final plan of "Poets Woods", made by J.R. Williams Company, Engineers West Chester Pennsylvania, dated 3/22/1976 and recorded as Chester County Plan No. 635 as follows, to wit.

BEGINNING at a point on the easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the easterly side of Sonnet Lane (2) south 01 degrees, 54 minutes, 00 seconds east 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) south 24 degrees, 26 minutes, 53 seconds

east 144.39 feet to the beginning point; thence leaving the easterly side of Sonnet Lane and extending along Lot 660 West Boot Road and 650 West Boot Road, north 72 degrees, 50 minutes, 00 seconds east 308.24 feet to a point in line of land of Edward Wroten; thence along said Wroten's land, south 11 degrees, 51 minutes, 00 seconds east 124.44 feet to a point a corner of Lot 1311 Sonnet Lane; thence along Lot 1311 Sonnet Lane, and along the southerly side of a 20 feet wide drainage easement, south 72 degrees, 50 minutes, 00 seconds west 280.82 feet to a point on the easterly side of Sonnet Lane, aforesaid; thence along the same, north 24 degrees, 26 minutes, 53 seconds west 125 feet to the first mentioned point and place of beginning.

CONTAINING 36,489 square feet to the first mentioned point and place of beginning.

FEE simple title vested in Karen Warren and Brian O'Neill, their heirs and assigns, as tenants by the entirety deed from, David C. McMahan and Irma M. McMahan, dated 03/15/2005, recorded 03/17/2005, in the Chester County Recorder of Deeds in Deed Book B 6437, Page 1333.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **BRIAN O'NEILL and KAREN WARREN**

SALE ADDRESS: 1313 Sonnet Lane, West Chester, PA 19380-1058

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-572-5111**

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-558**

DEBT- **\$45,189.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09774 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in East Coventry Township, County of Chester and Commonwealth of Pennsylvania, being shown as Lot No. 2 on plan of property of Markley L. Conover, by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, Paoli, Pa. dated 3/29/57 and more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of the public road leading to Parkersford, said public road being known as L.R. 15104 and sometimes called Wagners Mill Road, said point of beginning being northeast along the title line in said public road 508.52 feet of a point marking the intersection of the centerline of said public road with the centerline of another public road known as Township Road No. 550; thence from said point of beginning along the title line in Wagners Mill Road north 42 degrees 00 minutes east 109 feet to a point, a corner of Lot No. 1; thence along the southwest line of Lot No. 1 south 48 degrees 00 minutes east 200 feet to a point in the line of lands of Markley L. Conover; thence along the lands of Markley Conover, of which this was a part south 42 degrees 00 minutes west 109 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 north 48 degrees 00 minutes west 200 feet to the point of beginning.

BEING the same premises which David S. Vondercrone and Michelle L. Vondercrone, husband and wife, by their indenture bearing date the 15th of August, 1997 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pa. in Record Book 4266 Page 2166, granted and conveyed onto Manfred W. Galonska, in fee.

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water Restorations, Inc.

VS

DEFENDANT: **MANFRED W. GALONSKA**

SALE ADDRESS: 231 Bethel Church Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **SMITH LAW GROUP, LLC, 610-944-8406**

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-565**

DEBT- **\$617,828.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06785 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in Township of W. Pikeland  
TAX Parcel #34-04-0251.0000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, N.A. c/o Bank of America, N.A.

VS

DEFENDANT: **JOE BOUSKA a/k/a JOSEPH R. BOUSKA and SHERRIE BOUSKA**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-567**

DEBT- **\$98,192.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08669 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to an "As Built Plan, part of Phase IV, Indian King" made by Yerkes Associates, Inc., dated 3/14/1980 last revised 12/22/1980 as follows, to wit:

BEGINNING at an interior point, a corner of No. 395 Anglesey Terrace East, said point being located the three following course and distances from a point on the center line of East Belvidere Circle known as .34+12.87 (1) south 70 degrees 6 minutes 11 seconds east 31.56 feet to a point; (2) south 21 degrees 43 minutes 23 seconds east 80 feet to a point and (3) north 68 degrees 16 minutes 37 seconds east, 20.66 feet; thence extending from said point of beginning and along No. 395 Anglesey Terrace East, north

21 degrees 43 minutes 23 seconds west, 80 feet to a point; thence extending north 68 degrees 16 minutes 37 seconds east, 20 feet to a point in line of No. 397 Anglesey Terrace East; thence extending along the same, south 21 degrees 43 minutes 23 seconds east, 80 feet to a point; thence extending south 68 degrees 16 minutes 37 seconds west, 20 feet to the first mentioned point and place of beginning.

BEING No. 396 Anglesey Terrace East, also known as Unit 396 Building Group "F"

BEING Parcel No. 41-5Q-238

BLR# 41-5Q-238

TITLE to said premises vested in Alejandro Franco and Sara J. Franco by Deed from Windy L. Deese, dated 8/27/2002 and recorded 9/6/2002 in Book 5377 Page 1625

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

VS

DEFENDANT: **ALEJANDRO FRANCO and SARA J. FRANCO**

SALE ADDRESS: 405 East Anglesey Terrace Unit Number 396, West Chester, PA 19380

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-569**

DEBT- **\$1,640,461.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-05343 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-3-51  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hudson City Savings Bank  
VS

DEFENDANT: **JOHN J. COOLEEN and MARY CECILLIA COOLEEN a/k/a MARY CECILIA COOLEEN**

SALE ADDRESS: 418 South Waterloo Road, Devon, PA 19333-1615

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-570**

DEBT- **\$109,129.78**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-04544 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE  
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT  
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-5-494  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MICHEL A. VOGL**

SALE ADDRESS: 85 Old Forge Xing, a/k/a 85 Old Forge Crossing, Devon, PA 19333-1119

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-574**

DEBT- **\$265,981.68**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04474 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the London Grove Township,  
Chester County, Pennsylvania  
BLR# 59-8-345  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHARLES F. BRADY and SANDRA L. BRADY**

SALE ADDRESS: 311 Whitestone Road, Avondale, PA 19311-1345

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-583**

DEBT- **\$285,538.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10554 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: TruMark Financial Credit Union

VS

DEFENDANT: **ALEXANDER ARGUEDAS and ANA C. SANCHEZ-ARGUEDAS**

SALE ADDRESS: 803 Ceredo Avenue, West Chester, PA 19382

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-586**

DEBT- **\$182,617.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11638 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Kennett Township, Chester  
County, Pennsylvania  
BLR# 62-2-55  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **STACEY L. HOERNIG and MICHAEL P. HOERNIG**

SALE ADDRESS: 259 Kennett Pike, Kennett Township, PA 19317

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-590**

DEBT- **\$343,101.54**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02767 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-3J-79  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3

VS

DEFENDANT: **KARIN G. MAYNARD a/k/a KARIN N. MAYNARD and BARRY G. MAYNARD**

SALE ADDRESS: 139 Chester Road, Devon, PA 19333-1643

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-591**

DEBT- **14,325.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 54-6-1.4

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **SAUL BARSH**

SALE ADDRESS: 322 Boot Road, Willistown Township, Pennsylvania

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-592**

DEBT- **\$433,522.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-01887 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

# Thursday, October 18th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot of land situate in West  
Whiteland Township, Chester County, Pennsylvania  
TAX Parcel No.: 41-5-111.1

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **JOAN J. ROGERS and ROBERT L. WILLIAMS, JR.**

SALE ADDRESS: 1409 Burke Road, West Chester, PA 19380

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

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

# Sheriff's Sale of Real Estate

SALE NO: **18-10-594**

DEBT- **\$302,454.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04523 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

SITUATE in the Township of Kennett, County of Chester, and State of Pennsylvania, described according to a survey by Van Demark & Lynch, Inc., dated 10/10/1960 as follows:

BEGINNING at a point in the centerline of the Wilmington-Kennett Square Road, said point marking the southeast corner of lands now or late of Austin Walker and said point of beginning being distance south 33 degrees, 22 minutes, 27 seconds east, 209.81 feet from the intersection of the centerlines of the Wilmington-Kennett Square Road and a public road leading northeastwardly from the former; thence along the centerline of the Wilmington-Kennett Square Road south 33 degrees, 22 minutes, 27 seconds east, 313.95 feet to a point; thence leaving the said road and by line of lands now or late of Spruce Building Corporation, the four following courses and distances (1) north 56 degrees, 12 minutes, 30 seconds east, 343.5 feet to a point; (2) north 33 degrees, 22 minutes, 27 seconds west 234 feet to a point; (3) south 56 degrees, 12 minutes, 30 seconds west 92.63 feet

to a point; and (4) north 52 degrees, 01 minute, 25 seconds west, 101.07 feet to a point in line of land of Walker aforesaid, said point being south 52 degrees, 01 minute west, 18 feet from an iron pin marking the northeast corner of said Walker's Lands; thence by said Walker's Land, south 52 degrees, 01 minutes west, 219.25 feet to the point and place of beginning.

CONTAINING 2.322 acres of land more or less.

UPI No. 62-2-56

IMPROVEMENTS: residential and commercial buildings.

BEING known as 257 Kennett Pike, Chadds Ford, Pennsylvania 19317

BEING the same premises which James M. McElderry and Joan M. McElderry, husband and wife, by their deed dated February 16, 2001 and recorded on March 21, 2001 with the Recorder of Deeds in and for the County of Chester in Book 4915, Page 2050, granted and conveyed unto Peter C. Schlett, Pamela J. Stephens Schlett, Edwin J. Stephens, and Joan S. Stephens.

PLAINTIFF: Huntington National Loan Investors Corporation, successor by merger to Huntington National Credit Corporation, assignee of National Penn Bank, successor by merger to The Peoples Bank of Oxford

VS

DEFENDANT: **PETER C. SCHLETT, PAMELA J. STEPHENS SCHLETT, EDWIN J. STEPHENS, and JOAN S. STEPHENS**

SALE ADDRESS: 257 Kennett Pike, Chadds Ford, Pennsylvania 19317

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-670-2552**

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$430,187.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, November 15th, 2018 @ 11 AM

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

### PREMISES A

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

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

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

### PREMISES B

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

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

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

COUNTY Parcel No. 15-9-510

PLAINTIFF: Beneficial Bank

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$177,676.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00420 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

## Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in Township of West Brandywine  
TAX Parcel #Tax ID/UIP Parcel No. 29-03-0005.05D/29-3-  
5.5D  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC  
VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$262,974.98**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: U.S. Bank National Association

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$160,744.12**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$214,550.91**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

VS

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

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$225,768.19**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

BEING UPI Number 3 005 02210200

PARCEL No.: 3 005 02210200

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JULIE BARBATI**

SALE ADDRESS: 888 Horseshoe Pike, Downingtown, PA 19335

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$317,359.61**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

BEING Lot No. 15 on said Plan.

BLR# 22-3-61.16

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

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

VS

DEFENDANT: **JASON A. MARTIN**

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$483,301.28**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$146,491.94**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)  
VS  
DEFENDANT: **JULIO E. ROSADO and TAMMY L. ROSADO**  
SALE ADDRESS: 922 South Hanover Street, Pottstown, PA 19465  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$100,457.83**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$240,804.54**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: Servis One, Inc. dba BSI Financial Services

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$495,272.80**

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

## Thursday, November 15th, 2018 @ 11 AM

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

PARCEL NO.: 52-06E-0052

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

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

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

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

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

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

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$239,519.02**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **BARRY BOLT**

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$164,032.54**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

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

BEING UPI Number 0 504 05050000

PARCEL No.: 0 504 05050000

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

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

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$163,500.57**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

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

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

BLR# 58-1-12.2

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

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

VS

DEFENDANT: **CLARENCE W. GRAY III**

SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$850,646.82**

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

## Thursday, November 15th, 2018 @ 11 AM

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

### TRACT 1

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

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

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

### TRACT 2

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

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

east 31 feet to an iron pin a corner of land now or formerly of John Roberts' other land; thence by the same south 07 degrees 15 minutes east 96.5 feet passing over an iron pin set in the north bank of the pike to the place of beginning.

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

### TRACT 3

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

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

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

### TRACT 4

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

PLAINTIFF: Malvern Bank, National Association

VS

DEFENDANT: **DJUKI, Inc.**

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

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$850,646.82**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

BEING UPI No. 58-3-7

PLAINTIFF: Malvern Bank, National Association  
VS

DEFENDANT: **DJUKI, Inc.**

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

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$296,603.64**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

BEING Lot No. 65 on said Plan.

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 122 Cornwall Place, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$148,015.62**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **ANDREW TUNSTALL**

SALE ADDRESS: 66 Oakmont Place, Country Club Valley, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$91,016.41**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: Citibank, N.A., as Trustee for CMLTI Asset Trust c/o Fay Servicing, LLC  
VS  
DEFENDANT: **HAROLD KYLE WOODLEY**  
SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$152,382.13**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$138,162.68**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: PNC Bank, National Association  
VS

DEFENDANT: **TARA L. OGDEN**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$462,114.51**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

BEING Tax Parcel 34-1-43

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **PICKERING MILL, LLC**

SALE ADDRESS: 1299 Kimberton Road, a/k/a 1600 Yellow Springs Road, Chester Springs, PA 19425

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

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

# Sheriff's Sale of Real Estate

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

DEBT- **\$326,361.48**

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

## Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

TAX ID: 59-8-133.6

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

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

VS

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

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

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

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