

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 21st @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on February 21st, 2019 are as follows:

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

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, February 21st, 2019 at 11AM.

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

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

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

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: **17-4-275**

DEBT- **\$61,476.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07646 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 20, 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, May 22, 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 Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of property for "Martin Manor", made by Berger & Hayes, Coatesville, Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996.

BEING the same premises which Alfred R. Hanscom and Verna G. Hanscom, by Deed dated 12/31/1998 and recorded 01/19/1999 in the County of Chester in Deed Book 4492 Page 219 conveyed unto Stephen Floyd Mooney and Hope Lurray Vining (now Mooney), in fee.

PARCEL No. 28-02-93.42

PLAINTIFF: Waugh Real Estate Holding, LLC, successor by assignment to RealHoldings, LLC, successor by assignment to Prime Asset Fund V, LLC, successor by assignment to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. fka The Chase Manhattan Bank as Indenture Trustee, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney-in-Fact, successor by assignment to Millennium Bank, N.A.

VS

DEFENDANT: **STEPHEN FLOYD MOONEY and HOPE LURRAY MOONEY a/k/a HOPE LURRAY VINING**

SALE ADDRESS: 142 Brandywine Drive, Coatesville, Township of West Caln, PA

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, ESQ., 610-668-0800**

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

Sheriff's Sale of Real Estate

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

DEBT- **\$101,910.35**

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

Thursday, September 21st, 2017

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Leon K. Prout made 11-15-1962 and revised 12-1-1970 by Slack, DeArmit & Hayes as recorded 1-16-1973 in the Recorder of Deeds in and for Chester County at West Chester, Pa. in Plan Book 47 Page 20, as follows, to wit:
TAX I.D. #: 29-07-0148.180

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

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

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: **18-4-293**

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: **18-7-382**

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: **18-8-442**

DEBT- **\$250,748.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00398 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and State of Pennsylvania, and described partly according to a Plan of Property for "Cheyney Homesteads" said Plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 10/12/1956 and revised 12/14/1956 and partly according to a plan of property for Raleigh Ellis, made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12/17/1957 as follows to wit:

BEGINNING on the southwesterly side of Chester Creek Road, now College Hill Drive (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the northeasterly side of Markham Cheney Road (40 feet wide): (1) leaving Markham Cheney Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 34.66 feet to a point of tangent on the southeasterly side of Chester Creek Road, now College Hill Drive; (2) north 62 degrees 15 minutes east measured along the southeasterly side of Chester Creek Road now College Hill Drive 963.55 feet to a point of curve in the

same; (3) northeastwardly and southeastwardly measured partly along the southwesterly sides of Chester Creek Road, now College Hill Drive on the arc of a circle curving to the right having a radius of 360.15 feet the arc distance of 191.72 feet to a point of tangent on the southwesterly side of Chester Creek Road now College Hill Drive; and (4) south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 100.11 feet to the point of beginning; thence extending from said point of beginning south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 200 feet to a point; thence extending south 02 degrees 45 minutes west 215 feet to a point; thence extending south 75 degrees 16 minutes west 209.69 feet to a point; thence extending north 20 degrees 45 minutes east 278.00 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on Plan dated 12/17/1957

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **NORMA F. McDANIEL a/k/a NORA F. McDANIEL**

SALE ADDRESS: 1376 College Hill Drive, Cheyney, Pennsylvania 19319

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$185,699.98**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

VS

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

SALE ADDRESS: 2719 Ridge Road, Elverson, Pennsylvania 19520

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

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

Sheriff's Sale of Real Estate

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

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: **18-9-500**

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: **18-9-502**

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: **18-10-541**

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: **18-10-551**

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: **18-10-567**

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.

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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: **18-10-578**

DEBT- **\$479,156.07**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07689 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 Salsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge" dated 11/3/1997 and recorded in Chester County, Plan File #15071, as follows, to wit:

Beginning at a point on the easterly side of Flagstone Circle, said point being a corner of Lot #120; thence extending from said point of beginning along Lot #120, north 60 degrees 44 minutes 57 seconds east 186.74 feet to a point in line of land of William and Jane Teter; thence along the same and along lands of Alvin and Dorothy Shumate the (2) courses and distances; (1) south 37 degrees 59 minutes 52 seconds east 42.28 feet to a point and (2) south 15 degrees 59 minutes 46 seconds east, 70.37 feet to a point, a corner of Lot #123, thence along the same south 74 degrees 27 minutes 34 seconds west, 190.39 feet to a point of cur on the easterly side of Flagstone Circle; thence along the same on the arc of a circle curving to the left, having a radius of 275.00 feet, the arc distance of 65.80 feet to the first mentioned point and place of beginning.

BEING Lot #121 as shown on said Plan.

BEING UPI #37-4-153

BLR# 37-04-0153

TITLE to said premises vested in Maureen M. Stanbury by Deed from Christopher J. Hilden and Karen R. Hilden, dated 9/24/2004 and recorded 10/13/2004 in Book 6306 Page 2167

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

VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, 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: **18-10-586**

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: **18-10-591**

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: **18-11-599**

DEBT- **\$276,613.78**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

BEING known as Lot #16 on said Plan.

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

VS

DEFENDANT: **PAUL E. SAMPSON**

SALE ADDRESS: 685 Trepahny Lane, Wayne, Pennsylvania 19087

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

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

Sheriff's Sale of Real Estate

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

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: **18-11-618**

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

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 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: **18-11-621**

DEBT- **\$145,968.86**

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

Thursday, November 15th, 2018 @ 11 AM

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.

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

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

PLAINTIFF: Pacific Union Financial LLC

VS

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

SALE ADDRESS: 15 Mary Street, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

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

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: **19-1-11**

DEBT- **\$132,666.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No: 2018-03691 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

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

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

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

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

1.

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

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

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$112,147.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04893 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Martin Manor" Section II made by Berger & Hayes, Consulting Engineers & Surveyors Coatesville, Pa. dated January 29, 1968 and last revised May 3, 1969 as follows, to wit:

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

BEING Lot No. 36 on said Plan.

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

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

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

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

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

PARCEL No.: 28-2-93.32

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

IMPROVEMENTS: residential property.

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

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

SALE ADDRESS: 125 Brandywine Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$822,871.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03145 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

PARCEL # 72-5-56.2

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

PLAINTIFF: BBR Investments, LLC
VS

DEFENDANT: **ASLAM LLC**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$384,180.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05419 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **NICOLE JIMENEZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$589,126.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01320 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

PLAINTIFF: Lsd9 Master Participation Trust
VS

DEFENDANT: **JAMES BOWER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$430,490.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00178 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

VS

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

SALE ADDRESS: 305 Continental Lane, Paoli, PA 19301

~~PLAINTIFF ATTORNEY: RME LAW GROUP, P.C., 215-627-1922~~
N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 pm.*

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$183,371.44**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

PLAINTIFF: Freedom Mortgage Corporation
VS

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

SALE ADDRESS: 543 Vanderslice Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF