

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 21st @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on March 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, March 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, April 15th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **19-3-110**

DEBT- **\$191,128.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04230 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, Chester County, Pennsylvania, bounded and described according to a final Subdivision Plan of Penn Oak, made by Tatman and Lee Associates, Inc., dated 05/13/1990, last revised 06/25/1993 and recorded on 07/02/1993, as Plan #12109, as follows, to wit:

BEGINNING at a point on the southerly side of Locust Street (LR 15005), the northeast corner of Lot #26 and the northwest corner of the about to be described Lot; thence, along said Locust Street (LR 15005), north 65 degrees 37 minutes 56 seconds east, crossing over a 20 feet wide sanitary sewer easement, 125.00 feet to a point;

THENCE, leaving said Locust Street (LR 15005), south 12 degrees 41 minutes 8 seconds east, crossing over a drainage easement, 232.15 feet to a point, a corner of Lot #24 on said Plan;

THENCE, extending along Lot #74 and passing through said drainage easement and 100 year flood line, south 60 degrees 10 minutes 11 seconds west, 54.64 feet to a point, a corner of Lot #25;

THENCE, along said Lot #25, the two following courses and distances:

1. NORTH 49 degrees 17 minutes 32 seconds west, passing through a 20 feet wide sanitary sewer easement, 63.41 feet to a point; and

2. NORTH 23 degrees 32 minutes 32 seconds west, passing through a 20 feet wide sewer easement, 54.99 feet to a point, a corner of Lot #26 on said Plan;

THENCE, along Lot #26, north 23 degrees 32 minutes 32 seconds west, passing through aforementioned 20 feet wide sanitary sewer easement, 120.01 feet to the first mentioned point and place of beginning.

BEING Lots #27 as shown on said Plan. Containing 22,934 square feet of land, be the same more or less.

BEING Parcel ID 6-8-4.24 and being known for informational purposes only as 200 W. Locust Street, Oxford, PA

BEING the same premises which was conveyed to Wilbur B. Ford and Kathleen Ford, by Deed of Joseph A. Petrucci and Misty Beth Petrucci, husband and wife, dated 04/09/2001 and recorded 06/26/2001 in Book 4992 Page 001 in the Chester County Recorder of Deeds Office, in fee. And the said Wilbur B. Ford has since departed this life, subsequent to which an estate was probated in the Chester County Register of Wills Office under Estate File Number 15-15-1942, whereby Letters of Administration were granted unto Kathleen Ford on or about December 28, 2016.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **KATHLEEN FORD**

SALE ADDRESS: 220 West Locust Street f/k/a 4 Penn Oak Lane, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-111**

DEBT- **\$248,610.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07208 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd,, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL the right, title, interest and claim of Edward V. Stout, Jr. and Jacqualynn M. Stout of, in and to:

ALL the following described real estate situate partly in the Borough of Avondale and partly in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 26 Gap Newport Pike, Avondale, PA 19311

DEED Book 3778, Page 1867, Parcel Number 04-04-0008.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **EDWARD V. STOUT, JR. and JACQUALYNN M. STOUT**

SALE ADDRESS: 26 Gap Newport Pike, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-112**

DEBT- **\$1,321,338.71**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-11795 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Birmingham, County of Chester and State of Pennsylvania bounded and described according to a survey of Spring Meadows by Robert F. Harsch and Associates, Inc. dated 12/5/1977 last revised 4/19/1978 and recorded in the Office of the Recording of Deed under Plan No. 1693 as follows to wit:

BEGINNING at a point on the southerly side of Hampshire Place; said point being measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the easterly side of Sherbrooke Drive; thence from said beginning point and extending along said Hampshire Place the four following courses and distances (1) south 83 degrees 07 minutes 37 seconds east 143.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 593.20 feet the arc distance of 151.75 feet to a compound curve; (3) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 13.28 feet to a point of reverse curve; (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 75.89 feet to a point a corner of Lot 3;

thence along the same south 07 degrees 26 minutes 14 seconds west 146.08 feet to a point a corner of Lot 1; thence along the same north 83 degrees 07 minutes 37 seconds west 374.02 feet to a point on the easterly side of said Sherbrooke Drive; thence along the same north 06, degrees 52 minutes 23 seconds east 203.00 feet to a point of curve; thence along the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

CONTAINING 2.769 acres of land be the same more or less.

BEING Lot 2 on the above-mentioned survey.

BEING part of the premises which Donald T.

Gladstone, attorney-in-fact for Davis S. Mindel and Donald T. Gladstone, co-partners trading as G&H Realty Company by indenture bearing the date of the 29th day of November, A.D. 1979 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 3rd day of December, A.D., 1979, in Deed Book B-56 Page 397, granted and conveyed unto Daniel A. Mazzenga and Harriet M. Mazzenga, his wife their h/s as tenants by the entireties, in fee.

TAX Parcel: #65-04E-0017

PLAINTIFF: New Century Bank d/b/a Customers Bank

VS

DEFENDANT: **BRUCE L. MARRA and JANET MARRA**

SALE ADDRESS: 1187 Hampshire Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROBERT L. SALDUTTI, ESQ., 610-994-1137**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of 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: **19-3-114**

DEBT- **\$1,491.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06375 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

TAX Parcel No. 41-8D-39

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **THOMAS J. AUGHEY, JR. and ELENA P. AUGHEY**

SALE ADDRESS: 1355 Sweetbriar Road, West Whiteland, Pennsylvania 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-3-115**

DEBT- **179,601.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No. 2015-00647 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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

SITUATE in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a plan of property of Penn Heights made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated January 26, 1953 as follows, to wit:

SITUATE on the southwesterly side of Woodlawn Street at the distance of 126.36 feet measured north 53 degrees, 58 minutes, 30 seconds west along said southwesterly side of Woodlawn Street from its intersection with the northwesterly side of Callowhill Street (both line produced).

CONTAINING in front or breadth along said southwesterly side of Woodlawn Street measured; thence north 58 degrees, 30 minutes west 18.38 feet and extending of that with in length or depth, south 36 degrees, 01 minutes, 30 seconds west between parallel lines at right angles to Woodlawn Street, the southeasterly and northwesterly lines thereof passing partly through the party walls between these premises and the premises adjoining to the southwest and northeast, respectively 90.5 feet to the center line of a certain driveway which extends southeastwardly into Callowhill

Street and northwestwardly into Oxford Avenue.

BEING Lot No. 56, House #888 Woodlawn Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the lots of ground abutting thereon and entitled to the use thereof.

SUBJECT however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

BEING the same premises which Mark Feulner and Sandra V. Feulner, husband and wife, by Deed dated February 20, 2004 and recorded March 23, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6098, Page 439, granted and conveyed unto Thomas A. Orman.

BEING known as: 888 Woodlawn Avenue, Phoenixville, PA 19460.

PARCEL No.: 15-12-17

IMPROVEMENTS: Residential property.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **THOMAS A. ORMAN a/k/a THOMAS-ALAN OF THE FAMILY ORMAN
LESLIE E. ESPOSITO-ORMAN a/k/a LESLIE-EVE OF THE FAMILY ORMAN**

SALE ADDRESS: 888 Woodlawn Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-116**

DEBT- **\$121,865.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-09515 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

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ALL THAT CERTAIN message and lot of ground, hereditaments and appurtenances, situate in the Township of Sadsbury, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western side of a public road leading from Sadsbury to Stottsville (known as Oak Street on a Plan of Lots in the Village of Pomeroy), 100 feet north from the corner of land now or late of Richard Scully, and land now or late of Morris T. Philips, and extending thence along the western side of said road north 1 degree 14 minutes east 80 feet to a point; thence along land now or late of Richard Scully north 88 degrees 46 minutes west, 150 feet to the east side of a 14 feet wide alley; thence along east side of said alley, which is either opened or intended to be opened, south 1 degree 14 minutes west, 80 feet to a point; thence by other land now or late of Richard Scully, south 88 degrees 46 minutes east, 150 feet to the place of beginning.

BEING UPI# 37-4L-13

BEING the same premises which Steven Smoker, by Deed dated October 13, 2012 and recorded November 26, 2012 in the Office of the Recorded of Deeds in and for Chester County in Deed Book 8572, Page 1099, granted and conveyed unto Rodger Cerritelli and Emma Knight.

BEING known as: 1245 Old Wilmington Road, Coatesville, PA 19320, a/k/a 2145 Old Wilmington Road, Parkesburg, PA 19365

PARCEL No.: 37-4L-13

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **RODGER CERRITELLI and EMMA KNIGHT n/k/a EMMA CERRITELLI**

SALE ADDRESS: 1245 Old Wilmington Road, Coatesville, PA 19320

A/K/A 2145 Old Wilmington Road, Pakesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-117**

DEBT- **\$20,921.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05056 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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

SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

TAX Parcel No. 55-3E-57

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **MICHAEL J. MONAGHAN**

SALE ADDRESS: 122 Old Lancaster Road, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-118**

DEBT- **\$353,028.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Robert E. Wilson, by Ralph E. Shaner & Son, Registered Professional Engineers, dated 7/20/1983 and last revised 4/26/1984, as follows, to wit:

BEGINNING at a point on the westerly side of South Keim Street (50 feet wide) said point being a corner of Lot No. 31 as shown on the above-mentioned plan; thence extending from said beginning point and along the westerly side of South Keim Street South 4° 51' east, 150 feet to a point a corner of Lot No. 33 as shown on the above-mentioned plan; thence extending along the same the two following courses and distances: (1) south 85° 9' west, 291 feet to a point; and (2) north 4° 51' west, 150 feet to a point a corner of Lot No. 31 as shown on the above-mentioned plan; thence extending along the same north 85° 9' east, 291 feet to a point on the westerly side of South Keim Street being the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above-mentioned plan.

BEING the same premises which James E. Bickel and Doris Bickel, his wife, by Deed dated 10/10/1966 and recorded in Chester County in Deed Book G-37, Page 510, granted and conveyed unto Robert E. Wilson and Florence R. Wilson, his wife, in fee.

BEING the same premises which Robert E. Wilson and Florence R. Wilson, his wife, by Deed dated 9/28/1984 and recorded in Chester County in Deed Book I64, Page 328, granted and conveyed unto H. Terry Shaner and Geraldine M. Shaner, his wife, in fee.

AND ALL THAT CERTAIN lot or piece of ground with

the buildings and improvements thereon erected, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of 'Moyer Subdivision' prepared by Bursich Associates Inc., dated April 18, 1989 last revised August 13, 1999 and recorded as Chester County Plan No. 15191 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Keim Street (T-490), said point being a corner of lands now or late of Terry and Geraldine M. Shaner, to which this is to become part; thence from said beginning point and along said Keim Street the two following courses and distances (1) south 7° 12' 9" east, 23.90 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 406.47 feet the arc distance of 28.03 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.70 feet to a point of tangent on the north side of Road 'A' of the above mentioned Plan; thence along the same north 85° 24' 3" west, 271.62 feet to a point a corner of Lot No. 12 of said Plan; thence along the same north 4° 42' 3" west, 32.05 feet to a point a corner of said lands of Shaner; thence along the same south 85° 17' 56" east, 295.78 feet to the first mentioned point and place of beginning.

CONTAINING: 0.38 acres be the same more or less.

BEING Parcel 'A' of the above-mentioned Plan.

BEING Chester County No. 17-7-169 and to become part of Chester County No. 17-7-168.

BEING the same premises which Salvatore Gambone by Indenture bearing date the 22nd day of November, A.D.,

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **H. TERRY SHANER and GERALDINE M. SHANER**

SALE ADDRESS: 1457 South Keim Street, Pottstown, PA 19465.

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-118X**

DEBT- **\$353,028.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-02472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

of Deeds, in and for the County of Chester on the 23rd day of November, A.D., 1999 in Record Book 4672, Page 1393, granted and conveyed unto Cayman Consulting, Inc., in fee.

BEING the same premises which Cayman Consulting Inc., by Deed dated 5/16/2001 and recorded 6/14/2001 in the Office of the Recorded of Deeds in and for Chester County in Deed Book 4982, Page 600, granted and conveyed unto H. Terry Shaner and Geraldine M. Shaner.

THE above parcels both now being known as Chester County No.: 17-7-168

BEING known as 1457 South Keim Street, Pottstown, PA 19465

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **H. TERRY SHANER and GERALDINE M. SHANER**

SALE ADDRESS: 1457 South Keim Street, Pottstown, PA 19465.

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-119**

DEBT- **\$201,596.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04516 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Caln Township, Chester County,
Pennsylvania
BLR# 39-4-647
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MATTHEW E. RUNYON and RANDI L. RUNYON**

SALE ADDRESS: 2747 Shelburne Road Unit 243W, Downingtown, PA 19335

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: **19-3-120**

DEBT- **\$556,354.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2014-05993 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd,, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a site layout plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989, and recorded at Chester County as Plan File No. 9462, being shown on said Plan as Unit No. D-10.

TOGETHER with and subject to Declaration recorded at Chester County in Record Book 2079 page 236.BEING County Parcel Number 2-6-337

TITLE is vested in James V. Gannon and Karol MacFadden, by Deed from John Belletti and Dolores Belletti, husband and wife, dated 04/21/2006 and recorded 04/25/2006 in Book 6825 and Page 1827.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates,

Series 2006-OA7

VS

DEFENDANT: **JAMES V. GANNON and KAROL MacFADDEN**

SALE ADDRESS: 110 Carters Grave D10, Malvern, PA 19355

~~PLAINTIFF ATTORNEY: PARKER M. GAY, PA, 610-599-8888~~

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-3-121**

DEBT- **\$254,809.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11838 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd,, 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 Uwchlan
TAX Parcel #Tax ID/UPI Parcel No. 33-05J-00760000/33-5J-76
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **DEBORA L. SUGARMAN as Executrix of the Estate of Marion E. Russo, deceased**

SALE ADDRESS: 410 Crump Road, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-122**

DEBT- **\$144,319.13**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05609 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of improved ground with the buildings erected thereon situate north of Fourth Street, east of Morris Street, and west of Chatham Street in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania.

\PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **CHRISTOPHER A. PYLE and ABIGAIL E. BOWMAN**

SALE ADDRESS: 400 Chatham Street, Avondale PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-123**

DEBT- **\$66,722.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08897 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, together with the buildings thereon, situated on the southeast corner of the intersection of 9th Avenue and Merchant Street, designated as No. 900 Merchant Street, in the City of Coatesville, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the south curb line of Merchant Street intersects the east curb line of 9th Avenue; thence along the south curb line of Merchant Street, north eighty degrees and forty-four minutes east, twenty-four and forty-one one-hundredths feet to a point; thence south nine degrees sixteen minutes east, ninety-three and fifty one-hundredths feet to a point; thence south eighty degrees forty-four minutes west, twenty-four and forty-one one-hundredths feet to the east curb line of 9th Avenue; thence by the same, north nine degrees sixteen minutes west, ninety-three and fifty one-hundredths feet to the place of beginning.

CONTAINING 2,282.34 square feet, be the same more or less.

BEING the same premises which Evelyn Carey, Executrix of the Estate of Beulah R. Gaines, deceased, and Ellis Lawrence individually, by Deed dated February 21, 1996 and recorded March 1, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4000, Page 87, granted and conveyed unto Ellis H. Lawrence.

BEING known as: 900 Merchant Street, Coatesville, PA 19320.

PARCEL No.: 16-02-307.

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to Country Wide Bank, FSB
VS

DEFENDANT: **ALFRED S. CAREY, JR., AS ADMINISTRATOR OF THE ESTATE OF ELLIS H. LAWRENCE, DECEASED**

SALE ADDRESS: 900 Merchant 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 4 pm.*

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-124**

DEBT- **\$186,472.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No.2018-07609 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Fifth Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 30, 1995 and recorded in the Office of the Chester County Recorder of Deeds on February 6, 1995, in Deed Book Volume 3860 at Page 421.

TAX Parcel No. 15-5-255

PLAINTIFF: Towd Point Mortgage Trust 2015-4, U.S. Bank National Association as Indenture Trustee

VS

DEFENDANT: **LINDA M. JOWDER**

SALE ADDRESS: 226 Green Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-125**

DEBT- **\$111,425.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-08670 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan known as "Cloverly No. 2", said plan made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, C.E. dated 8/30/1965, said plan being recorded in the Office of the Recording of Deeds in Plan Book 22 Page 28, on 12/8/1965, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of Howellville Road (60 feet wide) said point of tangent being at the distance of 20.28 feet, measured on the arc of a circle curving to the right, having a radius of 25 feet from a point of curve on the northwesterly side of Cloverly Road (50 feet wide); thence extending from said point of beginning along the said side of Howellville Road, the two following courses and distances; (1) northwestwardly on the arc of a circle curving to the left, having a radius of 10.30 feet, the arc distance of 85.03 feet (the chord of said arc bearing north 64° 46' 37" 40" west, 85.01 feet) to a point of tangent in the same and (2) north 66° 37' 40" west, 65.59 feet to a point, a corner of land of Great Valley Swim Club; thence extending along the last mentioned land, north 14° 3' 20" west, 108.73 feet to the point in line of Pennsylvania Railroad; thence extending along the last mentioned, north 77° 14' east, 220.99 feet to a point, a corner of Lot No. 2; thence extending along Lot No.

2, south 18° 22' east, 197.47 feet to a point on the northeasterly side of Cloverly Road, aforesaid; thence extending south 71° 38' west, along the said side of Cloverly Road, 100 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 25 feet, the arc distance of 20.28 feet (the chord of said arc bearing north 85° 7' 56" west, 19.72 feet) to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned Plan.

CONTAINING in area 40.427 square feet.
BEING known as 999 Cloverly Road, Berwyn, PA 19312

BEING the same premises which William H. Torian Jr. and Roberta G Torian, by Deed dated 1/26/2004 and recorded 2/5/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6059, Page 1352, granted and conveyed unto Robert A. Smith and Margaret L. Smith.

PARCEL No.: 43-10B-24.16

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **ROBERT A. SMITH and MARGARET L. SMITH**

SALE ADDRESS: 999 Cloverly Road, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-126**

DEBT- **\$952,788.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11348 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Tredyffrin Township

TAX Parcel #43-10D-11.2

ALL THAT CERTAIN lot or piece of ground in the property known, named and identified in a Plan of Subdivision for Daniel Michie, Jr. dated March 15, 1973 and last revised March 26, 1973 located in Tredyffrin Township, Chester County Pennsylvania, being more fully described in a Deed dated August 5, 1997 and recorded January 7, 1998, in the Chester County Clerk's Register's Office in Deed Book 4285, Page 167.

IMPROVEMENTS: a residential dwelling & pool

SOLD as the property of: Joel A. Harden

PLAINTIFF: U.S. Bank National Association as Legal Title Trustee for Truman
2016 SC6 Title Trust

VS

DEFENDANT: **JOEL A. HARDEN**

SALE ADDRESS: 430 Berwyn Baptist Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

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.*

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-127**

DEBT- **\$485,637.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2017-03262 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan Kay Ginn Property made by Hillcrest Associates, Inc., Landenberg, Pennsylvania, dated February 29, 1996 last revised May 6, 1996 and recorded in Plan File #13397, as follows, to wit:

BEGINNING at a point on the title line in the bed of Schoolhouse Road T-378 said point also being a corner of Lot #1; thence extending from said beginning point and along the title line in the bed of Schoolhouse Road the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 1378.77 feet from the arc distance of 267.83 feet to a point of tangent; and (2) north 30 degrees, 32 minutes, 15 seconds east, 66.75 feet to a point a corner of Lot #1; thence extending along same the 3 following courses and distances: (1) south 61 degrees 22 minutes 25 seconds east, 258.84 feet to a point; (2) south 18 degrees, 57 minutes, 16 seconds west, crossing a floodplain, 292,70 feet to a point and (3) north 72 degrees, 02 minutes, 17 seconds west, recrossing the aforesaid floodplain, 296.64 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING the same premises which Kenneth C. Weaverling, Jr., by Deed dated 05/09/2000 and recorded 05/25/2000 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4759, Page 324, granted and conveyed unto Kenneth C. Weaverling, Jr. and Virginia Stanley.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **VIRGINIA STANLEY and KENNETH C. WEAVERLING**

SALE ADDRESS: 651 Old Schoolhouse Road, Landenberg, Pennsylvania 19350

PLAINTIFF ATTORNEY: **DANIELLE M. KARCICH, ESQ., 215-979-3858**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-3-128**

DEBT- **\$25,639.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04997 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan thereof made by P. Short, Professional Engineers, dated March 5, 1954, as follows:

BEGINNING at a point on the southerly side of Garfield Avenue (50 feet wide) at the distance of 145.83 feet southwestwardly from the southwesterly side of Whiteland Avenue (of irregular width).
BEING Parcel No. 11-9-28.

BEING the same premises which Richard R. Krug, by Deed dated the November 17, 1995 and recorded November 22, 1995 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3964 Page 2105, granted and conveyed unto, Brenda A. Brittell, in fee.

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

VS

DEFENDANT: **DALE T. BRITTELL and BRENDA A. BRITTELL**

SALE ADDRESS: 438 Garfield Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-129**

DEBT- **\$33,278,411.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2918-08498 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land situate in the Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being known as Lot No. 67, as shown on a certain Plan entitled Reserve at Waynebrook, as recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania as Plan No. 17625.

BEING UPI No. 32-3-711

BEING part of the same premises which General Residential Holdings, Inc., a Pennsylvania Corporation, by Deed dated 06/22/2004 and recorded 07/14/2004 in Chester County at Record Book 6217 Page 1843, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania corporation, in fee.

AND the said The Cutler Group, Inc., a Pennsylvania corporation is now known as Hudson Palmer Homes, Inc., a Pennsylvania corporation.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THE CUTLER GROUP, INC., n/k/a HUDSON PALMER HOMES, INC., SAMON, INC., 550 PARSONAGE LANE, LLC, and DAVID CUTLER**

SALE ADDRESS: 406 Waynebrook Drive, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-130**

DEBT- **\$323,603.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02684 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd., 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 Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit; BEGINNING at a point on the northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) south 80 degrees 48 minutes 7 seconds west 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, north 15 degrees 26 minutes 0 seconds west crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence north 77 degrees 18 minutes 52 seconds east 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 south 7 degrees 1 minute 8 seconds east recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November, 4 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee for Asset Backed Funding Corporation
Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

SALE ADDRESS: 14 Penn Oak Lane, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-131**

DEBT- **\$80,134.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07796 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd,, 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 Franklin
TAX Parcel #Tax ID/UPI Parcel No. 72-05-0008/72-5-8
IMPROVEMENTS: A residential dwelling.

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

DEFENDANT: **VIRGINIA STANLEY and KENNETH C. WEAVERLING JR. aka KENNETH C. WEAVERLING**

SALE ADDRESS: 651 Old School House Road, Landenberg, PA 19350
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-132**

DEBT- **\$189,132.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03837 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in
the Borough of Spring City, County of Chester, Commonwealth of
Pennsylvania, being more fully described in Deed dated December 30,
1999 and recorded in the Office of the Chester County Recorder of
Deeds on January 4, 2000, in Deed Book Volume 4693 at Page 1727.
TAX Parcel No. 14-7-93

PLAINTIFF: Citibank, N.A., as Trustee, in trust for registered holders of WaMu asset-backed
certificates WaMu Series 2007-HE2 Trust

VS

DEFENDANT: **JASON VALENTI**

SALE ADDRESS: 448 S, Main street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLLP 1-5-855-9521**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-134**

DEBT- **\$123,849.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-01479 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. 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, B & C collectively identified as UPI 27-GH-26
SITUATED in Schuylkill Township.

PLAINTIFF: Silverang Donohoe Rosenzweig & Haltzman, LLC

VS

DEFENDANT: **ELIAS KARKALAS, VALLEY FORGE ARCADIA ASSOCIATES and HENDERSON
202 ASSOCIATES**

SALE ADDRESS: 80 Flintlock Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, ESQ., 610-263-0136**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-3-135**

DEBT- **\$189,893.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No 2018-07540 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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PROPERTY situate in Township of Valley
TAX Parcel #Tax ID/UPI Parcel No. 38-01-0114/38-1-

IMPROVEMENTS: A residential dwelling.

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

DEFENDANT: **BRANDON RHONE and KRISTINA M. SNYDER**

SALE ADDRESS: 26 Tuxford Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-136**

DEBT- **\$64,160.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-02009 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Borough of South Coatesville and City
of Coatesville
TAX Parcel # 9-2-78.1Q
IMPROVEMENTS thereon: A residential dwelling

PLAINTIFF: Habitat for Humanity of Chester County, Inc.

VS

DEFENDANT: **GLADYS AGUILAR**

SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D. WUERSTLE, ESQ., 610-331-8894**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-3-137**

DEBT- **\$60,659.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10312 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot of land, upon which is erected the west house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

BEGINNING at a point in the center line of Belmont Street, 18.8 feet westwardly from the west line of White Alley, a corner of land late of James E. Dunleavy, deceased; thence along the said center line of Belmont Street, south 80 degrees 44 minutes west 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife; thence by the same north 09 degrees 16 minutes west 115 feet to the south line of Harmony Street; thence by the same north

80 degrees 44 minutes east 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, south 09 degrees 16 minutes east and passing through the center of the middle dividing partition in said block of two brick dwelling houses, 115 feet to the place of beginning.

BEING UPI Number 1 606 04680000

PARCEL No.: 1 606 04680000

BEING known as: 615 Belmont Street, Coatesville, PA 19320

BEING the same property conveyed to Miesha Williams and Mohamed Kargbo who acquired title, with rights of survivorship, by Virtue of a Deed from Harmun Development, Inc., dated August 6, 2014, recorded September 23, 2014, at Document ID 11367155, and recorded in Book 8989, Page 335, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MOHAMED KARGBO and MIESHA WILLIAMS, aka MIESHA L. WILLIAMS**

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-138**

DEBT- **\$361,174.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07206 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Franklin Township, Chester
County, Pennsylvania
BLR# 72-4L-17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust
VS

DEFENDANT: **JOSEPH L. BEITLER, JR. a/k/a JOSEPH L. BETTLER, JR. and KRISTI D.**

MIZENKO

SALE ADDRESS: 126 Carriage Run Drive, a/k/a 126 Carriage Run Road, Lincoln University, PA
19352-1210

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: **19-3-139**

DEBT- **\$245,803.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00102 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of King's Grant Subdivision, made by Edward B. Walsh & Associates, Inc., Downingtown, Pa., (610) 518-1360 dated 10/13/2004 and recorded in Chester County Plan File No. 17224, as follows, to wit:

BEGINNING at a point on the northerly side of Balmoral Road, a corner of Lot #55; thence from said beginning point along Lot #55 north 09 degrees, 06 minutes, 46 seconds west, 97.81 feet to a point in line of Lot #57; thence along the same north 80 degrees, 53 minutes, 14 seconds east, 85.00 feet to a point on the westerly side of Albermarle Court; thence along the same the (2) courses and distances: (1) south 09 degrees, 06 minutes, 46 seconds east, 72.81 feet to a point of curve and (2) on the arc of a circle curving to the right,

having a radius of 25.00 feet and passing through a clear site triangle, the arc distance of 39.27 feet to a point of tangent on the northerly side of Balmoral Drive; thence along the same south 80 degrees, 53 minutes, 14 seconds west, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot #56 as shown on said Plan.

BEING the same premises which DHLP King's Grant, L.P., by Deed dated December 30, 2005 and recorded January 20, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6744, Page 603, granted and conveyed unto John Phan and Kieu Oanh Truong a/k/a Kieu O. Truon, husband and wife.

BEING known as: 1604 Albermarle Court, Coatesville, PA 19320

PARCEL No.: 39-1-161

IMPROVEMENTS: Residential property.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **JOHN PHAN and KIEU OANH TRUONG a/k/a KIEU O. TRUONG**

SALE ADDRESS: 1604 Albermarle Court, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-140**

DEBT- **\$2,492.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06756 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd., 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 brick message and lot or land
known as No. 233 High Street, situate on the northerly side of said
street between Main Street and Marshall Street, in the Fifth Ward of
the Borough of Phoenixville.
TAX Parcel No. 15-5-499

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ANDREW DUREN, JR.**

SALE ADDRESS: 233 W. High 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 4 pm.*

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-141**

DEBT- **\$147,070.13**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08312 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd., 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan for "Darlington Hunt-Phase IV" made by Lake Roeder Hillard & Beers, Oxford, PA, dated June 14, 2001, last revised March 28, 2001 and recorded on October 29, 2001, as Plan No. 15975 as follows to wit:

BEGINNING at a point on the northeasterly side of Oxford Road (SR 3018), said point being a corner of Lot #16 (as shown on said Plan): thence from said point of beginning leaving said road extending along Lot #16 north 21 degrees 57 minutes 21 seconds east 210.00 feet to a point, being a corner of Lots #14 and 316; thence extending along Lot #14 south 68 degrees 02 minutes 39 seconds east 198.75 feet to a point in line of lands now or late of Albert O. Moran, Jr. and Louise J. Moran, being a corner of Lot #14 thence extending along lands of Moran the two following courses and distances: (1) south 16 degrees 02 minutes 19 seconds west 135.49 feet to a point on the aforesaid side of Oxford Road; thence extending along same north 68 degrees 02 minutes 39 seconds west 210.00 feet to the first mentioned point and place beginning.

BEING Lot #15 on the above mentioned plan.

BEING UPI #69-3-32.

BLR# 69-3-32

BEING the same premises: the said Andrew N. Wright, an unmarried individual became seized of the interest granted and conveyed, in fee, by Jesse R. Cox and Amie M. Cox, husband and wife as evidenced by Deed dated 4/27/2007 and recorded 5/8/2007 in the Office of the Recorder in Chester County, in Book 7153, Page 1967,

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

VS

DEFENDANT: **ANDREW N. WRIGHT**

SALE ADDRESS: 557 Oxford Road, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-142**

DEBT- **\$2,612.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00587 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 50-5-244

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **TIMOTHY A. CLARK and CORINNE CLARK**

SALE ADDRESS: 1558 Tattersall Way, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-143**

DEBT- **\$1,525.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10583 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the build-
ings and improvements thereon erected, situate in the Borough of West
Chester, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 1-6-53.2

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **CASSANDRA JONES**

SALE ADDRESS: 121 S. Worthington Street, West Chester, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-144**

DEBT- **\$1,320.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No 2016-09036 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Caln, County of Chester and Commonwealth of Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS
DEFENDANT: **WILLIAM DUFFY**
SALE ADDRESS: 100 Ayerwood Drive, Caln Township, Pennsylvania
PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-145**

DEBT- **\$1,638.62**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2017-07605 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

TAX Parcel No. 50-5A-339

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHRISTOPHER A. BOYER and ANGELA M. OCCHIOLINI BOYER**

SALE ADDRESS: 1603 Loretta Lane, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-146**

DEBT- **\$267,586.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2003-04081 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Willistown Township, Chester
County, Pennsylvania
BLR# 54-1P-299
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **PATRICIA M. HALSEY,**

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

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **19-3-147**

DEBT- **\$252,857.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00905 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Marlborough Township,
Chester County Pennsylvania
BLR# 61-6-404
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC
VS

DEFENDANT: **ANNA-CARIN BREWER**

SALE ADDRESS: 246 Cherry Lane, Kennett Square, PA 19348-4709

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: **19-3-148**

DEBT- **\$64,533.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-03590 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Grove Borough, Chester
County, Pennsylvania
BLR# 5-4-212
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York Successor in Interest to JP
Morgan Chase Bank as Trustee for Gsrpm 2002-1

VS

DEFENDANT: **KATHLEEN M. PALCSO a/k/a KATHLEEN M. COMBS**

SALE ADDRESS: 109 East Summit Avenue, West Grove, PA 19390-1216

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: **19-3-149**

DEBT- **\$46,429.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04670 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan for Dorothy M. Haering, made by Huth Engineers, Inc., dated 1/11/80 and recorded on 4/24/80, as Plan #2982, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly ultimate right-of-way line, Skelp Level Road, said point being at the distance of 35.64 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along the aforesaid ultimate right-of-way line of Skelp Level Road, north 36 degrees 39 minutes 07 seconds west, 117.99 feet to a point, a corner of lands now or late of James W. McFarland; thence extending along same, north 58 degrees 02 minutes 01 second east, 301.52 feet to a point, a corner of Lot #2 on said Plan; thence extending along same, south 34 degrees 42 minutes 46 seconds east, 133.34 feet to a point on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along same, the 3 following courses and distances: (1) south

56 degrees 23 minutes 05 seconds west, 171.53 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 1,060.25 feet, the arc distance of 117.96 feet to a point of compound curve and (3) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 35.64 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.00 acres of land be the same more or less.

BEING UPI Number 5 102 00310000

PARCEL No.: 5 102 00310000

BEING known as: 1095 Harmony Hill Road,

Downingtown, PA 19335

BEING the same property conveyed to Melanie A.

Sloyer, a single woman who acquired title by Virtue of a Deed from Richard C. Wallace and Bonnie S. Wallace, dated January 13, 1995, at Instrument Number 2805, and recorded in Book 3852, Page 1927, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MELANIE A. SLOYER and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 1095 Harmony Hill Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-150**

DEBT- **\$149,412.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-08492 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd., 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 London Grove
TAX Parcel #Tax ID/UPI Parcel No. 59-08-0218/59-8-218
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERRI JAYNE METHVIN as EXECUTRIX of the ESTATE of JANE M. METHVIN DECEASED**

SALE ADDRESS: 645 Martin Drive, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-151**

DEBT- **\$389,433.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00446 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd., 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN message and 2 tracts of land situate in the Township of Londonderry, County of Chester and State of PA, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a stone in the middle of the Gap and Newport Turnpike Road; thence along the same and by land now or late of Joseph Booth south 58 1/4 degrees east, 101 perches to a stone (broken); thence by land now or late of Samuel Clark, south 08 degrees west, 13.50 perches to a stone; south 4 1/2 degrees east, 55 perches to a sassafras on a line of land now or late of Thomas Adams; thence by the same south 81 1/2 degrees west, 121.90 perches to a Gum Tree; thence by land now or late of Issac Pierce north 14 degrees east, 66.80 perches to a small white oak; thence north 88 degrees east, 32.30 perches to a chestnut; north 10 1/4 degrees east, 2.40 perches to a maple, north 72 3/4 degrees west, 32.30 perches to a scrub "Spanish Oak; north 14 degrees east, 63 perches to the place of beginning.

TRACT NO. 2:

BEGINNING at a post in the middle of the Gap and Newport Turnpike Road, a corner of lands now or late of Oliver A. Baker and Job Harry; thence along the Turnpike Road by land now or late of Charles Booth (the following being the true and not magnetic bearings according to a survey made 11/14/1863) north 70 1/2 degrees west 25.80 perches to a post; thence by land late of the said David E. Clark, deceased, south 64 1/4 degrees east, 27.46 perches to a post; and thence by land now or late of Job Harry north 4 1/2 degrees east, 4.50 perches to the place of beginning.

PLAINTIFF: Fifth Third Mortgage Company
VS

DEFENDANT: **GREGORY J. CELLINI and GLENDA M. CELLINI**

SALE ADDRESS: 2122 Gap Newport Pike, Cochranville, PA 19330

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

EXCEPTING thereout and therefrom all those 3 certain tracts or parcels of land, being Parcel #1, containing 12.68 acres, more or less, Parcel #2 containing 21.76 acres, more or less, and Parcel #3, containing 26.38 acres, more or less, described according to a Plan of Property made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, dated 5/2/1969 and revised 7/11/1969, by Deed conveyed from Paul E. White and Madolin E. White, his wife, dated 7/23/1969 and recorded in Chester County in Deed Book X-38 Page 727, and granted unto Alfred A. Liberi, in fee.

ALSO excepting thereout and therefrom all that certain tract of land, containing described according to a survey by H2 Engineering Associates, dated 11/24/1980; by Deed conveyed from Paul E. White and Madolin E. White, husband and wife, dated 1/13/1981 and recorded in Chester County in Deed Book Y-57 Page 491, granted unto Ralph L. Stoltzfus and M. Ilene Stoltzfus, husband and wife, in fee.

BEING UPI Number 4 602 00560000

PARCEL No.: 4 602 00560000

BEING known as: 2122 Gap Newport Pike,
Cochranville, PA 19330

BEING the same property conveyed to Gregory J. Cellini and Glenda M. Cellini, husband and wife who acquired title by Virtue of a Deed from Madolin E. White, no marital status shown, dated May 12, 1998, recorded May 20, 1998, at Deed Book 4351, Page 2201, Office of the Recorder of Deeds, Chester County, Pennsylvania.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-3-152**

DEBT- **\$443,169.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11234 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan entitled "Goshen Downs, prepared by 8WK, Ltd., on 05/18/1978, revised 06/13/1978 and recorded in Chester County as of Plan No. 146 as follows, to wit:

BEGINNING at a point on the southeasterly side of Upton Circle (50.00 feet wide), a corner of this and Lot No. 2, as shown on said Plan, which point is measured the two (2) following courses and distances from a point of curve on the southwesterly side of the development entrance road (80 feet wide);

(1) LEAVING said entry road on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the southeasterly side of Upton Circle; and,

(2) SOUTH 62 degrees 42 minutes 00 seconds west, along said side thereof 275.93 feet to the point of beginning;

THENCE, extending from said point of beginning, south 27 degrees 18 minutes 00 seconds east, along line of Lot No. 2, 290.40 feet to a point, a corner on the northwesterly side of Greenhill Road (L.R. 15096) (which point is 25.00 feet measured northwestwardly of the centerline thereof measured at right angles thereto); thence, extending, south 62 degrees 42 minutes 00 seconds west, along said side thereof, 177.25 feet to a point, a corner of Lot No. 4 as shown

on said Plan; thence, extending north 18 degrees 10 minutes 10 seconds west, along line of Lot No. 4, 297.34 feet to a point, a corner of the aforesaid southwesterly side of Upton Circle; thence, extending along said side of Upton Circle, the next two (2) courses and distances:

(1) ON the arc of a curve, curving to the left, having a radius of 250.00 feet, the arc distance of 39.84 feet to a point of tangent; and,

(2) NORTH 62 degrees 42 minutes 00 seconds east, 90.39 feet to a corner of Lot No. 2, aforesaid, the first mentioned point and place of beginning.

BEING Parcel ID 53-1R-53

BEING known for informational purposes as 1268 Upton Circle, West Chester, PA 19380

BEING the same premises which was conveyed to Harvey Hasen, an unmarried man, by Deed of Greg A. Morris and Lea A. Morris, husband and wife, dated 06/17/2006 and recorded 09/19/2006 as Instrument 10687652 Book 6957 Page 1488 in the Chester County Recorder of Deeds Office. And the said Harvey Hasen passed away on or about January 2, 2015, thereby vesting title unto Christine M. Hasen as Executrix of the Estate of Harvey Hasen

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

DEFENDANT: **CHRISTINE M. HASEN, EXECUTRIX OF THE ESTATE OF HARVEY HASEN aka HARVEY HAROLD HASEN, DECEASED**

SALE ADDRESS: 1268 Upton Circle, 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 4 pm.*

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-153**

DEBT- **\$171,820.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03678 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan made for Wild Goose Farm by Brandywine Valley Engineers Inc., Boothwyn, Pa., dated 02/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12772, as follows, to wit:

BEGINNING at a point on the southeasterly side of Picket Way at a common corner of Lots No. 3 and No. 4 as shown on said Plan; thence from said beginning point and extending along Lot No. 3, south 26 degrees 29 minutes 0 seconds east crossing over a certain 20 feet wide open space easement 96 feet to a point; thence extending south 63 degrees 31 minutes 0 seconds west 44 feet to a point, a corner of Lot No. 5; thence extending along the same, north 26 degrees 29 minutes 0 seconds west re-crossing the aforesaid easement 96 feet to a point on the southeasterly side of Picket Way, aforesaid; thence extending along the side of said road, north 63 degrees 31 minutes 0 seconds east 44 feet to a point, being the first mentioned point and place of beginning.

TITLE to said premises vested in Joseph Stephen Wolf and Sandra Wolf by Deed from Wild Goose Farms, Inc. a PA Corp dated December, 12 1996 and recorded December 20, 1996 in the Chester County Recorder of Deeds in Book 4121, Page 272.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-154**

DEBT- **\$66,627.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No 2018-083876 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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# #68-6-1.7
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A
VS

DEFENANT: **KAREN L. DRAKE**

SALE ADDRESS: 2104 Deer Path Road, Nottingham, PA 19362-9106

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: **19-3-155**

DEBT- **\$344,971.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-03752 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Village at Bell Tavern" made for MGJAD Associates, L.P., prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, Pennsylvania 19335, (610) 518-1360, dated 11/22/00, last revised 9/12/03 and recorded in Chester County as Plan No. 16863 as follows, to wit:

BEGINNING at a point on the southerly side of Lincoln Drive a corner of Lot 184 on said plan, thence extending along said lot, south 06° 21' 42" east crossing a 12 foot wide utility and maintenance easement, 122.33 feet to a point, a corner of Lot 194, thence extending along same, south 83° 38' 42" west recrossing said 12 feet wide utility and maintenance easement and crossing a variable width

parking easement, 122.33 feet to a point on the southerly side of Lincoln Drive, thence extending along same, north 83° 38' 18" east 43.85 feet to the first mentioned point and place of beginning.

BEING Lot 183 on said plan.

TAX ID/Parcel No. UPI #40-2-1114

BEING the same premises which Joshua A. Janis and Jennifer A. Hulnick, as joint tenants with right of survivorship, by Deed dated September 23, 2008 and recorded September 25, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7520, Page 1768, granted and conveyed unto Joshua A. Janis and Jennifer A. Janis, as husband and wife, as joint tenants with the right of survivorship.

BEING known as: 11 Lincoln Drive, Downingtown, PA 19335

PARCEL No.: 40-2-1114

IMPROVEMENTS: Residential property.

PLAINTIFF: Midland States Bank
VS

DEFENDANT: **JOSHUA JANIS a/k/a JOSHUA A. JANIS and JENNIFER JANIS a/k/a JENNIFER A. JANIS and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 11 Lincoln Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-156**

DEBT- **\$307,746.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09959 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Whiteland Township,
Chester County, Pennsylvania
BLR# 41-8-111
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MEREDITH L. HARSCH a/k/a MEREDITH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH**

SALE ADDRESS: 1296 Samuel Road, West Chester, PA 19380-1065

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: **19-3-157**

DEBT- **\$322,927.37**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02972 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,
Chester County, Pennsylvania
BLR# 69-6-138.1E
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC
VS

DEFENDANT: **ROBERT C. NEELY a/k/a ROBERT CAMERON NEELY**

SALE ADDRESS: 266 Waterway Road, Oxford, PA 19363-3909

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: **19-3-158**

DEBT- **\$743.636.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-06858 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 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 Pikeland Township, Chester
County, Pennsylvania
BLR# 34-1-111
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company NA, fka The Bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-Ar2

VS

DEFENDANT: **KEITH L. FRANKLIN and YVETTE J. FRANKLIN**

SALE ADDRESS: 1625 Spring House Road, Chester Springs, PA 19425-1428

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: **19-3-159**

DEBT- **\$74,460.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04071 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

TRACT NO. 1:

ALL THOSE TWO CERTAIN lots or pieces of ground with the hereditaments and appurtenances, thereon erected, situate in West Whiteland Township, Chester County, PA, being Lot Nos. 67 to 68 inclusive in Section "D" on a Certain Plan of Lots of Whiteland Crest, bearing dated July 1926, and recorded in the Office for the Recording of Deeds at West Chester in Plan Book 1 Page 246 and being bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 69 at the distance of 300 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on the said Hendricks Avenue 50 feet (each lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

TRACT NO. 2:

ALL THOSE CERTAIN two lots or pieces of ground known

as Lots Nos. 69 and 70 Section "D" on a certain plan of lots of Whiteland Crest in the Township aforesaid, bounded and described according to the above plan as follows:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 71 at the distance of 250 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on said Hendricks Avenue 50 feet (east lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

BEING UPI Number 41-05G-0051

PARCEL No.: 41-05G-0051

BEING known as: 224 South Hendricks, Exton, PA 19341

BEING the same property conveyed to Daniel McIntyre and Linda McIntyre, as tenants by the entireties who acquired title by Virtue of a Deed from Olive Trego Naylor, widow by her attorney in fact Sarah C. Cohee, dated October 24, 1997, recorded December 4, 1997, at Book 4268, Page 0104, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **DANIEL J. McINTYRE, aka DANIEL McINTYRE, LINDA G. McINTYRE, aka LINDA McINTYRE, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 224 South Hendricks, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-160**

DEBT- **\$67,143.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2012-06382 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd,, 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 Borough of West Chester
TAX Parcel #Tax Parcel ID/UPI #: 01-09-0526/1-9-526
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-162**

DEBT- **\$1,418.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2016-05421 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of High Meadows made by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated November 8, 1976 last revised February 10, 1977 and recorded in Chester County as Plan #924 as follows, to wit:

BEGINNING at a point on the northerly side of Roland Road a corner of Lot 19 on said Plan; thence extending along the northerly side of said road Lot 87 degrees 07 minutes west 220 feet to a point a corner of Lot 21 on said Plan; thence extending along said lot north 02 degrees 53 minutes east 203.52 feet to a point in line of Lot 3 on said Plan; thence extending partly along said lot and partly along Lot 4 on said Plan south 85 degrees 48 minutes 30 seconds east along 154.36 feet to a point; thence extending still along Lot 4 on said Plan south 87 degrees 07 minutes east 65.68 feet to a point a corner of Lot 19 on said Plan; thence extending along said Lot south 02 degrees 53 minutes west 200 feet to the first mentioned point and place of beginning. CONTAINING 1.016 acres more or less. Being Lot 20 on said plan. TAX Parcel No. 47-8-19.24

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **MILBY B. THORINGTON aka BRIAN M. THORINGTON**

SALE ADDRESS: 104 Roland Road, E. Fallowfield, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-163**

DEBT- **\$49,543.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No 2018-04726 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the buildings thereon erected, situate in the Township of Valley, Chester County, Pennsylvania, known and designated as Lot No. 17 in Plan of West Coatesville, recorded in the Office of the Recorder of Deeds of Chester County, in Plan Book 1, Page 42, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the northwest corner of Lot No. 16 which point is 30 feet from the southeast corner of Grove Avenue and Front Street; thence southwardly along the line of said Lot Number 16 110 feet to a point at the north side of a 15 foot wide alley; thence westwardly along the north side of said 15 foot wide alley; 30 feet to a point at the east side of Grove Avenue; thence northwardly along the east side of Grove Avenue 110 feet to a point at the south side of Front Street, thence eastwardly along the south side of Front Street 30 feet to the place of beginning.

BOUNDED on the north by Front Street, on the south by a 15 foot wide alley and the west by the Grove Avenue, and on the east by Lot Number 16

UPI No. 38-5F-112

BLR# 38-5F-112

TITLE to said premises vested in Earnest S. Shortridge, sole owner, by deed from Dante Dicamillo and Claire DiCamillo, tenants in common, dated 11/24/2014 and recorded 11/25/2014 in Book 9020 Page 2368

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNEST S. SHORTRIDGE, DECEASED**

SALE ADDRESS: 3 Brook Street, 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 4 pm.*

CAROLYN B. WELSH, SHERIFF