

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 21st @ 11 AM

ADDENDUM

CONDITIONS OF SALE

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

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

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

DEBT- **\$3,183.69**

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

Thursday, Nov. 17, 2016 @ 11am

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

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

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

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **17-3-168**

DEBT- **\$3,224.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, situate on the north side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania
TAX Parcel No. 15-9-38

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ATL ASSOCIATES**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, Pennsylvania 19460

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$516,927.84**

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

Thursday, August 17th, 2017

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

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

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

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

VS

DEFENDANT: **MATTHEW J. GIBSON**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$164,685.72**

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

Thursday, September 21st, 2017

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

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

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

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

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

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

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

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

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

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$101,910.35**

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

Thursday, September 21st, 2017

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

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

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

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$218,307.61**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

PARCEL Number: 17-3G-28

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

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

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

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

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$274,162.77**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$445,668.97**

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

Thursday, June 21st, 2018

AT 11:00 A.M.No

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

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

PLAINTIFF: Wells Fargo Bank, NA
VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-7-387**

DEBT- **\$1,440.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-08666 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract of land with buildings and improvements thereon erected, shown on a revised plan made by the Chester County Builders, known as Lot No. 58 Megargee Heights, Caln Township, County of Chester, Pennsylvania.
TAX Parcel No. 39-3Q-67

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS
DEFENDANT: **AMY C. HENSON**
SALE ADDRESS: 1410 Stirling Street, 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 2PM.

Sheriff's Sale of Real Estate

SALE NO: **18-7-388**

DEBT- **\$2,341.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-08310 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN tract, piece or parcel of land situate
in the Township of Westtown, County of Chester, Commonwealth
of Pennsylvania.

TAX Parcel No. 67-3-129.22

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JOSEPH E. ROSS and LYNDA D. ROSS**

SALE ADDRESS: 2739 Whittleby Court, Westtown Township, Pennsylvania

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-7-391**

DEBT- **\$1,845.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10091 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, July 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN Unit in the property known,
named and identified in the Declaration Plan referred to below as
Westtown Mews Condominium, located at West Chester Pike (Pa.
Route 3) and Manley Road, Westtown Township, Chester County,
Commonwealth of Pennsylvania.
TAX Parcel No. 67-2-205

PLAINTIFF: Westtown Township

VS

DEFENDANT: **WESLEY ADDERTON, JR.**

SALE ADDRESS: 1518 Manley Road, Apt. A-6, Westtown Township, Pennsylvania

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$210,897.60**

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

Thursday, July 19th, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$288,869.01**

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

Thursday, July 19th, 2018

AT 11:00 A.M.No

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

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

PLAINTIFF: Fulton Bank, N.A.

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$66,540.32**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

DEFENDANT: **JESSICA GRAY**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$354,911.70**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

BEING known as 342 Devon Drive

BEING Chester County UPI # 33-4R-9

PARCEL No. 33-04R-0009.0000

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

PLAINTIFF: Bayview Loan Sevinging, LLC

VS

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

ENGELMAN a/k/a JAMES C. ENGLEMAN

SALE ADDRESS: 342 Devon Drive, Exton, PA 19341

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-8-482**

DEBT- **\$1,152.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09456 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **DINITA TONEY and UNITED STATES OF AMERICA**

SALE ADDRESS: 7 Brighton Court, 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 2PM.

Sheriff's Sale of Real Estate

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

DEBT- **\$68,383.75**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

CHESTER County Tax Parcel No. 39-4-2

BLR# 39-4-2

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$454,164.08**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

PREMISES "A"

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

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

PREMISES "B"

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

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

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

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

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

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

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

PLAINTIFF: Coatesville Savings Bank
VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$1,084.724.00**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$45,189.00**

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

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

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

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

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water Restorations, Inc.

VS

DEFENDANT: **MANFRED W. GALONSKA**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$617,828.05**

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

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$285,538.01**

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

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: TruMark Financial Credit Union

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$430,187.39**

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

Thursday, November 15th, 2018 @ 11 AM

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

PREMISES A

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

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

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

PREMISES B

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

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

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

COUNTY Parcel No. 15-9-510

PLAINTIFF: Beneficial Bank

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$262,974.98**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: U.S. Bank National Association

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$160,744.12**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$225,768.19**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

BEING UPI Number 3 005 02210200

PARCEL No.: 3 005 02210200

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JULIE BARBATI**

SALE ADDRESS: 888 Horseshoe Pike, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$317,359.61**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

BEING Lot No. 15 on said Plan.

BLR# 22-3-61.16

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

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

VS

DEFENDANT: **JASON A. MARTIN**

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$146,491.94**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-621**

DEBT- **\$145,968.86**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

PLAINTIFF: Pacific Union Financial LLC

VS

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

SALE ADDRESS: 15 Mary Street, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$495,272.80**

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

Thursday, November 15th, 2018 @ 11 AM

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

PARCEL NO.: 52-06E-0052

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

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

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

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

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

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

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$163,500.57**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

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

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

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

BLR# 58-1-12.2

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

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

VS

DEFENDANT: **CLARENCE W. GRAY III**

SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$296,603.64**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

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

BEING Lot No. 65 on said Plan.

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 122 Cornwall Place, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-11-646**

DEBT- **\$462,114.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04352 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Survey of Property of C. Ellwood Loughlin, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated November 14, 1949, as follows, to wit:

BEGINNING at a point being the intersection of the title line in the bed of the road from Chester Hollow to Chester Springs (no width set out) with the title line in the bed of new road from Kimberton to Lionville (no width set out); thence extending from the point of beginning, along the title line in the bed of the new road from Kimberton to Lionville, south 76 degrees, 11 minutes west, 500.63 feet to an iron pipe; still along said title line, south 75 degrees, 1 minute west, 51.60 feet to an iron pin; thence extending partly along the title line in the bed of the old road to Lionville, north 44 degrees, 15 minutes east, 505.73 feet to a spike; thence along the title line in the bed of the road from Cedar Hollow to Chester Springs, south 41 degrees, 23 minutes east, 300.48 feet to the point and place of beginning.

BEING Tax Parcel 34-1-43

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **PICKERING MILL, LLC**

SALE ADDRESS: 1299 Kimberton Road, a/k/a 1600 Yellow Springs Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **FREDERICK R. MOGEL, ESQ., 610-376-1515**

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

Sheriff's Sale of Real Estate

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

DEBT- **\$246,201.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2016-05458 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
BLR# #33-3-117
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$399,279.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT 2018-00878 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF PENNSBURY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED ACCORDING TO A PLAN OF PROPERTY OF WILLIAM II. CHARCH ESTATE, SAID PLAN MADE BY G.D. HOUTMAN & SON, CIVIL ENGINEERS AND LAND SURVEYORS DATED OCTOBER 25, 1960, AS FOLLOWS, TO WIT:-
BEGINNING AT A SPIKE FORMING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LAND NOW OR LATE OF EDNA LOUIS STELLWAGON AND THE TITLE LINE IN THE BED OF BRINTON'S BRIDGE ROAD (PROPOSED FIFTY FEET WIDE); THENCE EXTENDING FROM SAID POINT OF BEGINNING MEASURED ALONG THE TITLE LINE THROUGH THE BED OF BRINTON'S BRIDGE ROAD THE THREE FOLLOWING COURSES AND DISTANCES TO WIT: (1) SOUTH FIFTY-FOUR DEGREES FORTY-FIVE MINUTES EAST THREE HUNDRED TWO AND SIXTY-SEVEN ONE HUNDREDTHS FEET TO A SPIKE; (2) SOUTH FIFTY TWO DEGREES FIFTY-FIVE MINUTES EAST ONE HUNDRED FIFTY-THREE AND THIRTEEN ONE-HUNDREDTHS FEET TO A SPIKE; AND (3) SOUTH FORTY-EIGHT DEGREES THIRTY-EIGHT MINUTES EAST FORTY-TWO AND THIRTY-ONE ONE-HUNDREDTHS FEET TO A POINT ON THE EXTENSION OF THE NORTHEASTERLY SIDE OF A CERTAIN PRIVATE ROAD (FIFTY FEET WIDE); THENCE EXTENDING NORTH EIGHTY-SIX DEGREES FIFTY-ONE MINUTES WEST MEASURED ALONG THE NORTHEASTERLY SIDE OF ITS EXTENSION OF THE PRIVATE ROAD TWO HUNDRED TWENTY AND FIVE ONE-HUNDREDTHS FEET TO A POINT OF CURVE IN THE SAME; THENCE EXTENDING NORTHWESTWARDLY AND SOUTHWESTWARDLY PARTLY ALONG THE NORTH-

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

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

TAX ID: 64-3-64.7

FOR INFORMATION PURPOSES ONLY, PROPERTY ALSO KNOWN AS:

2149 BRINTONS BRIDGE ROAD
WEST CHESTER, PA19382

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

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

VS

DEFENDANT: CLARENCE W. BOWERSOX, JR.

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$272,337.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11901 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

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

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

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

:

PLAINTIFF: James B. Nutter & Company
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$146,867.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04126 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on
Monday, February 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's
Office within ten (10) days thereafter.

PROPERTY situate in the Spring City Borough, 1st, Chester
County, Pennsylvania
BLR# 14-7-56
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC
VS

DEFENDANT: **CHRISTOPHER BARBUTO**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03450 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-11A-73
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$213,071.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08325 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or tracts of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, being Lots No. 40 and 41 Block No. 4, on a plan of lots as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid, developed by Harry A. Nachols, bounded and described as follows, to wit:

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

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

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

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

VS

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

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$249,355.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00006 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

SALE ADDRESS: 417 Bucktoe Road, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$152,079.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02131 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in New London Township, Chester County, State of PA, bounded and described according to a Plan of Manchester, made by Drake & Waddington, Surveyors, Engineers and Planners, Kennett Square, PA dated 12-11-1987, recorded 4-5-1988 in Plan File No. 8090 as follows, to wit:

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

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

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

BEING Parcel No. 71-2-4.17

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$169,856.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05742 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

PARCEL No.: 9-10-47.25

IMPROVEMENTS: Residential property.

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

DEFENDANT: **JUDITH T. SARKEES**

SALE ADDRESS: 14 Branford Way, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$326,651.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07090 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

PLAINTIFF: Ditech Financial LLC FKA Green Tree Servicing LLC
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$339,856.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2009-09917 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

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

VS

DEFENDANT: **DANA A. BRINTON**

SALE ADDRESS: 735 Price Street, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$394,922.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00226 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

ALL that tract, piece or parcel of land, and the improvements thereon erected, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, described as follows:

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

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

BLR# 50-2-85.44

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$256,390.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03446 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

PROPERTY situate in the East Vincent Township, Chester County, Pennsylvania
BLR# 21-6-155
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **IVAN FOKIN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-61**

DEBT- **\$182,459.12**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Caln
TAX Parcel #39-4E-228
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company
VS
DEFENDANT: **ELIZABETH C. SMALTZ**
SALE ADDRESS: 2558 Dupont Street, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-78**

DEBT- **\$41,066.53**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Honey Brook
TAX Parcel #Tax ID/UPI Parcel No. 22-08-0081.010/22-8-81.1
IMPROVEMENTS: a residential dwelling.

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-88**

DEBT- **\$10,827.83**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

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

BEING Lot No. 36 on said Plan.

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

PLAINTIFF: PNC Bank, National Association
VS

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

SALE ADDRESS: 125 Brandywine Drive, Coatesville, PA 19320

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

follows, to wit:

BEGINNING at a point in the northwest right-of-way line of Brandywine Drive (60 feet wide) said point being situate at the intersection of said right-of-way line with the boundary line dividing Lot No. 35 from Lot. 36; thence along said right of way line north 26 degrees 27 minutes 35 second east 15 feet to a point; thence through the land comprising Lot No. 36 north 63 degrees 35 minutes 20 seconds nest 130 feet to a point; thence still through Lot No. 36 south 26 degrees 27 minutes 35 seconds west 15 feet to a point in the line dividing Lot No. 36 from Lot No. 35; thence along said dividing line south 63 degrees 35 minutes 20 seconds east 130 feet to the northeast right of way line of Brandywine Drive the point and place of beginning.

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

BEING UPI Number 2 802 0093320

PARCEL No.: 2 802 0093320

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$364,250.51**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of East Pikeland
TAX Parcel #Tax ID/UPI Parcel No. 26-04-C-0083/26-4C-83
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **DAPHNE PLOTTS**

SALE ADDRESS: 10 Beard Circle, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-95**

DEBT- **\$207,049.22**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

PLAINTIFF: Finance of America Reverse LLC
VS

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

SALE ADDRESS: 127 East Niels Street, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$24,125.09**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-7-69
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Metropolitan Life Insurance Company
VS

DEFENDANT: **KARL BROOMALL**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-106**

DEBT- **\$229,308.92**

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

Thursday, February 21st, 2019 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 25th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

TAX ID: 28-8E-0023

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

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

VS

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

SALE ADDRESS: 102 Debbie Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF