

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, April 18th @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on April 18th, 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, April 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **19-4-165**

DEBT- **\$121,406.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08539 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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, Chester County,
Pennsylvania
BLR# 14-4-278
Improvements thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation
VS

DEFENDANT: **KRISTIN CLANCEY**

SALE ADDRESS: 59 North Church Street, Spring City, PA 19475-1808

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: **19-4-166**

DEBT- **\$29,567.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06318 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN piece or parcel or Tract of land situate in the Township of New London, Chester County, Pennsylvania, and being known as 2125 Newark Road, West Grove, Pennsylvania 19390.

PLAINTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **WILLIAM SHOWALTER, JR.**

SALE ADDRESS: 2125 Newark Road, West Grove, Pennsylvania 19390

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: **19-4-169**

DEBT- **\$407,062.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No. 2018-08074 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described according to a final plan for "Brittingham", made by Hillcrest Associates, Inc., dated 3/25/2003, last revised 6/16/2003 and recorded 9/17/2003 as Plan #16748 as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Richards Way (50 feet wide), said point being a corner of Lot #7 (as shown on said plan): thence from said point of beginning extending along said road on a line curving to the right having a radius of 175.00 feet an arc distance of 196.53 feet to a point, being a corner of Lot #5; thence leaving said road extending along Lot #5 north 85 degrees 46 minutes 10 seconds east 164.45 feet to a point in line of Open Space, being a corner of Lot #5; thence extending along said Open Space south 18 degrees 58 minutes 22

seconds west 45.07 feet to a point, being a corner of Lot #7 thence extending along Lot #7 south 26 degrees 56 minutes 19 seconds west 155.08 feet to the first mentioned and place of beginning.

BEING Lot #6 on the above mentioned plan CONTAINING 0.418 acres of land more or less BEING UPI # 60-4-21.9

BEING the same premises which Wilkinson Signature, L.L.C., a Pennsylvania Limited Liability Company, by Deed dated October 06, 2006 and recorded October 26, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6990, Page 859, granted and conveyed unto Shat Lwin and Edith J. Lwin, husband and wife.

PARCEL No.: 6-4-21.9

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHAT LWIN and EDITH J. LWIN**

SALE ADDRESS: 201 Richards Way, Avondale, PA 19311

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: **19-4-170**

DEBT- **\$92,207.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2007-04660 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision of land for Diane L. Phelen-Carter made by Berger and Hayes, Inc., dated March 15, 1983 and recorded November 10, 1983 as Plan File #4169 Chester County as follows to wit:

BEGINNING at a point on the title line in the bed of Byers Road (LR 15142) said point also being the line dividing the Township of Uwchlan and the Township of West Pikeland; thence extending along same the three following courses and distances: (1) south 83 degrees 0 minutes 0 seconds east 179.85 feet to a point; (2) south 80 degrees 19 minutes 25 seconds east and crossing a Texas Eastern pipeline 502.19 feet; and (3) south 80 degrees 37 minutes 10 seconds east 143.20 feet to a point in the bed of Lionville Station Road (T-464); thence extending south 52 degrees 7 minutes west 344.37 feet to a point in the middle of the Texas Eastern Pipeline said point also being a corner of Lot 1 the 4 following courses and distances; (1) north 53 degrees 11 minutes 13 seconds west 118.38 feet; (2) north 74 degrees 12 minutes 35 seconds west 100.19 feet; (3) south 89 degrees 51 minutes 47 seconds west 157.00 feet; and (4) south 55 degrees 7 minutes 20 seconds west 109.40 feet to a point in line of lands now or late of Berwyn Taylor; thence extending along same north 45 degrees 30 minutes west 396.12 feet to a point in line of lands now or late of Roger G. Powell; thence extending along the same the three follow-

ing courses and distances (1) north 80 degrees 53 minutes east crossing a stream 256.10 feet; (2) north 80 degrees 14 minutes west 156.14 feet and (3) north 13 degrees 50 minutes west 36.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown as said Plan.

BEING Chester County UPI 33-1-22.

BEING the same premises which Walter F. Kasker by indenture bearing date July 23, 2014 and recorded July 25, 2014 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 8958 Page 1757, granted and conveyed his undivided one-half interest unto Julie L. Andrew, in fee.

PLAINTIFF: Julie Lynn Andrew

VS

DEFENDANT: **HALLSTON MANOR FARM, LLC**

SALE ADDRESS: 520 Byers Road, Chester Springs, Uwchlan Township, Chester County, Pennsylvania 19425

PLAINTIFF ATTORNEY: **LEO M. GIBBONS, ESQ., 610-426-0100**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-171**

\$246,297.67

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05668 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-05-102.35
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **RAMON RAMIREZ a/k/a RAMON O. RAMIREZ and VANESSA RAMIREZ a/k/a VANESSA L. RAMIREZ**

SALE ADDRESS: 266 Sandy Way, Coatesville, PA 19320-5548

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: **19-4-172**

DEBT- **\$210,315.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00817 DIRECTED TO SHERIFF CAROLYN B. WELSH, HEREINDESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in Sadsbury Township, Chester County, Pennsylvania
BLR# 37-4-53-.27
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-2

VS

DEFENDANT: **CYNTHIA R. REINHARD and JAMES R. REINHARD**

SALE ADDRESS: 101 Slate Ridge Road, Coatesville, PA 19320-1669

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-173**

DEBT- **\$195,158.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03458 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the southeasterly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road north 50 degrees 44 minutes 10 seconds east 96.16 feet to a point, a corner of Lot #36; thence extending along the same south 39 degrees 15 minutes 50 seconds east, 225.00 feet to a point, a corner of Lot #27; thence extending along same south 50 degrees 44 minutes 10 seconds west, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same north 39 degrees 15 minutes 50 seconds west 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

BEING UPI #37-4-223.

FEE simple title vested in Marcus Lane, by deed from Damian G. Mataraza and Sandra F. Mataraza, husband and wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Clerk's Office in Deed Book 8222, Page 1530.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARCUS N. LANE a/k/a MARCUS LANE**

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365-9108

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: **19-4-174**

DEBT- **\$100,024.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01325 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN message and tract of land together with the east half of a block of two brick dwelling houses located on the south side of Charles Street in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point of intersection of the south curb line of Charles Street with the west line of High Street; thence along the said west line of High Street south nineteen degrees fifty-two minutes east, one hundred feet to an iron pin, a corner of land of Michael Petrosky; thence along said land south seventy-one degrees thirteen minutes west, twenty-six and sixty-five one hundredths feet to a stake at remaining corner of land of the grantors herein; thence north eighteen degrees forty-seven minutes west and passing through the center of the middle partition wall dividing the premises herein conveyed

from the premises immediately adjoining on the west, one hundred feet to a point marked by a cut in the concrete sidewalk in the south curb line of Charles Street; thence along the south curb line of Charles Street, north seventy-one degrees thirteen minutes east, twenty-five and three one-hundredths feet to the place of beginning.

CONTAINING two thousand five hundred and eighty-four square feet of land, be the same, more or less.

TAX ID: 16-09-0145

TITLE is vested in Merle Corle and Desiree Corle, h/w by the entireties by deed from Stephen J. Zelina, Jr. and Anne B. Zelina, husband and wife, dated 03/24/2005 and recorded 03/31/2005 in Book 6449 and Page 1592.

PLAINTIFF: Wilmington Savings Fund Society, FSB as owner trustee of the Residential Credit Opportunities Trust V-B

VS

DEFENDANT: **DESIREE M. CORLE and MERLE CORLE**

SALE ADDRESS: 410 Charles Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-175**

DEBT- **\$260,630.581**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09898 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Westtown, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Title Plan of "Coventry Village" formerly "Parkway Village" made by Henry C. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pa. dated September 5, 1978 and recorded in Chester County as Plan Nos. 2682 and 2683 as "Parkway Village" but now known as "Coventry Village" as last revised July 25, 1985 as follows, to wit:

BEGINNING at a point on the south side of South Coventry Lane (50 feet wide) a corner of No. 554 South Coventry Lane (as shown on said plan); thence extending from said beginning point along said side of South Coventry Lane north 48 degrees 55 minutes 00 seconds east 20.00 feet to a point, a corner of No. 558; thence leaving said side of South Coventry Lane and extending along said No. 558 south 41 degrees 05 minutes 00 seconds east passing through a partition wall 115.38 feet to a point in line of Open Space (as shown

on said Plan); thence extending along said open space south 48 degrees 55 minutes 00 seconds west 20.00 feet to a point, a corner of aforesaid No. 554; thence extending along No. 554 north 41 degrees 05 minutes 00 seconds west passing through a partition wall 115.38 feet to the first mentioned point and place of beginning.

CONTAINING 2,308 square feet of land more or less. Being No. 556 South Coventry Lane as shown on the above mentioned in Plan.

BEING UPI Number 67-04C-019

PARCEL No.: 67-04C-0197

BEING known as: 1556 South Coventry Lane, West Chester, PA 19382

BEING the same property conveyed to James B. Quirk who acquired title by virtue of a deed from James B. Quirk and Jacqueline E. Quirk, dated April 3, 2008, recorded July 2, 2008, at Document ID 10858067, and recorded in Book 7469, Page 2374, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Mortgage Solutions of Colorado, LLC
VS

DEFENDANT: **JAMES B. QUIRK (deceased); UNKNOWN HEIRS, and/or ADMINISTRATORS OF THE ESTATE OF JAMES B. QUIRK (if any)**

SALE ADDRESS: 1556 South Coventry Lane, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-176**

DEBT- **\$223,563.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08156 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th., 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 City of Coatesville, County of Chester and State of Pennsylvania and being described from a plan of property of Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 3/13/1998, last revised 8/4/1998 and recorded 8/27/1998 in Chester County as Plan No. 14562 and being more fully described, as follows, to wit:

BEGINNING at a point on the west side of Eighth Avenue said point also being the southeast corner of lands now or formerly of Oscar L. Moore, as shown on said Plan; thence extending from said point and place of beginning and extending along Eighth Avenue south 17 degrees 00 minutes 00 seconds east 76.00 feet to a point; thence extending south 73 degrees 00 minutes 00 seconds west 160.00 feet to a point along Palmer Avenue; thence extending along said Palmer Avenue north 17 degrees 00 minutes 00 seconds west 76.00 feet to a point; thence extending north 73 degrees 00 minutes 00 sec-

onds east 160.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING 12,0160 square feet of land, more or

less.

BEING UPI Number 1606 06020100

PARCEL No.: 1606 06020100

BEING known as: 46 South 8th Avenue, Coatesville, PA 19320

BEING the same property conveyed to Francis Green and Carmen Green, husband and wife, who acquired title by virtue of a Deed from the Trinity United Bible Church, dated December 30, 1998, recorded January 7, 1999, at Instrument Number 6848754, Deed Book 4486, Page 2210, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A

VS

DEFENDANT: **CARMEN GREEN and FRANCIS GREEN**

SALE ADDRESS: 46 South 8th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-177**

DEBT- **\$13,175.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-08240 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 piece or parcel or tract
of land situate in the Borough of Atglen, Chester County,
Pennsylvania, and being known as 731 Hillcrest Drive, Atglen,
Pennsylvania 19310.

PLAINTIFF: Branch Banking and Trust Company

VS

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

SALE ADDRESS: 731 Hillcrest Drive, Atglen, Pennsylvania 19310

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: **19-4-178**

DEBT- **\$131,037.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-08158 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-9-3.16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust
VS

DEFENDANT: **SUSAN GRITZ**

SALE ADDRESS: 742 West Kings Highway, Coatesville, PA 19320-1798

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: **19-4-179**

DEBT- **\$323,539.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No. 2018-03838 DIRECTED TO SHERIFF CAROLYN B. WELSH, DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Chester County,
Pennsylvania, New Garden Twp
BLR# 60-3-247-29
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **MATTHEW J. RISLEY and DEBRA ANN WRIGHT**

SALE ADDRESS: 6 Saddle Court, Landenberg, PA 19350-9216

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: **19-4-180**

DEBT- **\$96,081.20**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10658 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 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 Parkesburg Borough, Chester
County, Pennsylvania
BLR # 8-5-289
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **KRISTEN C. LANCENESE**

SALE ADDRESS: 432 Third Avenue, a/k/a 432 West Third Avenue, Parkesburg, PA 19365-1406

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: **19-4-181**

\$166,940.95

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09490 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-6A-414
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **PETER E. TAVANI**

SALE ADDRESS: 214 Drummers Lane, Wayne, PA 19087-1533

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-700**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of 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: **19-4-182**

DEBT- **\$563,377.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07530 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Elk Township, Chester County,
Pennsylvania
BLR# 70-2-21.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **BRIAN J. SCHAFER and RANDI J. SCHAFER**

SALE ADDRESS: 104 Elizabeth Way, Oxford, PA 19363-2632

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: **19-4-183**

DEBT- **\$301,240.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-03589 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Lower Oxford Township, Chester
County, Pennsylvania
BLR# 56-4-11.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carisbrook Asset Holding Trust
VS

DEFENDANT: **DONALD F. LEO**

SALE ADDRESS: 190 Penns Grove Road, a/k/a 190 Pennsgrove Road,
Oxford, PA 19363-1244

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: **19-4-184**

DEBT- **\$112,971.722**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06056 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-4-223, 18-4-223-E
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **THOMAS E. HERBERT, JR.**

SALE ADDRESS: 730 Pigeon Creek Road, Pottstown, PA 19465-8259

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: **19-4-185**

DEBT- **\$5,868.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04170 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October 23, 1973, n Plan Book 52 page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973, in Miscellaneous Deed Book 215 page 2584, being and designated on said Declaration. Plan as Unit 1-8 as more fully described in such Declaration together with a proportionate undivided interest in the Common Elements (a defined in such Declaration) as .641%.

BEING known as 108 Valley Drive.

UPI #53-6-107

BEING the same land and premises, which Andrea Madden, by Deed from Kathy J. Burns dated October 28, 1999, recorded November 4, 1999 in Chester County Recorders of Deeds in Book 4662 Page 1384.

THE said Andrea Madden is also known as Andrea F. Charitonchick.

PLAINTIFF: Goshen Valley Condominium One
VS

DEFENDANT: **TONYA A. MACK**

SALE ADDRESS: 108 Valley Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **NICOLE D. MILLER, ESQ., 609-751-5551**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-186**

DEBT- **\$319,689.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02049 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th., 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA, dated July 23, 1962 and last revised May 25, 1963, as follows, to wit:

BEGINNING at a point on the northerly side of Karen Drive (50 feet wide), which point is measured the (6) following courses and distances from a point of curve on the northerly side of King Street (50 feet wide): (1) extending from a point of curve on a line curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) north 21 degrees, 34 minutes, 20 seconds west, 33.71 feet to a point of curve; (3) on a line curving to the right having a radius of 336.88 feet, the arc distance of 107.11 feet to a point of tangent; (4) north 3 degrees, 21 minutes, 20 seconds west, 106.12 feet to a point of curve; and (5) on a line curving to the right having a radius of 175 feet, the arc distance of 266.36 feet to a point and place of beginning; thence extending from said beginning point and (6) north

83 degrees, 51 minutes, 10 seconds east, 52.72 feet to a point; thence extending north 6 degrees, 8 minutes, 50 seconds west, 143.49 feet to a point; thence extending north 88 degrees, 43 minutes, 10 seconds east, 86.31 feet to a point; thence extending south 6 degrees, 8 minutes, 50 seconds east, 136.16 feet to point on the northerly side of Karen Drive, aforesaid; thence extending along the same, south 83 degrees, 51 minutes, 10 seconds west, 86 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 as shown on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Charles E. Wyszynski and Fiona C. Wyszynski, dated July 17, 2015, and recorded on July 20, 2015, by the Chester County Recorder of Deeds in Deed Book 9147, Page 356, as Instrument No. 11420221, granted and conveyed unto Fiona C. Wyszynski, an individual.

BEING known and numbered as 18 Karen Drive, Malvern, PA 19355.

UPI No. 2-3-15.9.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **FIONA C. WYSZYNSKI**

SALE ADDRESS: 18 Karen Drive, Malvern, PA 19355

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: **19-4-187**

DEBT- **\$188,441.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06317 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

TRACT NO. 1: ALL THAT CERTAIN tract or lot of land situated in West Brandywine Township, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows

BEGINNING at a corner in a line of land now or late of Whitehead; thence by the same south 11 degrees 20 minutes east 198 feet to a corner; thence by land now or late of the school south 66 degrees 50 minutes west 369 feet to a corner; thence by land now or late of Leonard H. Anderson et ux., north 11 degrees 20 minutes west 117 feet to a corner; and by the same north 55 degrees 20 minutes east 354 feet to the place of beginning.

TRACT NO. 2: ALL THAT CERTAIN lot or tract of land situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, surveyed by Edgar Laub, bounded and described as follows:

BEGINNING at an iron pin on the north side of a public road (T-413) and corner of land now or late of Frank Buchanan; thence by land now or late of Frank Buchanan north 62 degrees 13 minutes 45 seconds east 174.1 feet to an

iron pin; thence by land now or late of Emiline Steinbronn the following two courses and distances: (1) south 09 degrees 54 minutes 45 seconds east 6.41 feet to an iron pin; thence south 18 degrees 20 minutes 45 seconds west 58.22 feet to a spike in a public road; thence by said road south 81 degrees 54 minutes west 138.55 feet to the point of beginning.

BEING known as 177 Union Road, Coatesville, PA 19320.

BEING UPI #29-6-34.

BEING the same premises which Frank Buchanan, single and Marjorie Buchanan Seiple f/k/a Marjorie Buchanan and Alan L. Seiple, Jr., her husband by Deed dated September 9, 1971 and recorded November 1, 1971 in Deed Book G40 Page 66 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Allen L. Seiple, Jr. and Marjorie H. Seiple, his wife, in fee. And the said Allen L. Seiple, Jr., has since departed this life on November 7, 2005, whereby title is vested in Marjorie H. Seiple, his wife, by right of survivorship.

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **MARJORIE H. SEIPLE**

SALE ADDRESS: 177 Union Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-188**

DEBT- **\$166,421.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00689 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Kennett Square Borough, Chester
County, Pennsylvania
BLR# 3-3-23
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage Inc.

VS

DEFENDANT: **JAMES N. VANN, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF JAMES N. STAFFORD, KEITH N. STAFFORD, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JAMES N. STAFFORD**

SALE ADDRESS: 136 North Walnut Street, Kennett Square, PA 19348

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: **19-4-189**

DEBT- **\$166,571.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No. 2018-08560 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-1-19.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **CHRISTINE MOORE a/k/a CHRISTINE M. MOORE and JOHN C. MOORE**

SALE ADDRESS: 309 Compass Road, Parkesburg, PA 19365-2125

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: **19-4-190**

DEBT- **\$163,895.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2015-02894 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20th, 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 Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land designated as Lots Nos. 345A, 345; and the greater portion of 346 situate in Thorndale Heights, Division No. 1, also called Iovanna Springs, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by J.W. Harry, C.E., dated November 16, 1955, as follows: beginning at a stake in the center line of bungalow glade, said point of beginning being one hundred fifty-two and fourteen one-hundredths feet westwardly from a pin marking the intersection of the center line of bungalow glade with the center line of Edgemont Drive; thence along the center line of bungalow glade north eighty-eight degrees fifty-four minutes west and crossing a stake thirty and one one hundredths feet from the next mentioned point one hundred eleven and ninety-eight one-hundredths feet to a pin in the westerly line of Oak Street; thence along the westerly line of Oak Street, north two degrees fifty-one minutes east one hundred

thirty-five and six one-hundredths feet to a pin in the center line of an alley (12 feet wide); thence along the center line of said alley south eighty-eight degrees fifty-four minutes east one hundred seven and eighty-six one-hundredths feet to a stake, a corner of remaining land of Estell Paup; thence leaving said alley and along the same south one degree six one-hundredths minutes west one hundred thirty-five feet to the first mentioned point and place of beginning.

BEING UPI Number 3904M00090100

PARCEL No.: 3904M00090100

BEING known as: 3647 Bungalow Glade, Caln Township, PA 19335

BEING the same property conveyed to Robert A. Leslie and Wendy L. Leslie who acquired title by Virtue of a Deed recorded February 22, 1988, at Mortgage Book 1059, Page 299, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee

VS

DEFENDANT: **ROBERT A. LESLIE and WENDY L. LESLIE**

SALE ADDRESS: 3647 Bungalow Glade, Caln Township, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-191**

DEBT- **\$79,732.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-06171 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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, on which is located the north half of a block of two brick dwelling houses situated in the City of Coatesville, Chester County, Pa., bounded and described as follows:

BEGINNING at a point on the east curb line of Rosemont Avenue, distant measuring along said curb line 308.60 feet south of the south curb line of Walnut Street; thence measured along the east curb line of Rosemont Avenue southwardly 26 feet and extending back eastwardly between parallel lines of that width at right angles to Rosemont Avenue 139 feet to the west line of Franklin Street. The south line of the premise hereby conveyed passes through the center of the dividing partition separating the house herein conveyed from the house immediately adjoining on the south.

BOUNDED on the north by Lot No. 41, now or late of John B. Miles, on the east by the west line of Franklin Street, on the south by land now or late of Eugene E. Levis and on the west by the east curb line of Rosemont Avenue.

CONTAINING 3,614 square feet of land, be the same more

or less.

TAX ID/Parcel No. 16-10-78

BEING the same premises which Theodore M.

Verbinski and Jeanne D. Verbinski, husband and wife by Deed dated 9/13/1971 and recorded 10/8/1971 in Chester County in Deed Book F-40 Page 264 conveyed unto Ronald C. McClure and Sandra L. McClure, husband and wife, in fee

AND the said Ronald C. McClure departed this life on August 8, 1994 whereby title vested in Sandra L. McClure by right of survivorship.

BEING known as: 149 Rosemont Avenue, Coatesville, PA 19320

PROPERTY ID: 16-10-78

TITLE to said premises is vested in Sandra L. McClure a/k/a Sandi McClure by Deed from Sandra L. McClure a/k/a Sandi McClure, dated 12/22/2006 recorded 02/05/2007 in Book No. 7075 Page 1783

TO be sold as property of: Sandra L. McClure a/k/a Sandi McClure

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-5, Asset-Backed Certificates, Series 2007-5.

VS

DEFENDANT: **ESTATE OF SANDRA L. McCLURE a/k/a SANDI McCLURE; RONALD McCLURE; PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA L. McCLURE; a/k/a SANDI McCLURE; SHELLY NEELY, KNOWN HEIR OF SANDRA L. McCLURE a/k/a SANDI McCLURE; JODI DAVIS, KNOWN HEIR OF SANDRA L. McCLURE a/k/a SANDI McCLURE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SANDRA. L. McCLURE a/k/a SANDI McCLURE**

SALE ADDRESS: 149 Rosemont Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT CRAWLEY, ESQ. 855-381-9549**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-192**

DEBT- **\$2,632.80**

BY VIRTUE OF THE WITHIN MENTIONED WRI No. 2017-06890 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 unit in the property known, named
and identified as Glenharie Condominium located in the Township of
Tredyffrin, County of Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 43-6A-238

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **YVONNE RAYHER**

SALE ADDRESS: 38 Drummers Lane, Tredyffrin Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-193**

DEBT- **\$4,937.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06503 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 unit in the property known, named and identified in the Declaration Plan referred to below as Signal Hill at Chesterbrook, ion Bradford Road, in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 43-5-3404

PLAINTIFF: Tredyffrin/Easttown School District
VS
DEFENDANT: **LAWRENCE A. SEGAL and CAROL J. SEGAL**
SALE ADDRESS: 6 Lantern Lane, Tredyffrin Township, Pennsylvania
PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-194**

DEBT- **\$217,045.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08089 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Turnbridge" made by Henry S. Conrey Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated July 23, 1976 last revised October 5, 1976 and recorded December 8, 1976 in Plan File #733 as follows, to wit:

BEGINNING at a point on the northwesterly side of Governors Circle (50 feet wide) said point also being a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point and along Lot #10 north 1 degree 43 minutes 00 seconds west 209.40 feet to a point in line of land of Robert L. Whittaker; thence extending along the same the two following courses and distances: (1) north 33 degrees 17 minutes 00 seconds east 32.25 feet to a point in stone fence row; and (2) south 85 degrees 42 minutes 26 seconds east 171.70 feet to a point a corner of Lot #12; thence extending along same and through the bed of a 20 feet wide drain easement south 17 degrees 12 minutes 53 seconds west 264.43 feet to a point of

Governors Circle cul-de-sac; thence extending around said cul-de-sac the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 52.66 feet to a point of reverse curve and (2) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 36.14 feet to a point of tangent; thence extending along the northerly side of Governors Circle south 33 degrees 17 minutes 00 seconds west 34.86 feet to the first mentioned point and place of beginning.

CONTAINING 1.000 acre of land, be the same more or less.

BEING Lot #11 as shown on said Plan.

BEING UPI Number 30-06-0200

PARCEL No.: 30-06-0200

BEING known as: 125 Governors Circle,

Downingtown, PA 19335

BEING the same property conveyed to Dawn M.

Burstyn who acquired title by virtue of a deed from Linnea Luciana and Louis J. Luciano, no marital status shown, dated February 10, 2014, recorded March 19, 2014, at Document ID 11336343, and recorded in Book 8898, Page 2393, Office of the Recorder of Deeds, Chester County, Pennsylvania

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAWN M. BURSTYN**

SALE ADDRESS: 125 Governor's Circle, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-195**

DEBT- **\$6,343.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11677 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Plan of Lots 94-96 final subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the northwesterly side of MacDuff Court, a corner of Limited Common Area; thence extending along same, the 7 following courses and distances: (1) south 56 degrees 25 minutes 28 seconds west, 12.33 feet to a point; (2) north 33 degrees 34 minutes 32 seconds west, 2.33 feet to a point; (3) south 56 degrees 25 minutes 28 seconds west, 11.67 feet to a point; (4) north 33 degrees 34 minutes 32 seconds west, 9.67 feet to a point; (5) south 56 degrees 25 minutes 28 seconds west, 6.33 feet to a point; (6) north 33 degrees 34 minutes 32 seconds west, 4.33 feet to a point and (7) south

56 degrees 25 minutes 28 seconds west, 12.00 feet to a point; thence extending north 33 degrees 34 minutes 32 seconds west, along Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same, the 4 following courses and distances: (1) north 56 degrees 25 minutes 28 seconds west, 30.00 feet to a point; (2) south 33 degrees 34 minutes 32 seconds east, 16.33 feet to a point; (3) north 56 degrees 25 minutes 28 seconds east, 12.00 feet to a point and (4) south 33 degrees 34 minutes 32 seconds east, 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

BEING No. 805 MacDuff Court.

UPI Number: 62-5-343.

BEING commonly known as: 805 MacDuff Court, Chadds Ford, PA 19317.

RESIDENTIAL dwelling

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

DEFENDANT: **JOHN J. DANKO, JR.**

SALE ADDRESS: 805 MacDuff Court, Chadds Ford, Kennett Township, Chester County, PA
19317

PLAINTIFF ATTORNEY: **SCOTT F. WATERMAN, ESQ., 610-566-6177**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-196**

DEBT- **\$107,676.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06667 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN tract of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Plan made 7/09/1955 by C. Timothy Slack, records now property of Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pennsylvania:
TAX Parcel Number: 16-01-0004.0000
BEING UPI # 16-1-4
BEING known as 230 Harlan Drive, Coatesville, PA 19320
BEING the same premises which Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1, by Ocwen Loan Servicing, LLC as Attorney in Fact, by Deed dated 4/27/2017 and recorded 5/23/2017 in the Chester County Recorder of Deeds at Book 9546, Page 543, granted and conveyed unto KJ Custom Homes, LLC.

PLAINTIFF: Loan Funder LLC, Series 1859

VS

DEFENDANT: **KJ CUSTOM HOMES, LLC**

SALE ADDRESS: 230 Harlan Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SARAH A. ELIA, ESQ., 267-295-3364**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-197**

DEBT- **\$2,576.67**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09682 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land situate
in the Township of East Bradford, County of Chester and
Commonwealth of Pennsylvania
TAX Parcel No. 51-5-57.1J

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **GARY W. ACERS and SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Lane, East Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-198**

DEBT- **\$234,943.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07876 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Cain, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan for Don Shakespear made by Lester R. Andes, R. E., dated February 10; 1989, last revised June 27, 1989 and filed in Chester County as Plan #10600, as follows, to wit: BEGINNING at a point on the easterly right of way line of Maranatha Drive, said point being mutual corner of Lot 7 and Lot 8 the herein described lot; thence leaving Maranatha Drive and along Lot 7 north 40 degrees 01 minutes 37 seconds east 331.66 feet to a point a corner of lands now or late of John F. X. Dunn, et ux; thence along lands of Dunn south 55 degrees 08 minutes 49 seconds east along a Swale easement 151.62 feet to a point a corner of Lot 9; thence along Lot 9 the two following courses and distances, (1) south 40 degrees 01 min-

utes 37 seconds west 71.20 feet to a point on the right of way line Maranatha Drive; thence along said right of way line on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 115.00 feet to the point and place of beginning.

BEING Lot 8 on said plan.

BEING UPI Number 28-05-0140.06H

PARCEL No.: 28-05-0140.06H

BEING known as: 150 Maranatha Drive, Coatesville, PA 19320

BEING the same property conveyed to John M.

Driscoll, no marital status shown who acquired title by virtue of a deed from Smart Choice REI, LLC, no marital status shown, dated January 30, 2014, recorded February 4, 2014, at Document ID 11329985, and recorded in Book 8881, Page 2124, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **NORMAN J. PINE, ESQ., aka NORMAN J. PINE, II, AS ADMINISTRATOR
TO THE ESTATE OF JOHN M. DRISCOLL**

SALE ADDRESS: 150 Maranatha Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-199**

DEBT- **\$291,015.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10858 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,
Chester County, Pennsylvania
BLR# 69-5-102

PLAINTIFF: Santander Bank, N.A. f/k/a Sovereign Bank N.A.
VS

DEFENDANT: **FRANCIS HILDWINE and JEANETTE HILDWINE**

SALE ADDRESS: 301 Anvil Road, Nottingham, PA 19362-9612

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: **19-4-200**

DEBT- **\$470,090.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-03025 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 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 with dwelling and garage erected thereon situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared by John D. Stapleton, III, Registered Surveyor, dated May 18, 1983 and revised June 22, 1983 as follows to wit:

EGINNING at a planted stone found on the east side of Newhall Road (T-428), a corner of land of Robert E. Brown; thence along said Brown's land north 85° 48' 42" east, 262.60 feet to a planted stone found in line of land of Hugh J. Lofting; thence along said Lofting's land for the following two courses and distances: (1) south 21° 5' 40" east, 143.59 feet to an existing marble monument and (2) north 86° 6' 30" east, 102.01 feet to a point, a corner of Lot No. 2; thence along said Lot No. 2 for the following two courses and distances: (1) south 3° 53' 30" east, 289.10 feet to a point and (2) south 86° 6' 30" west, 291.72 feet to a point in line of land of Horace J. Wolfe; thence along said Wolfe's land and along land of Vernon H. Beebe's north 27° 2' 37" east crossing an existing gravel lane for a distance of 336.94 feet to a point on the east side thereof; thence re-crossing said land and continuing along Beebe's land south 85° 46' 8" west cross-

ing Newhall Road for a distance of 350.32 feet to a monument found on the west side thereof; thence extending diagonally across said Newhall Road north 20° 13' east, 151.16 feet to the place of beginning.

CONTAINING 2.354 acres of land be the same, more or less.

BEING Lot No. 1 and the adjoining right of way area of Newhall Road as shown on the above-mentioned subdivision plan and herein above described as one parcel.

BEING known as 810 Newhall Road, Kennett Square, PA 19348

BEING the same premises which Wickersham Building and Development Corporation Inc., by Deed dated 1/28/2005 and recorded 3/11/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6432, Page 2224, granted and conveyed unto Glenn S. Koetz and Margaret M. Manning.

PARCEL No.: 61-2-74.1

IMPROVEMENTS: Residential property

PLAINTIFF: Citizens Bank, N.A., f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **MARGARET M. MANNING and GLENN S. KOETZ**

SALE ADDRESS: 810 Newhall Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-201**

\$159,866.25

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10420 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Valley Township, Chester
County, Pennsylvania
BLR# 38-4-125
IMPROVEMENTS thereon: residential dwelling

PLAINIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MICHELE D. SCOTT and ROBERT L. SCOTT, SR.**

SALE ADDRESS: 20 Cynthia Road, Coatesville, PA 19320-2718

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: **19-4-202**

DEBT- **\$567,523.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04118 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with improvements erected thereon, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania as shown on Subdivision Plan for Candlewyck at New Garden (PIA Tract) prepared for Orleans Corporation by Nave, Newell, & Stampfi, Ltd. dated 4/26/2000 and recorded in Plan Book #15796, bounded and described as follows: beginning at a point in the dividing line between Lot 19 and Lot 18 said point being located on the westerly right-of-way line of Honey Locust Drive and continue from said beginning point the five (5) following courses and distances: (1) north 79 degrees 52 minutes 03 seconds west the distance of 150.05 feet to a point; (2) north 10 degrees 31 minutes 16 seconds east the distance of 100.00 feet to a point; thence south 79 degrees 28 minutes 44 seconds east the distance of 150.00 feet to a point on the westerly right-of-way line of Honey Locust Drive; thence (4) along the same south 10 degrees 31 minutes 16 seconds west the distance of 85.25 feet to a point; thence (5) along the same in an arc of a circle curving to the left having a radius of 2025 feet the arc distance of 13.73 feet to the first mentioned point and place of beginning.

FEE simple title vested in Steven S. Jamshidi and Linda A. Jamshidi, husband and wife by deed from, Sharp Road Farms, Inc., a Pennsylvania corporation, dated 06/29/2004, recorded 07/08/2004, in the Chester County Recorder of Deeds in Deed Book 6213, Page 488.

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-4, Asset-Backed Certificates, Series 2005-4 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **STEVEN S. JAMSHIDI a/k/a STEVEN JAMSHIDI a/k/a JAMSHIDI and LINDA A. JAMSHIDI**

SALE ADDRESS: 207 Honey Locust Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **STERN. & EISENBERG, 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: **19-4-203**

DEBT- **\$323,118.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04728 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Charlestown, County of Chester and States of Pennsylvania, bounded and described according to a Plan of Property of Charlestown, Oaks, made by Pennoni Associates, Philadelphia, PA dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in Plan File No. 15204 as follows, to wit:

BEGINNING at a point on the northerly side of Elizabeth Court, said point being a corner of Lot E; thence extending from said beginning point along Elizabeth Court north 49 degrees 20 minutes 10 seconds west, 38 feet to a point, a corner of Lot No. 105; thence extending along same north 40 degrees 39 minutes 50 seconds east, 123.50 feet to a point, a corner of Lot 92; thence extending along same south 49 degrees 20 minutes 10 seconds east, 38 feet to a point, a corner of Lot E; thence extending along same south 40 degrees 39 minutes 50 seconds west, 123.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 104 as shown on said Plan.

BLR# 35-3-237

TITLE to said premises vested in Sheri L. Balut by deed from Fortress Pennsylvania LLC, dated 8/16/2000 and recorded 8/21/2000 in Book 4804 Page 2220

PLAINTIFF: Ajax E Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB,
Trustee

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-204**

DEBT- **\$131,924.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11798 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Lower Oxford Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of John J. Kelley and Lois C. Kelley, his wife, made by Kenneth G. Crossan, Professional Land Surveyor, dated June 3, 1987 revised July 16, 1987 and recorded in the Office of the Recorder of needs, Chester County, as Plan 10430 as follows, to wit;

BEGINNING at a point on the westerly side of Duck Farm Road (T-334) (fifty feet wide) a corner of Lot No. 2 on said plan, thence extending along said lot the (2) following courses and distances; (1) north eighty five degrees, forty six minutes, thirty five seconds west, two hundred ninety two and twenty two one-hundredths feet to a point, (2) north four degrees, thirteen minutes, twenty five seconds east, one hundred forty nine and eight one-hundredths feet to a point in line of lands now or late of David Delp and wife; thence extending along said lands south eighty five degrees, forty six minutes, thirty five seconds east, three hundred feet to a point on the westerly side of Duck Farm Road; thence extending along same, south seven degrees, eleven minutes, fifty three seconds west, one hundred fifty feet to the first mentioned point and place of beginning.

LR# 56-09-0048.010

ITILE to said premises vested in Michael J. Ruggirello and Ruth S. Ruggirello, husband and wife by deed from Marco E. Dorazio, III and Deborah A. Dorazio, husband and wife, dated 9/4/1991 and recorded 9/9/1991 in Book 2578 Page 37

PLAINTIFF: Ajax E Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB,
Trustee

VS

DEFENDANT: **RUTH S. RUGGIRELLO**

SALE ADDRESS: 315 Duck Farm Road, Oxford, PA 19363

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: **19-4-205**

DEBT- **\$144,498.89**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00031 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Honey Brook Township, Chester County,
Pennsylvania
BLR# 22-8-70.14
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DANIEL M. HAMILTON and KIMBERLY A. HAMILTON**

SALE ADDRESS: 116 Goldfinch Lane, Honey Brook, PA 19344-8635

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LL 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: **19-4-206**

DEBT- **\$47,355.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07512. DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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# 33-4H-206
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **ROLAND J. BENOIT**

SALE ADDRESS: 106 Village Walk, Exton, PA 19341

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: **19-4-207**

DEBT- **\$154,598.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07560 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Brandywine Township,
Chester County, Pennsylvania
BLR# 29-7-134.18
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Money Source, Inc.

VS

DEFENDANT: **JOHN FOSSETT and LISA FOSSETT**

SALE ADDRESS: 7 Castle Lane, Coatesville, PA 19320

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: **19-4-208**

DEBT- **\$301,401.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT. No. 2018-06388 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Vincent
TAX Parcel #21-04R-0009
UPI#-21-4R-9
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency
VS

DEFENDANT: **JAMES F. HOLMES**

SALE ADDRESS: 103 Leonards Lane, 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.

Sheriff's Sale of Real Estate

SALE NO: **19-4-209**

DEBT- **\$14,916.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT. No. 2018-03227 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-2-204.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation, s/b/m to Chase Mortgage Company, f/k/a Chemical Mortgage Company

VS

DEFENDANT: **KAMILAH BROWN, IN HER CAPACITY AS HEIR OF FRANKLIN W. HAMILTON, JR., DECEASED, TARAYE GOLDSBERRY, IN HER CAPACITY AS HEIR OF FRANKLIN W. HAMILTON, JR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANKLIN W. HAMILTON, JR. DECEASED**

SALE ADDRESS: 768 Coates Street, Coatesville, PA 19320-3370

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: **19-4-210**

DEBT- **\$6,150.80**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2017-06452 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

TAX Parcel No. 43-5Q-38

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **DANIEL COMER**

SALE ADDRESS: 205 Coldstream Drive, Tredyffrin Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-212**

DEBT- **\$360,708.57**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05672. DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL the right, title, interest and claim of Kimberly Coleman
of, in and to:

ALL the following described real estate situate in the
Township of Valley, County of Chester Commonwealth of
Pennsylvania. Having erected thereon a dwelling known and numbered
as 347 Dague Farm Drive, Coatesville, PA 19320 Deed Book 9408,
Page 1664, Parcel Number 38-2-543.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **KIMBERLY COLEMAN**

SALE ADDRESS: 347 Dague Farm Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHELLE PIERRO, ESQ., 412-434-7955**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-213**

DEBT- **\$478,615.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No,2017-05894. DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 West Brandywine Township
TAX Parcel #29-7-78.1
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Windsor Park Asset Holding Trust c/o U.S. Bank Trust National Association
VS

DEFENDANT: **KENNETH A. LAWSON**

SALE ADDRESS: 672 East Reeceville Road, 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: **19-4-214**

DEBT- **\$538,811.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09043 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 West Vincent Township
TAX Parcel #Tax ID/UPI Parcel No. 25-06-0041.02B/25-6-41.2B
IMPROVEMENTS: A residential dwelling.

1) PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWMBMS 2006-
VS
DEFENDANT: **RAYMOND A. BURRIS and LINDA J. BURRIS**
SALE ADDRESS: 45 Saint Andrews Lane, Glenmoore, PA 19343
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: **19-4-215**

DEBT- **\$136,363.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06766 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate at the west side of the Manor Road in West Brandywine Township, Chester County, State of Pa., bounded and described as follows, to wit:

BEGINNING at a point in the Manor Road, 710 feet southward from a corner of land of Lewis B. Hanley in the said Manor Road; thence along in the said road by land of Robert Curry, south 01 degrees and 30 minutes west 99 feet to a point in the said road; thence by land retained by the grantor north 88 degrees 30 minutes west 330 feet to an iron pin; thence by the same north 01 degrees and 30 minutes east 99 feet to a point in the said road; thence by land retained by the grantor north 88 degrees 30 minutes west 330 feet to an iron pin; thence by the same north 01 degrees and 30 minutes east 99 feet to an iron pin; thence by the same, south 88 degrees 30 minutes east 330 feet to the place of beginning. Excepting thereout and therefrom all that certain tract of land, together with the improvements thereon erected, hereditaments and appurtenances situate in the Township of West Brandywine, County of Chester and State of Pa., more particularly bounded and described according to a survey made by Edgar Laub, Reg. Surveyor dated June 2, 1972 as follows: BEGINNING at an iron pin and northeast corner of Parcel A in line of land of Floyd Carr; thence by land of Floyd Carr and along the north line of a 20 foot right of way of parcel "A" south 88 degrees 30 minutes east passing over and iron pin on the west side of the next mentioned and 164.4 feet to a point in a public macadam road traffic Route 82; thence by said road, south 01 degrees 01 minute 45 sec-

onds west 09 feet to the northeast corner of land of William I. Swisher; thence by said William I. Swisher north 88 degrees 30 minutes west passing over an iron pipe on the west side of last mentioned road 164.44 feet to an iron pin and a corner of Parcel A; thence by said Parcel A north 01 degrees 01 minutes 45 seconds east 99 feet to the point of beginning. Together with the free and common use, right, liberty and privilege of a certain 20 feet wide right of way as and for a right of way, passageway and water course at all times hereafter forever in common with the owners, tenants and occupiers of other lots of ground bounded thereon and having the use thereof, described as follows to wit: The northerly line of said 20 feet wide right of way beginning at a point in a public macadam road leading to Coatesville (Traffic Route 83) extending between parallel lines of that width north 88 degrees 30 minutes west 164.44 feet to a point, subject however to the proportionate part of the expense of keeping said 20 feet wide right of way in good order, condition and repair at all times hereafter forever.

PARCEL No.: 29-04-0067

UPI #: 29-4-67

FEE simple title vested in Jackie L. Himelright and Mary Himelright, husband & wife, as tenants by the entirety., by deed from, Robert A. Clark and Denise M. Clark, dated 12/09/2004, recorded 12/22/2004, in the Chester County Recorder of Deeds, as Instrument No. 10491082.

PLAINTIFF: U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **MARY M. HIMELRIGHT**

SALE ADDRESS: 3280 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-512-8111**

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: **19-4-216**

DEBT- **\$300,331.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11798 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th,, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, and State of Pennsylvania, and described according to a Plan thereof, known as "Paoli Gardens" made by A.W. Martin, R.P.E., dated November 1955, and revised December 2, 1955, as follows, to wit:

SITUATE on the southerly side of Queens Avenue (50 feet wide) at the distance of 360.57 feet measured along Queens Avenue on a course of north 63° 14 minutes 40 seconds east from a point of curve which points at the distance of 37.65 feet measured eastwardly on the arc of a circle curving to the right having a radius of 25 feet from a point on the northeasterly side of Grubb Road (50 feet wide).

CONTAINING in front or breadth on the said side of Queens Avenue on a course of north 63° 14 minutes 40 seconds east 96 feet and extending of that width in length or depth between parallel lines on a course of south 26° 45 minutes 20 seconds east for a distance of 125 feet.

TITLE to said premises vested in Lois A. Pennell by Deed from Lois A. Pennell, individually and as Trustee of the Estate of George M. Pennell and Lois A. Pennell dated May, 29 2004 and recorded June 14, 2004 in the Chester County Recorder of Deeds in Book 6188, Page 345 as Instrument Number 10424139.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in trust for holders of Morgan Stanley IXIS Real Estate Capital Trust 2006-1, Mortgage Pass-Through Certificates, Series 2006-1
VS

DEFENDANT: **DON R. PENNELL, EXECUTOR FOR THE ESTATE OF LOIS PENNELL a/k/a LOIS A. PENNELL a/k/a LOIS ANN PENNELL, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOIS PENNELL a/k/a LOIS A. PENNELL a/k/a LOIS ANN PENNELL, DECEASED**

SALE ADDRESS: 7 Queens Avenue, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-217**

DEBT- **\$325,877.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01211 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN piece or parcel of land situate in New London Township, Chester County, Pennsylvania, shown as Lot 29 on a final subdivision plan of Havenstone prepared by Hillcrest Associates, Inc. dated April 5, 2002, last revised February 5, 2004. Being more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly right-of-way line of Bob's Lane (50' R/W), said point being the north-erly corner of Lot 28.

THENCE by said right-of-way line N45°15'01" E 144.44' to a point and corner of Lot 30.

THENCE by Lot 30, S35°52'21" W 277.82' to a point in line of land of community open space.

THENCE by said land S45°15'01"W 101.56' to a point and corner of Lot 27.

THENCE partly by Lot 27 and partly by Lot 28, N44°44'59"W 274.49' to the first mentioned point and place of beginning.

CONTAINING 0.775 acres of land to be the some more or less.

UNDER and subject to a 20' wide drainage easement as shown on the above referenced plan.

BEING more particularly bounded and described as

PLAINTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **MICHAEL DEPOULTER a/k/a MICHAEL E. DEPOULTER**

SALE ADDRESS: 404 Bob's Lane, Lincoln University, PA 19352

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

follows:

BEGINNING at a point in line of Lot 30 said point being located N35°52'21"W 62.75' from the corner of Lots 29 and 30 in line of land of community open space.

THENCE crossing Lot 29, the following three courses and distances:

- 1) S68°19'11"W 52.29' to a point.
- 2) S81°28'98"W 44.86' to a point.
- 3) S63°43'43"W 28.41' to a point in line of Lot 28.

THENCE by Lot 28, N44°44'59"W 21.09' to a point.

THENCE crossing Lot 29, the following three courses and distances:

- 1) N63°43'43"E 38.22' to a point.
- 2) N81°28'09"E 45.68' to a point.
- 3) N68°19'11"E 44.93' to a point in line of Lot 30.

THENCE by Lot 30, S35°52'21"E 20.63" to the first mentioned point and place of beginning.

BE the contents thereof whatever it may.

TITLE to said premises vested in Michael Depoulter by Deed from Wilkinson Allegiance, LLC dated August, 19 2005 and recorded August 24, 2005 in the Chester County Recorder of Deeds in Book 6596, Page 2059 as Instrument Number 10567624.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-218**

DEBT- **\$765,151.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-01175 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan #15650 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes 58 seconds west

1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said plan.

TITLE to said premises vested in Michael S. Snyder by Deed from Heritage-Coventry Ridge, L.P. dated September, 30 2002 and recorded October 7, 2002 in the Chester County Recorder of Deeds in Book 5410, Page 2127 as Instrument

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A.
as Successor to Lasalle Bank, N.A., as trustee for the GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series GSAA 2006-14

VS

DEFENDANT: **MICHAEL S. SNYDER**

SALE ADDRESS: 25 Hastings Ln, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-219**

DEBT- **\$366,341.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-00647 DIRECTED TO SHERIFF CAROLYN B. WELSH, BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-05459 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a final title plan of Ridgewood, made by Edward B. Walsh and Associates, Inc., Civil Engineers, dated December 27, 1988, last revised June 5, 1990, and filed in Chester County as Plan No. 10661, as follows, to-wit;

BEGINNING at a point on the north side of Great Oak Drive, said point being a corner of Lot No. 2 as shown on said Plan; thence extending from said point of beginning along the north side of Great Oak Drive the two (2) following courses and distances; (1) on the arc of a circle curving to the left having a radius of 325 feet, the arc distance of 182.46 feet to a point of reverse curve ; and (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 22.67 feet to a point a corner of Lot No. 4; thence extending along the same, north 07

degrees 11 minutes 56 seconds east, 443.96 feet to a point in line of land now or late of John and Debra Ann Caso; thence extending along the same south 84 degrees 17 minutes 00 seconds east, 175.06 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same south 07 degrees 11 minutes 56 seconds west, 339.07 feet to the first mentioned point and place of beginning.

HAVING erected thereon a residential dwelling.
CONTAINING 1.508 acres of land more or less.

BEING the same premises as Krona Enterprise, Inc., by Deed dated April 27, 1992, and recorded on May 11, 1992, by the Chester County Recorder of Deeds in Deed Book 2962, at Page 68, granted and conveyed unto Dan E. McKinley and Dawn A. McKinley, as tenants by the entireties.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DAN E. McKINLEY and DAWN A. McKINLEY**

SALE ADDRESS: 115 Great Oak Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC, 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: **19-4-220**

DEBT- **\$648,572.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03056 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan made for Daylesford Estates by Yerkes Assoc., Inc., Consulting Engineers, Bryn Mawr, Pa., dated March 24, 1988 as follows:

B BEGINNING at a point on the westerly right of way line of Heatherstone Drive, (50 feet wide) said point being a mutual corner of Lot 6 and Lot 7 (the herein described Lot); thence leaving Heatherstone Drive and along Lot 6 south 68 degrees 46 minutes 00 seconds west 150.00 feet to a point in line of Open Space; thence along said Open Space north 21 degrees 14 minutes 00 seconds west 119.00 feet to a point a corner of Lot 8; thence along Lot 8 north 68 degrees 46 minutes 00 seconds east 150.00 feet to a point on the westerly right of way line of Heatherstone Drive; thence along said right of way south 21 degrees 14 minutes 00 seconds east 115.00 feet to the

first mentioned point and place of beginning.

BEING Lot 7 on said Plan.

CONTAINING 17,250 square feet of land, be the same more or less.

PARCEL #43-9D-53

BEING the same premises which Moid L. Woodward and Donna E. Woodward, husband and wife, by Deed dated May 5, 2000 and recorded September 6, 2000 in Book 4813, Page 0489, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto D. Edward Wiser and Sharon K. Wiser, his wife, in fee. And the said Sharon K. Wiser passed away on or about October 16, 2004 thereby vesting title solely unto D. Edward Wiser by operation of law.

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-19XS

VS

DEFENDANT: **D. EDWARD WISER a/k/a D. E. WISER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 760 Heatherstone Drive, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-221**

\$475,549.65

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-03518 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 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 New Garden, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Hartefeld Sections F, H, I & J, made by Hillcrest Associates, Inc., Hockessin, DE, dated 7/6/1999, last 2/2/2001 and recorded on 2/13/2002, in Plan No. 15667, as follows, to wit:

BEGINNING at a point on the westerly side of Shinnecock Hill (50 feet), the southeast corner of Lot No. 668 and the northeast corner of the about to be described; thence along said Shinnecock Hill the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 488.66 feet, the arc distance of 128.68 feet to a point and (2) on the arc of a circle curving to the right having a radius of 125.00 feet, crossing a 20 feet wide storm sewer easement, 15.03 feet to a point, a corner of Lot #666; thence along Lot #666, north 18 degrees 47 minutes 49 seconds west, passing through the 20 foot wide sewer easement, 196.59 feet to a point in line of Open Space; thence along same, the following 2 courses and distances: (1) north 51 degrees 18 minutes 58 seconds east, passing through the said storm easement, 14.68 feet to a point

and, (2) north 27 degrees 18 minutes 48 seconds east, passing through said storm easement 49.46 feet to a point, a corner of Lot No. 668; thence along Lot #668, south 41 degrees 54 minutes 57 seconds east, passing through the aforementioned storm easement, 160.08 feet to the first mentioned point and place of beginning.

BEING Lot No. 667 on said Plan.

BEING the same premises which BHC Venture, Inc., a DE Corporation, by Deed dated 09/30/2005 and recorded 10/05/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6642, Page 503, granted and conveyed unto Cindy D. Bhan and Ajay Bhan, husband and wife.

BEING known as: 150 Shinnecock Hill, Avondale, PA 19311

PARCEL No.: 60-4-177

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CINDY BHAN a/k/a CINDY D. BHAN and AJAY BHAN**

SALE ADDRESS: 150 Shinnecock Hill, Avondale, PA 19311

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: **19-4-222**

DEBT- **\$661,395.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04661 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 New Garden Township, Chester
County, Pennsylvania
BLR# 60-6-80.6
BIMPROVEMENTS thereon: resiBdential dwelling

PLAINTIFF: Hsbc Bank USA, National Association as Trustee for Wells Fargo Asset-Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2008-1

VS

DEFENDANT: **ROBERT A. DUNCAN and CHRISTINA M. DUNCAN**

SALE ADDRESS: 120 Harrogate Drive, Landenberg, PA 19350-8300

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: **19-4-223**

DEBT- **\$124,752.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07770 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 and lot of land, situate in the Township of Lower Oxford, (formerly known as Hopewell Borough), County of Chester and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a stone, a corner of land now or late of David Mundle in the Great Road, leasing from Hopewell to Mt. Vernon; thence by said road north 74.75 degrees east 64 feet to a stone, a corer of land now or late of Mary J. Robinson; thence by said land south 68 degrees east, 180 feet to a stone, in a line of land now or late of H. Reas; thence by the same south 75.5 degrees west 61 feet to a stone in a line of land now or late of said David Mundle; thence by the same north 68.75 degrees west 187 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN tract of lot of land, situated in Hopewell, Lower Oxford Township, Chester County, PA bounded as follows:

BEGINNING at an iron pin a corner of land of grantee's and

in a grantee's north 68 degree west, 187 feet to a corner in the State Road, thence along in said State Road, north 27 degrees and 24 minutes east 15 feet to a corner, thence leaving said road, by remaining land of the grantors, of which this is a part, south 68 degrees east, 190.4 feet to an iron pin in a line of land of Nixon and Havelow, thence by the same, south 26 degrees and 16 minutes west, 15 feet to the place of beginning.

UPI No. 56-7-67

BLR# 56-7-67

BEING the same premises: the said Daniel McCarthy and Monica McCarthy became seized of the interest granted and conveyed, in fee, by Federal National Mortgage Association as evidenced by Deed dated 7/15/2010 and recorded 8/19/2010 in the Office of the Recorder in Chester County, in Book 7976, Page 776, etc.

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

VS

DEFENDANT: **MONICA A. McCARTHY**

SALE ADDRESS: 208 Roneys Corner Road, Oxford, PA 19363

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: **19-4-224**

DEBT- **\$163,393.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03008 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Borough of Phoenixville
TAX Parcel #Tax ID/UPI Parcel No. 15-05-0249/15-5-249
IMPROVEMENTS: A residential dwelling

PLAINTIFF: Gateway Mortgage Group, LLC

VS

DEFENDANT: **PETER HARKINS**

SALE ADDRESS: 232 Ann Street, 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: **19-4-225**

DEBT- **\$281,024.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02926 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

AILL THAT CERTAIN messuage and lot or parcel of land situate in the Township of Kennett, County of Chester, State of Pennsylvania and described according to a property map of land formerly of Ernest J. Miller and Ruth T. Miller, said map made by Manley N. White, Surveyor, dated October 20, 1959 and recorded in Plan Book 10, Page 9, as follows, to wit:

BEGINNING at a point on the title line in the bed of Wilmington Road (Kennett Turnpike) leading from following (2) courses and distances along the said title line through the bed of the Wilmington Road (Kennett Turnpike) from its point of intersection with the title line in the bed of the Township Road, leading southwardly to Rosedale: (1) north 43 degrees 47 minutes west 302.75 feet to a point and (2) north 33 degrees 14 minutes west 207.77 feet to a corner of land about to be conveyed to Mary Jane Parsons, Shirley J. Parsons, daughter and Russel E. Parsons, son; thence extending along the last mentioned land south 64

degrees 01 minutes 15 seconds west crossing the southwesterly side of the Wilmington Road (Kennett Turnpike) 259.36 feet to a point; thence extending along land of Ernest J. Miller and Ruth T. Miller, north 33 degrees 14 minutes west 125.00 feet to a point; thence north 69 degrees 01 minutes 15 seconds east recrossing the southwesterly side of the Wilmington Road (Kennett Turnpike); said point being measured southerly along the title line of Kennett Turnpike 128 feet more or less from the point of its intersection with the center line of the Pennsylvania Railroad; thence extending along the said title line through the bed of the Wilmington Road (Kennett Turnpike), south 33 degrees 11 minutes east 125.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Lewis J. Griffith by deed dated 12/29/1988 and recorded in the Office of the Recorder of Deeds for Chester County in Deed Book 1610, Page 01, on 07/10/1989, granted unto Charles P. Gaudio, in fee.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Bellavista Mortgage Trust 2004-2

VS

DEFENDANT: **CHARLES P. GAUDIOSO**

SALE ADDRESS: 334 Kennett Pike, Chadds Ford, PA 19317

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-226**

DEBT- **\$264,395.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-07553 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th,, 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 Sadsbury, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania being shown and described on a fountain as-built plan for Sadsbury Association, Building Unit "Y" Drawing Number 2002219u135 dated May 7, 2003 prepared by Wilkinson Associates, Engineering/Surveying and recorded IN Plan No. 16637 as follows:

BEING Unit 139, Building "Y", Sadsbury Village.

BEING UPI Number 37-4-40.9D

PARCEL No.: 37-4-40.9D

BEING known as:. 203 Fox Trail, Parkesburg, PA 19365

BEING the same property conveyed to George Lichowid and Stephanie Lichowid who acquired title by virtue of a deed from Daniel Rush and Samira Rush, dated March 20, 2009, recorded March 24, 2009, at Document ID 10911296, and recorded in Book 7621, Page 1903, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GEORGE LICHOWID and STEPHANIE LICHOWID**

SALE ADDRESS: 203 Fox Trail, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-227**

DEBT- **\$384,370.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09224 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 piece or parcel or tract of land situate in the Township of New London, Chester County, Pennsylvania, and being known as 248 Owenwood Drive, J. Lincoln University, Pennsylvania 19352.

PLAINTIFF: LoanDepot.com, LLC

VS

DEFENDANT: **JUSTIN M. EWING and VICKY EWING**

SALE ADDRESS: 248 Owenwood Drive, Lincoln University, Pennsylvania 19352

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: **19-4-228**

DEBT- **\$45,011.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-14766 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, hereditaments and appurtenances, situated in the City of Coatesville, County of Chester and State of Pennsylvania, which is located on the east end of a block of two brick dwelling homes, designated as No. 354 Walnut Street bounded and described as follows: beginning at a point on the south curb line of Walnut Street 103 feet and 1/4 of an inch of the west curb line of 4th Avenue, a corner of land of Randolph N. Millard, thence by said Millard's land south 9 degrees 15 minutes east, 114 feet and 1 1/2 inches to land, now or late of H. Graham Rambo; thence by the same south 80 degrees 45 minutes west 20 feet 5 5/8 inches to a corner of land of Frank B. Keyser; thence by said Keyser's land and passing through the center of the middle dividing partition in said block of two brick dwelling houses north 9 degrees and 15 minutes west, 114 feet 1 1/2 inches to the south curb line of Walnut Street; thence by the same north 80 degrees 45 minutes east, 25 feet and 5/8 inches to the place of beginning. Containing 2,336 square feet, more or less.

BEING the same premises which Lisa E. Moore, by Deed dated July 21, 1997 and recorded July 24, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4207, Page 1, granted and conveyed unto Bryan A. Clark

BEING known as: 354 Walnut Street, Coatesville, PA 19320

PARCEL No.: 16-5-343

IMPROVEMENTS: Residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **BRYAN A. CLARK**

SALE ADDRESS: 354 Walnut Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-4-229**

DEBT- **\$74,215.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No. 2015-00647 DIRECTED TO SHERIFF CAROLYN B. WELSH, TBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08306 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

ALL THAT CERTAIN piece or parcel or tract of land situate in the Township of East Vincent, Chester County, Pennsylvania, and being known as 105 Wilson Road, Phoenixville, Pennsylvania 19460.

PLAINTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **KARIN R. TOMASOVICH and MARK S. TOMASOVICH**
a/k/a MARK TOMASOVICH

SALE ADDRESS: 105 Wilson Road, Phoenixville, Pennsylvania 19460

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: **19-4-230**

DEBT- **\$495,033.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09828 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 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 Easttown Township, Chester
County, Pennsylvania
BLR# 55-4-129.64
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Diplomat Property Manager, LLC
VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312-2037

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: **19-4-231**

\$311,889.41

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10530 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 2 on a Final Minor Subdivision Plan, lot line adjustment for Andrew T. Greenborg, prepared by Beideman Associates, Inc., Uwchland, Pennsylvania dated May 2, 1997 last revised August 6, 1997 and being more fully described as follows:

BEGINNING at a spike found on the title line in Hilltop Road T-495, existing right of way 33 feet wide, at the southeast corner of Lot 1 at a common corner of land of Kalman and Esther R. Cohen and land of Harold and Trudy Konia, which beginning point is measured along the title line in Hilltop Road along the south line of Lot 1 and along land of John P. and Mary Ellen Eldridge and land of Harold and Trudy Konia north 65 degrees 34 minutes 01 second east 343.52 feet from the southwest corner of 1 being the southeast corner of the southerly terminus of land of Kenneth Scott McCormick (which southwest corner of Lot 1 is measured 800 feet more or less east of the intersection of Hilltop Road with Flowing Springs Road) thence from the point of beginning leaving Hilltop Road crossing the existing north right of way line of also crossing the proposed widened north right of way line as widened to a distance of 25 feet north of the center line thence, along the east line of Lot 1 north 27 degrees 36 minutes 09 seconds west 480.34 feet to

a point in line of land of Kenneth Scott McCormick; thence along said land the two (2) following courses and distances (1) north 65 degrees 53 minutes 47 seconds east 77.25 feet to an iron pin found (2) north 9 degrees 52 minutes 18 seconds west 275.67 feet to an iron pin found; thence continuing along land of Kenneth Scott McCormick and along Parcel A to be added to land of Kenneth Scott McCormick north 65 degrees 54 minutes 11 seconds east 66.30 feet to a point on the west line of land of James F. and Elizabeth M. Hiser; thence along said land south 33 degrees 57 minutes 00 seconds east 750.76 feet to an iron pin found on the title line of Hilltop Road; thence along the title line in Hilltop Road along land of Kalman and Esther R. Cohen south 70 degrees 08 minutes 27 seconds west 148.27 feet to a point; thence along the same south 59 degrees 37 minutes 44 seconds west 164.91 feet to the point of beginning.

CONTAINING 3.822 acres of land be the same more or less.

BEING UPI #25-4-30.2

BLR# 25-4-30.2

TITLE to said premises vested in Mark Scheffer and Maryann Scheffer, husband and wife and Marilyn A. Bresnan, individual by Deed from James L. Schaller and Joyce A. Schaller, husband and wife, dated 4/14/2003 and recorded

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

VS

DEFENDANT: **MARK S. SCHEFFER & MARYANN G. SCHEFFER and MARILYN A.**

BRESNAN

SALE ADDRESS: 1653 Hilltop Road, Birchrunville, PA 19421

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: **19-4-232**

DEBT- **\$585,640.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03816 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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PROPERTY situate in Borough of Township of West Vincent
TAX Parcel #25-4-20
IMPROVEMENTS: A residential dwelling.
SOLD AS THE PROPERTY OF: George H. Reisner a/k/a
George Reisner and Patricia O. Reisner a/k/a Patricia Reisner

PLAINTIFF: Nationstar Mortgage LLC D/B/S Champion Mortgage Company
VS
DEFENDANT: **GEORGE H. REISNER a/k/a GEORGE REISNER and
PATRICIA O. REISNER a/k/a PATRICIA REISNER**
SALE ADDRESS: 1842 Sawmill Road, Spring City, PA 19475
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-233**

DEBT- **\$916,378.60**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09324 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Charlestown Township, Chester County, Pennsylvania, bounded and described according to a Plan made by D.L. Howell and Associates, Inc., Civil Engineering/Environmental/Land Planning, 1195 McDermott Drive, Greenhill Corporate Park, West Chester, Pennsylvania, 19380, (610) 918-9002, dated 9-14-2001 and last revised 5-22-2003 and recorded in Chester County as Plan No. 16901 as follows to wit:

BEGINNING at a point on the northwesterly side of Mountainview Circle, a corner of Lot No. 2 on said plan, thence extending along said side of Mountainview Circle south 46 degrees 25 minutes, 06 seconds west 176.15 feet to a point and corner of lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space north 43 degrees 34 minutes, 54 seconds west 250.00 feet to a point, thence extending north 46 degrees 25 minutes,

06 seconds east 176.15 feet to a point and corner of Lot No. 2, thence extending along said side of Lot No. 2 south 43 degrees 34 minutes, 54 seconds east 250.00 feet to the first mentioned point and place of beginning.

CONTAINING 44,038 square feet more or less.

BEING Lot No. 1 on said Plan.

BEING No. 1 Ashwood Lane, Malvern PA 19355

OPA: 35-3-67.1

BEING the same premises which Bentley at Charlestown Associates, L.P., a Pennsylvania Limited Partnership by Bentley at Charlestown, Inc., a Pennsylvania Corporation, its General Partner by Deed dated July 7, 2006 and recorded August 8, 2006 in Deed Book 6920, Page 41, Document #10675343 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Malcolm Conner, in fee.

PLAINTIFF: Morgan Stanley Private Bank, National Association

VS

DEFENDANT: **MALCOLM D. CONNER**

SALE ADDRESS: 1 Ashwood Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-234**

DEBT- **\$177,391.03**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09694 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Bradford Township, Chester
County, Pennsylvania
BLR# 51-2-111.10
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **GREGORY J. LEE**

SALE ADDRESS: 919 Briar Wood Circle aka, 919 Briarwood Circle, West Chester, PA 19380-1895

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: **19-4-235**

DEBT- **\$530,725.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-06008 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

BEGINNING at a point on the south side of Road A, said point being a corner of Lot No. 18 as shown on said Plan; thence extending from said point of beginning along the south side of Road A the two (2) following courses and distances: (1) north 63 degrees 55 minutes 06 seconds east, 174.55 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, south 20 degrees 55 minutes 00 seconds west, 321.46 feet to a point, a corner of Lot No. 15; thence extending

along the same, south 63 degrees 55 minutes 06 seconds west, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, north 26 degrees 04 minutes 54 seconds west, 305 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said plan.

CONTAINING 80,599 square feet of land more or less.
UPI # 66-2-1.24

BEING the same premises which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **DONALD LOWRY, RITA LOWRY and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-236**

DEBT- **\$1,478,980.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-13552 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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

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

PARCEL 1

ALL THAT CERTAIN message and tract of land situate in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by George F. Schaner, C.E. Pottstown, Pennsylvania dated 6/26/1958 revised 12/23/1958, as follows, to wit:

BEGINNING at a corner of lands now or late of L. & M. Ashenfelter, said point being in the middle of a public road (33 feet wide) leading from Birchrunville to Flowing Springs and the Pottstown West Chester State Highway, traffic route No. 100; thence along the middle of said road and the lands of the said L. & M. Ashenfelter north 33 degrees, 15 minutes west 373 feet to a corner of lands now or late of John Defanda; thence along the same north 52 degrees, 11 1/2' east 634.55 feet to an iron pin a corner on line of lands late of George Wiley; thence along the same south 56 degrees, 20 minutes, 18 seconds east 913.62 feet to a corner of other lands of W. Thornton Martin; thence along the same south 52 degrees, 11 1/2, minutes west 944.06 feet to a corner in the middle of aforesaid public road leading towards Birchrunville; thence along the middle of the same north 33 degrees, 150', west 20 feet to a corner marking the center line of the intersection of another public road leading toward

Nantmeal Road; thence along the middle of the latter road and lands of W. Thornton Martin south 82 degrees, 58 minutes, 21 seconds west 512.92 feet to a point of deflection and continuing along the middle of said public road south 60 degrees, 15 minutes west 178 feet to a corner on line of lands of Lewis and Maude Ashenfelter: thence along the latter lands the three following courses and distances: north 24 degrees, 30 minutes west 305 feet, and north 70 degrees, 30 minutes east 345 feet, and north 52 degrees, 30 minutes east 257 feet to the place of beginning (containing 21 acres).

PARCEL 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Vincent, Chester County, Pennsylvania, bounded and described according to a subdivision plan of property for Vincent G. Kling, Jr., made by W. Richard Craig, R.S., Lines Unlimited, Inc., Spring City, Pennsylvania, dated 7/18/79, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hilltop Road, a corner of land of Michael J. Schreiner and Mary Louise Schreiner, h/w, grantors herein; thence from said point of beginning and leaving the bed of Hilltop Road and along land of Michael J. Schreiner and Mary Louise Schreiner, h/w, north 50 degrees, 38 minutes east 998.45 feet to a point, a corner of land now or late of Vera Meyer, thence along the same south

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7 VS

DEFENDANT: STEPHEN J. REICHERT and DEBORAH A. REICHERT

SALE ADDRESS: 1350 Shady Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-236 X**

DEBT- **\$1,478,980.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-13552 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th., 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

56 degrees, 46 minutes east 213.00 feet to a point, a corner of Lot #2 as shown on said plan, owned by David P. Andrews and Francis S. Andrews, h/w; thence along the same south 30 degrees, 55 minutes west 774.74 feet to a point on the title line in the bed of Hilltop Road; thence along in the same the three following courses and distances: (1) north 80 degrees, 28 minutes west 82.29 feet to a point; (2) north 81 degrees, 47 minutes west 164.20 feet to a point; and (3) north 79 degrees, 03 minutes west 213.60 feet to a point, the point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 5.883 acres, be the same more or less.

EXCEPTING therefrom and thereout

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Vincent, Chester County, Pennsylvania, bounded and described according to a subdivision plan of property for Vincent G. Kling, Jr., made by W. Richard Craig, R.S., Lines Unlimited, Inc., Spring City, Pennsylvania, dated 7/18/79, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hilltop Road, a corner of land of Marcy Louise Schreiner, grantor herein; thence from said point of beginning and leaving the bed of Hilltop Road and along land of Mary Louise Schreiner, north 50 degrees, 38 minutes east 998.45 feet to a point, a corner of land now or late of Vera Meyer; thence along the same south 56 degrees, 46 minutes east 213.00 feet to a point, a corner of Lot #2 as shown on said plan, owned now or formerly of David P. Andrews and Francis S. Andrews, husband and wife; thence along the same south 30 degrees, 55 minutes

west 774.74 feet to a point on the title line in the bed of Hilltop Road; thence along in the same the three following courses and distances: (1) north 80 degrees, 28 minutes west 82.29 feet to a point; (2) north 81 degrees, 47 minutes west 164.20 feet to a point; and (3) north 79 degrees, 03 minutes west 213.60 feet to a point, the point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 5.883 acres, be the same more or less.

PARCEL No. 25-3-76.2

ALSO excepting therefrom and thereout:

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 3 on a final plan, Minor Subdivision Plan for Mary Louise Schreiner, dated September 23, 1998 and last revised December 28, 1998, prepared Beideman Associates, Inc., Civil Engineers and Surveyors, Uwchland, PA, and being more fully described as follows:

BEGINNING at a corner of Lot 2 on the widened north right of way line of Hilltop Road T-470, as widened to a distance of 25 feet north of the centerline thereof, which beginning point is measured the two following courses and distances from a railroad spike set on the title line in Hilltop Road at a corner of Nicolas P. Serafino and Karen Serafino, on line of land of Vincent G. Kling, Jr. and Kristina R. Kling: (1) along land of Serafino and crossing the existing north right of way of Hilltop Road and also crossing a concrete monument found at a distance

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7
VS

DEFENDANT: **STEPHEN J. REICHERT and DEBORAH A. REICHERT**

SALE ADDRESS: 1350 Shady Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-236 XX**

DEBT- **\$1,478,980.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-13552 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

of 25.05 feet from the last mentioned point, north 52 degrees, 11 minutes, 30 seconds east 25.11 feet to the southwest corner of Lot 1; (2) along Lot 1 and Lot 2 being the widened north right of way line of Hilltop Road south 32 degrees, 27 minutes, 50 seconds east 225.16 feet to the point of beginning leaving Hilltop Road along Lot 2 the six following courses and distances: (1) north 57 degrees, 32 minutes, 10 seconds east 50.91 feet to a point; (2) south 73 degrees, 16 minutes, 44 seconds east 105.71 feet to a point; (3) north 66 degrees, 51 minutes, 18 seconds east 90.00 feet to a point; (4) north 50 degrees, 46 minutes, 49 seconds east 60.20 feet to a point; (5) south 83 degrees, 23 minutes, 10 seconds east 59.55 feet to a point; (6) south 66 degrees, 09 minutes, 26 seconds east 512.18 feet to a corner of Lot 2 on line of land of James M. Hunter and Margaret A. Hunter; thence along said land of Hunter south 51 degrees, 07 minutes, 23 seconds west 503.54 feet to an iron pin set on the widened north right of way line of Hilltop Road; thence along the widened north right of way line of Hilltop Road the four following courses and distances: (1) north 78 degrees, 3 minutes, 37 seconds west 9.60 feet to a point; (2) north 30 degrees, 29 minutes, 47 seconds west 10.25 feet to a point; (3) north 33 degrees, 15 minutes, 43 seconds; west 17125 feet to a point; (4) north 34 degrees, 32 minutes, 05 seconds west 167.18 feet to a point; thence south 55 degrees, 27 minutes, 55 seconds west 8.50 feet to a point on the existing

north right of way line of Hilltop Road; thence along the existing north right of way line of Hilltop Road north 34 degrees, 32 minutes, 05 seconds west 145.61 feet to a point; thence north 57 degrees, 32 minutes, 10 seconds east 8.50 feet to a point on the widened north right of way line of Hilltop Road; thence along the widened north right of way line of Hilltop Road; thence along the widened north right of way line of Hilltop Road north 32 degrees, 27 minutes, 50 seconds west 137.12 feet to the point of beginning.

CONTAINING: 5.213 acres of land be the same more or less.

BEING part of Tax Parcel No. 25-3-77.1

BEING Lot 3 on Plan 14732.

ALSO excepting therefrom and thereout

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a minor subdivision for Mary Louise Schreiner made by Beideman Associates Inc. Uwchland, PA, dated 9/23/1998 and last revised 12/28/1998 and recorded in Plan file #14732, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hilltop Road (T-470) at a common corner of Lots #2 and #3 as shown on said Plan; thence from said beginning point and extending along the side of said road north 32 degrees 27 minutes 50 seconds west, 60.00 feet to a point, a corner of Lot #1;

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7
VS

DEFENDANT: **STEPHEN J. REICHERT and DEBORAH A. REICHERT**

SALE ADDRESS: 1350 Shady Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-236 XXX**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-13552 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

thence extending along the same the six following courses and distances; (1) north 57 degrees 32 minutes 10 seconds east, 38.73 feet to a point; (2) south 73 degrees 16 minutes 44 seconds east, 148.20 feet to a point; (3) north 66 degrees 51 minutes 18 seconds east, 74.88 feet to a point; (4) north 50 degrees 46 minutes 49 seconds east, 68.64 feet to a point; (5) south 83 degrees 23 minutes 10 seconds east, 87.16 feet to a point; (6) north 50 degrees 37 minutes 36 seconds east, 419.66 feet to a point in line of lands now or late of Patricia L. Katra; thence extending along lands of the same south 56 degrees 50 minutes 07 seconds east, 528.85 feet to a point, a corner of lands now or late of James M. Hunter, et ux; thence extending along lands of the same south 51 degrees 07 minutes 23 seconds west, 462.42 feet to a point, a corner of Lot #3; aforesaid; thence extending along the same the six following courses and distances; (1) north 56 degrees 09 minutes 26 seconds west, 512.18 feet to a point (2) north 83 degrees 23 minutes 10 seconds west, 59.55 feet to a point (3) south 50 degrees 46 minutes 49 seconds west, 60.20 feet to a point; (4) south 66 degrees 51 minutes 18 seconds west, 90.00 feet to a point; (5) north 73 degrees 16 minutes 44 seconds west, 105.71 feet to a point, and (6) south 57 degrees 32 minutes 10 seconds west, 50.91 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #2 on said Plan.

UNDER and subject to terms and conditions of Declaration of Driveway Easement recorded in Record Book 4511 Page 1679

and terms and conditions of Amendment to Declaration of Driveway Easement made by Mary Louise Schreiner, even dated herewith and intended to be forthwith recorded.

TOGETHER with an easement for drainage on Lot 1 as shown on the above referenced plan and subject to all terms and conditions thereto as set forth on said plan.

BEING Tax Parcel 25-3-77.1B.

ALSO excepting therefrom and thereout

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a minor subdivision for Mary Louise Schreiner made by Beideman Associates Inc. Uwchland, PA, dated 9/23/1988 and last revised 12/28/1998 and recorded in Plan file #14732, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hilltop Road T-470 on a corner of lands now or late of Nicholas P. Serafino and Karen Serafino, being Parcel #25-3-76.1C; thence extending north 52 degrees 11 minutes 30 seconds east, along said lands now or late of Serafino, 612.38 feet to a point of concrete monument found; thence extending south 56 degrees 21 minutes 29 seconds east, along lands now or late of David B. Kusner, 339.99 feet to a concrete monument found; thence partly along lands now or late of Patricia L. Katra south

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7
VS
DEFENDANT: **STEPHEN J. REICHERT and DEBORAH A. REICHERT**
SALE ADDRESS: 1350 Shady Lane, Chester Springs, PA 19425

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or “Sheriff of 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: **19-4-236 XXXX**

DEBT **\$1,478,980.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-13552 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

56 degrees 50 minutes 07 seconds east, 35.15 feet to a point; thence extending the six following courses and distances along Lot #2 on said Plan; (1) south 50 degrees 37 minutes 36 seconds north, 419.66 feet to a point; (2) north 83 degrees 23 minutes 10 seconds west, 86.56 feet to a point; (3) south 50 degrees 48 minutes 49 seconds west, 68.64 feet to a point; (4) south 65 degrees 51 minutes 18 seconds west, 74.88 feet to a point; (5) north 73 degrees 16 minutes 44 seconds west, 148.20 feet to a point; (6) south 57 degrees 32 minutes 10 seconds west, 38.73 feet to a point on the northeasterly side of Hilltop Road T-470; thence extending along same north 32 degrees 27 minutes 59 seconds west, crossing a drainage easement for over Lots 1 for Lots 1 and 2, 165.16 feet to a point on the a corner of lands now or late of Serafino being the first mentioned point and place of beginning.

BEING Lot 1 on said plan.

BEING 5.019 acres, more or less.

PARCEL No. 25-3-70

AND also:

ALL THAT CERTAIN tract or piece of ground situated in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a Plan made March 24, 2003 by Chester Valley Engineers, Inc., as area to be conveyed from Kling to Reichert, to be made a part of and consolidated with tax parcel 25-3-70, to become an undivided part of said parcel through means of a lot line change as follows, to wit:

BEGINNING at a spike within the title line of Hilltop Road, at a corner of this and lands now or late of Stephen and Deborah Reichert, thence from the place of beginning, along said lands, the following courses and distances: south fifty-five degrees, fifty one minutes, thirty three seconds (55° 51' 33") west, two hundred forty five and eleven one-hundredths (245.11') feet to an iron pin: south forty two degrees, fifty minutes, forty seconds (42° 50' 40") east, six and twenty two one-hundredths (6.22) feet to an iron pin; south seventy one degrees, fifty seven minutes, forty four seconds (71° 57' 44") west, one hundred seventy four and seventy six one-hundredths (174.76) feet to a point; leaving said lands and continuing north twenty degrees, fourteen minutes, forty six seconds (20° 14' 46") west, one hundred ninety nine and eighty five one-hundredths (199.85) feet to a point; north fifty nine degrees, fifteen seconds (59° 15' 00") east, three hundred seventy seven and forty two one-hundredths (377.42) feet to a point within the title line of Hilltop Road, thence continuing along the title line of Hilltop Road south thirty degrees, forty five minutes (30° 45' 00") east, two hundred fourteen and thirty seven one-hundredths (214.37) feet to the place of beginning.

CONTAINING two and no one-hundredths (2.00) acres, being the same as described according to said Plan made March 24, 2003 by Chester Valley Engineers, Inc.,

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7

VS

DEFENDANT: **STEPHEN J. REICHERT and DEBORAH A. REICHERT**

SALE ADDRESS: 1350 Shady Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-236 XXXXX**

DEBT **\$1,478,980.68..**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-13552 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

as "area to be conveyed from Kling to Reichert", being a portion of
Parcel 25-3-69.1, in deed book N41, page 585.

BEING UPI Number 2-503-00700000

PARCEL No.: 2-503-00700000

BEING known as: 1350 Shady Lane, Chester Springs, PA

19425

BEING the same property conveyed to Stephen J. and
Deborah A. Reichert who acquired title by virtue of a deed from
Vincent G. Kling, Jr. and Kristina R. Kling, his wife, dated May 2,
2003, recorded May 28, 2003, at Document ID 10245649, and record-
ed in Book 5714, Page 668, Office of the Recorder of Deeds, Chester
County, Pennsylvania.

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7
VS

DEFENDANT: **STEPHEN J. REICHERT and DEBORAH A. REICHERT**

SALE ADDRESS: 1350 Shady Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-238**

DEBT- **\$1,080,217.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06329 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Willistown Township, County of Chester, Commonwealth of Pennsylvania, being a part of Chesterdale Farms, bounded and described as follows:

BEGINNING at a point on the title line in the bed of West Chester Pike as originally laid out, said point also being the northwest corner of Lot #4; thence, from said point of beginning, leaving the said West Chester Pike and along the lands of Thomas Manzelli, now or late, south 06 degrees, 30 minutes west, 465.62 feet to a point in line of lands now or late of Henry Blakenheim; thence, along said line of lands, north 83 degrees, 30 minutes west, 256.07 feet, more or less, to a point in line of land of Hunters Run; thence, along said line of land, north 28 degrees, 57 minutes west, 571.05 feet to a point on the title line of West Chester Pike; thence, along the same, south 83 degrees, 30 minutes east, 588.02 feet to the point and place of beginning. Containing 4.5 acres more or less.

BEING Parcel ID 54-8-26 and being known for informational purposes only as 1700 West Chester Pike, f/k/a 1801 Whispering Brook Drive, Newtown Square, PA

BEING the same premises which was conveyed to Jack D. Burstein by Deed of Quaker Farms, LP dated 07/25/2005 and recorded 08/18/2005 in Deed Book 6590 at Page 97 in the Chester County Recorder of Deeds Office, in fe.e

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-18

VS

DEFENDANT: **JACK D. BURSTEIN**

SALE ADDRESS: 1700 West Chester Pike f/k/a 1801 Whispering Brook Drive, Newtown Square, PA 19073

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-239**

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03668 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine Township, Chester County and Commonwealth of Pennsylvania described according to a final plan submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Penswick Drive a corner of Lot 46 on said plan, thence extending along said lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same,

north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said plan.

TAX ID/Parcel No. # 29-5-1.45

PREMISES being: 3 Pennswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its general partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335-4922

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: **19-4-240**

DEBT- **\$372,913.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06411 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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 May 20th, 2019 Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Wallace Township, Chester
County, Pennsylvania
BLR# 31-4-137
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JAZ KATZ a/k/a JAZ JENNINGS McCURDY KATZ, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF DARYL KATZ a/k/a DARYL J. KATZ a/k/a DARYL JENNINGS WILLIAM KATZ a/k/a DARYL JENNINGS KATZ, CAIO KATZ a/k/a CAIO LEE WILLIAMS KATZ, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DARYL KATZ a/k/a DARYL J. KATZ a/k/a DARYL JENNINGS WILLIAM KATZ a/k/a DARYL JENNINGS KATZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DARYL KATZ a/k/a DARYL J. KATZ, DECEASED**

SALE ADDRESS: 1200 Creek Road, Glenmoore, PA 19343-1710

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: **19-4-241**

DEBT- **\$276,897.37**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-01898 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, MAY 20TH, 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 West Bradford
TAX ID/UPI Parcel No. 5005A03640000/50-5A-364
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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: **19-4-242**

DEBT- **\$559,068.97**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-04327 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-5-70.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **RUTH BARRETT and VANCOUIER BARRETT**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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: **19-4-243**

DEBT- **\$204,280.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11927 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Uwchlan, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Aspenwood Condominium, Exton, Pa., 19341, Uwchlan Township, Chester County Pa., which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196 by recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated 11/1/1976 and recorded 11/16/1976 in Misc. Deed Book 353 Page 289, a First Amendment thereto dated 6/1/1977 recorded 6/3/1977 in Misc. Deed Book 376 Page 248, Declaration Plan dated 11/1/1976 and revised 11/1/1976 and recorded 11/16/1976 in Plan File No. 707, a First Amendment thereto dated 11/1/1976 recorded 6/3/1977 in Plan File No. 1070 and

a Code of Regulations dated 11/1/1976 and recorded 11/16/1976 in Misc. Deed Book 354 Page 1, being and designated as such Declaration Plan as Unit No. 1502 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING UPI Number 33-05-155

PARCEL No.: 33-05-155

BEING known as: 1502 Worthington Drive, Exton,

PA 19341

BEING the same property conveyed to Kevin Whalen, no marital status shown who acquired title by Virtue of a Deed from William Whelan, no marital status shown, dated November 14, 2008, recorded December 3, 2008, at Document ID 10888906, and recorded in Book 7554, Page 1444, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KEVIN WHALEN, aka KEVIN E. WHALEN**

SALE ADDRESS: 1502 Worthington Drive, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-244**

DEBT- **\$237,293.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2016-04529 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 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, May 20th, 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 Bradford
TAX Parcel # 51-8-57
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pretium Mortgage Credit Partners I Loan Acquisition, L.P.

VS

DEFENDANT: **ROSEMARIE KELLY; ROSEMARIE KELLY, TRUSTEE OF THE ROSEMARIE
KELLY REVOCABLE LIVING TRUST AGREEMENT, DATED: MARCH 11, 2014**

SALE ADDRESS: 758 Shropshire Drive, West Chester, PA 19382

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

N.B.—~~X~~en Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-4-245**

DEBT- **\$279,570.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10659 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT 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 18th, 2019 @ 11 AM

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PROPERTY situate in the West Vincent Township, Chester
County, Pennsylvania
BLR# 25-03-0143.040
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: **BRANDON WIEHN a/k/a BRANDON T. WIEHN and ANN E. WIEHN
a/k/a ANN EARLY**

SALE ADDRESS: 2741 Horseshoe Trail, Chester Springs, PA 19425-3003

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