

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 16th @ 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 May 16th, 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, May 16th, 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, June 17th, 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: **19-5-246**

DEBT- **\$889,709.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06827 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 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 Easttown, County of Chester and State of Pennsylvania, bounded and described according to a map of "Buttonwood" Property of Reginald K. Chutter, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, December 11, 1940 and revised as to this lot March 30, 1964 as follows, to wit.

BEGINNING at a spike in the title line in the bed of Lancaster Avenue at the distance of two hundred five feet and thirty one-hundredths feet measured northwestwardly along the title line in the bed of the said Lancaster Avenue from its intersection with the title line in the bed of Station Avenue; thence extending along the title line in the bed of Lancaster Avenue, north sixty-nine degrees thirty-three minutes west one hundred feet to a spike a corner of Lot. 3 of said plan; thence extending along said Lot No. 5, south twenty degrees twenty-seven minutes west two hundred

twenty-five feet and eighty one-hundredths of a foot to an iron pin in line of Lot No. 6; thence extending partly along Lot No. 6, south seventy-one degrees fifty-five minutes east one hundred feet and eight one-hundredths feet to an iron pin, a corner of Lot No. 5; thence extending along said Lot No. 5, north twenty degrees twenty-seven minutes east two hundred twenty-one and sixty-six one-hundredths feet to the first mentioned point and place of beginning.

UPI 55-3E-57

BEING the same premises which Judith M. Rubinstein, Trustee of the Judith M. Rubinstein Revocable Trust of 2001 by Deed dated 5/15/06 and recorded 5/24/06 in Chester County in Record Book 6850 Page 1511 conveyed unto David W. Ankney and Susan E. Zabierowski, in fee.

PLAINTIFF: Lava Funding

VS

DEFENDANT: **MICHAEL J. MONAGHAN and MONAHAM HOMES, INC.**

SALE ADDRESS: 122 Lancaster Avenue, Devon, Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY: **JOSEPH P. KERRIGAN, ESQ., 215-302-3737**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-247**

DEBT- **\$37,219.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09475 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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PALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN lot or land, situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located a brick dwelling house designated as No. 326 West Lincoln Highway, bounded and described as follows:

FRONTING 14 feet and 3/8 inches on the center line of West Lincoln Highway and extending back southwardly between parallel lines of that width 195 feet to the north side of 20 feet wide alley; the east line passes through the center of the partition wall between the house on the lot herein conveyed and the house adjoining it on the east.

BOUNDED on the north by the center line of West Lincoln Highway on the east by land now or late of Samuel T. Hindman; on the south by the north line of a 20 feet wide alley and on the west by land now or late of Abram Goldstein.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **SHOW COMMUNICATIONS, INC. and JOHN E. McANDREW**

SALE ADDRESS: 326 W. Lincoln Way, Coatesville, Chester County, Pennsylvania 19320

PLAINTIFF ATTORNEY: **MICHAEL R. NESFEDER, ESQ., 610-797-9000**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-248**

DEBT- **\$4,674,120.01**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2019-01280 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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UPI Nos. 17-7-59; 17-7-59.25; 17-7-59.26; 17-7-59.27; 17-7-59.28;
17-7-9.29; 17-7-59.30; 17-7-59.31; 17-7-59.32; 17-7-59.33; 17-7-59.34;
17-7-59.35; 17-7-59.36; 17-7-59.37; 17-7-59.38; 17-7-59.39; 17-7-
59.40; 17-7-59.41; 17-7-59.42; 17-7-59.43; 17-7-59.44; 17-7-59.45;
17-7-59.46

PLAINTIFF: RH Fund XIX, LLC

VS

DEFENDANT: **CARIBOU DEVELOPMENT PARTNERSHIP, L.P.**

SALE ADDRESS: Route 100 and Lincoln Road, North Coventry, PA 19465

PLAINTIFF ATTORNEY: **JENNIFER D. GOULD, ESQ., 267-907-9600**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-249**

DEBT- **\$576,128.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-05164 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

BEGINNING at a point on the southwesterly side of Ashenfelter Road, said point being in the Charlestown Township, Schuylkill Township division line in the north line of lands of the R.N.R. Toland Estate and being a corner of lands now or late of Francis B. Rouch; thence from said point of beginning along the lands of the said Francis B. Rouch the following two courses and distances to wit: (1) north 46 degrees 39 minutes 30 seconds east, 544.16 feet to an iron pin; (2) north 39 degrees 20 minutes 50 seconds east, 60 feet to an iron pin; thence along lands of the grantors herein the following two courses and distances to wit: (1) south 48 degrees 26 minutes 03 seconds east, 366.25 feet to an iron pin; (2) south 41 degrees 45 minutes 00 seconds west, 400.51 feet to an iron pin in line of lands now or late of George

C. Jeitles; thence along the aforesaid lands the two following courses and distances to wit; (1) north 45 degrees 53 minutes west 40 feet to an iron pin; (2) south 50 degrees 12 minutes west 239.80 feet to an iron pin in the aforesaid Charlestown Township, Schuylkill Township division lines; thence along said line and along the southwesterly side of Ashenfelter Road north 44 degrees 22 minutes west 336.71 feet to the first mentioned point and place of beginning.

BEING known and numbered as 110 Ashenfelter Road, Malvern PA 19355.

BEING Parcel Number 27-06-0138.010

TITLE to said premises is vested in Donna L. Cashman by Deed from Donna L. Cashman, Trustee of that non-marital trust created by the Last Will and Testamentary Trust of Daniel V. Cashman dated May 16, 1994 dated August 18, 2015 and recorded August 18, 2015 in Deed Book 9165, Page 1908 Instrument Number 11426310.

PREMISES being known as: 110 Ashenfelter Road, Malvern, Pennsylvania 19355.

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust

VS

DEFENDANT: KRISTEN GLEASON, known surviving heir of DANIEL CASHMAN, deceased mortgagor and real owner, ELISE BOND, known surviving heir of DANIEL CASHMAN, deceased mortgagor and real owner, DONNA CASHMAN, known surviving heir of DANIEL CASHMAN, deceased mortgagor and real owner, DANIEL E. CASHMAN, known surviving heir of DANIEL V. CASHMAN, deceased mortgagor and real owner, and all unknown surviving heirs of DANIEL V. CASHMAN, deceased mortgagor and real owner

SALE ADDRESS: 110 Ashenfelter Road, Malvern, Pennsylvania 19355

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: **19-5-250**

DEBT- **\$227,418.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-09985 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PPROPERTY situate in the Atglen Borough, Chester County,
Pennsylvania
BLR# 7-5-1.3
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **RON WHITNEY a/k/a RON WHITNEY, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF WALTER L. HANDLY and PHILADELPHIA REGION OF THE S.C.C.A.**

SALE ADDRESS: 404 Glen Run Drive, Atglen, PA 19310-9440

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: **19-5-251**

DEBT- **\$81,460.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05889 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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PPROPERTY situate in City of Coatesville
TAX Parcel # 16-06-0589
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York,
as Trustee (CWALT 2006-42)

VS

DEFENDANT: **GARVEY JONASSAINT and TRACY R. JONASSAINT**

SALE ADDRESS: 762 East Lincoln Highway, 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: **19-5-252**

DEBT- **\$293,362.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12410 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 Kennett Township, Chester County, Pennsylvania, bounded and described according to a Plan of Properties owned by Fred J. Marengo, Jr., et ux & Mario Jon DiFilippo, et ux, made by Kenneth G. Crossan, dated August 21, 1986, and recorded as Plan #6676, as follows, to wit: BEGINNING at a point on the southwesterly side of PA Route 41, a corner of Parcel B-1 on said Plan; thence extending from the beginning point along said road, south 65 degrees 21 minutes 48 seconds east, 232.18 feet to a corner of lands now or late of John M. Perrone; thence extending along said lands, south 58 degrees 51 minutes 40 seconds west, 446.90 feet to a corner of aforementioned Parcel B-1; thence extending along Parcel B-1, north 27 degrees 33 minutes 50 seconds east, 378.11 feet to the first mentioned point and place of beginning. BEING Parcel B-2 as shown on said Plan. TOGETHER with all singular buildings and improvements,

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

BEING the same premises as Gene E. Fulton and Patricia G. Fulton, husband and wife, by Deed dated June 29, 2006, and recorded on July 10, 2006, by the Chester County Recorder of Deeds in Deed Book 6892, at Page 2225, as Instrument No. 10666631, granted and conveyed unto Scott Feeney, an individual.

BEING known and numbered as 9166 Gap Newport Pike, Avondale, PA 19311.

TAX Parcel No. 62-9-11.3A.

PLAINTIFF: Bayview Loan Servicing, LLC
VS

DEFENDANT: **SCOTT FEENEY**

SALE ADDRESS: 9166 Gap Newport Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-811**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-253**

DEBT- **\$101,879.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11618 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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PARCEL NO. 1:

ALL THAT CERTAIN tract or parcel of land, situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out by George F. Shaner, R.E., as follows, to wit: BEGINNING at a southwesterly corner of Lot No. 4, said point being on the easterly side of Hoffecker Road (given width of 50 feet) and distance along the same from a point marking the southeasterly property line intersection as projected of the aforesaid Hoffecker Road and another ordained road known as Kutz Road (50 feet wide) south 24 degrees 15 minutes east 150 feet; thence from said point of beginning along the southerly side of Lot No. 4, north 65 degrees 45 minutes east 175 feet to a corner on line westerly side of Lot No. 2; thence along the same and a portion of Lot No. 12, south 24 degrees 15 minutes east 127.36 feet to a corner and continuing along the northerly side of Lot No. 12, south 58 degrees 59 minutes west 176.23 feet to a corner on the easterly property line of Hoffecker Road; thence along the same and distance 25 feet easterly of the centerline thereof north 24 degrees 15 minutes west 148.12 feet to the place of beginning.

BEING all of Lot No. 3 of a Plan of Lots as laid out for Samuel

Albert Kutz and recorded at West Chester in Plan Book 8 Page 33.

PARCEL NO. 2

ALL THAT CERTAIN parcel or tract of land, situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Modern Village" as laid out by George F. Shaner, Civil Engineer as of 6/22/1957, latest revision dated 12/3/1958 as more fully described as follows, to wit: BEGINNING at the southwesterly corner of Lot No. 3 previously conveyed to Richard and Grace Jones, said point being on the easterly property line of Hoffecker Road (50 feet wide) and distant along the same from a point marking the southeasterly property line intersection as projected of the aforesaid Hoffecker Road and another given road or street known as Kutz Drive (50 feet wide), south 24 degrees 15 minutes east 298.12 feet; thence from said point of beginning continuing along the southerly side of Lot No. 3, north 58 degrees 59 minutes east 176.23 feet, and north 24 degrees 15 minutes west, 102.36 feet to a corner of Lot No. 2; thence along the rear of Lots No. 2 and No. 1, north 65 degrees 45 minutes east 307.71 feet to a corner on line of the westerly property line of Lot No. 21; thence along a portion of

PLAINTIFF: National Loan Investors, L.P., assignee of National Penn Bank

VS

DEFENDANT: **BARBARA N. HAMARICH and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1440 Hoffecker Road a/k/a 575 and 591 West Hoffecker Road, Pottstown, Pennsylvania 19465-9651

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-253X**

DEBT- **\$101,879.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11618 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Lots No. 21 and 32, south 21 degrees 30 minutes east 117.34 feet to a corner; thence south 58 degrees 59 minutes east 480.42 feet to a corner on the easterly property line of Hoffecker Road; thence along the same by a course distance 25.17 feet from the centerline thereof, north 24 degrees 15 minutes west 50.35 feet to a corner and place of beginning.

BEING all of Lot No. 12 of a Plan of Lots known as Modern Village.

TAX Parcel Nos. 17-7-54.1 and 17-7-54.3

BEING the same premises which Paul S. Mintz and Solange Israel-Mitz, his wife, by their Indenture dated February 22, 1996 and recorded on February 26, 1996 in the Office of the Recorder of Deeds of Chester County in Deed Book 3997, Page 1827, granted and conveyed unto Arthur D. Hamarich and Barbara N. Hamarich, his wife, in fee.

ARTHUR D. Hamarich died on May 2, 2016, whereupon all his right, title, and interest in the real estate passed to Barbara N. Hamarich as surviving tenant-by-the-entirety.

IMPROVEMENTS: lot and residential dwelling w/garage

BEING known as 1440 Hoffecker Road a/k/a 575 and 591 West Hoffecker Road, Pottstown, Pennsylvania 19465-9651

Property situate in the Spring City Borough, Chester County,

Pennsylvania

BLR# 14-4-278

Improvements thereon: Residential Dwelling

Property situate in the Spring City Borough, Chester County, Pennsylvania

BLR# 14-4-278

Improvements thereon: Residential Dwelling

PLAINTIFF: National Loan Investors, L.P., assignee of National Penn Bank
VS

DEFENDANT: **BARBARA N. HAMARICH and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1440 Hoffecker Road a/k/a 575 and 591 West Hoffecker Road, Pottstown, Pennsylvania 19465-9651

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-254**

DEBT- **\$58,923.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02959 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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BEGINNING at a point where the center line of Belmont Street intersects the west line of White Alley; thence along the said center line of Belmont Street, south 80 degrees 44 minutes west, 18.8 feet to a point a corner of lands now or late of Robert J. and Laura M. McCorkle, thence by the same north 9 degrees 16 minutes west and passing through the center of the middle dividing partition in said block of 2 dwelling houses, 115 feet to the south line of Harmony Street, thence by the same 80 degrees 44 minutes east, 18.8 feet to the west line of White Alley, thence by the same, south 9 degrees 16 minutes east, 115 feet to the place of beginning.
BEING Tax Parcel #16-6-469

PLAINTIFF: DNB First, N.A.

VS

DEFENDANT: **DANE TILGHMAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 617 Belmont Street, City of Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-255**

DEBT- **\$306,073.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08516 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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

ALL THAT CERTAIN parcel of land situated in the Boro of West Grove, County of Chester, State of Pennsylvania, being Lot No. H-6, as shown on the Proposed Re-Subdivision Plan for Heather Grove Parcel 2, dated August 8, 1991 and last revised Feb. 4, 1992, prepared by Brandywine Valley Engineers, Inc., Civil Engineers and Land Surveyors, Boothwyn, PA and recorded in the Office of the Recorder of Deeds in and for Chester County, PA on June 1, 1992, Plan #11652, as follows, to wit: BEGINNING at a point on an un-named cul-de-sac on the northerly side of Winterset Court (50 feet wide); said point being located at the following five courses and distances measured along said side of Winterset Court from a point of tangency for a curve having a radius of 25 feet and said curve connection said side of Winterset Court with the westerly side of Heather Grove Lane (50 feet wide);

- 1) NORTH 56 degrees 06 minutes west, the distance of 12.75 feet to a point of curvature.
- 2) THENCE along the arc of a circle curving to the left with a radius of 651.11 feet, the distance of 101.05 feet to a point of tangency;

3) THENCE north 64 degrees 59 minutes 30 seconds west, the distance of 31.40 feet to a point of curvature;

4) THENCE along the arc of a circle curving to the right with a radius of 25 feet, the distance of 57.33 feet to a point of reverse curvature;

5) THENCE along the arc of a circle curving to the left with a radius of 60 feet the distance of 94.65 feet to the point of beginning;

THENCE along said cul-de-sac along the arc of a circle curving to the left with a radius of 60 feet the distance of 11.02 feet to a point;

THENCE leaving said cul-de-sac along the southerly side of Lot No 6 Block "G" north 55 degrees 29 minutes 53 seconds east the distance of 65.81 feet to a point.

THENCE along a Common Lands Area the following two courses and distance;

1) SOUTH 89 degrees 59 minutes 30 seconds east the distance of 72.00 feet to a point;

2) THENCE south 00 degrees 00 minutes 30 seconds west the distance of 39.00 feet to a point;

THENCE along the northerly side of Lot No 5 Block "H" the following two courses and distances:

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for MASTR Specialized Loan Trust 2006-02, Mortgage Pass-Through Certificates

VS

DEFENDANT: **JOSEPH R. TARABA, aka JOSEPH ROBERT TARABA, aka JOSEPH**

TARABA

SALE ADDRESS: 6 Winterset Court, West Grove, PA 19390

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-255X**

DEBT- **\$306,073.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08516 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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1) SOUTH 89 degrees 59 minutes 30 seconds west the distance of 107.63 feet to a point;
2) THENCE south 66 degrees 01 minutes 03 seconds west the distance of 5.45 feet to a point on the aforesaid cul-de-sac, said point being the first mentioned point and place of beginning.
CONTAINING within said metes and bounds an area of 3,964 square feet of land, more or less.
BEING subject to a portion of a certain 20 foot wide water main easement across a portion of said parcel as shown on said plan.
BEING UPI Number 5-7-133
PARCEL No.: 5-7-133
BEING known as: 6 Winterset Court, West Grove, PA 19390
BEING the same property conveyed to Joseph Robert Taraba, no marital status shown who acquired title by virtue of a deed from Gregory J. Neely and Carrie T. Neely, no marital status shown, dated January 15, 2003, recorded February 19, 2003, at Document ID 10190642, and recorded in book 5575, page 1604, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for MASTR Specialized Loan Trust 2006-02, Mortgage Pass-Through Certificates

VS

DEFENDANT: **JOSEPH R. TARABA, aka JOSEPH ROBERT TARABA, aka JOSEPH TARABA**

SALE ADDRESS: 6 Winterset Court, West Grove, PA 19390

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-256**

DEBT- **\$248,612.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11599 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 Sadsbury Township, Chester County, Pennsylvania, and being known as 412 Flagstone Cir, Coatesville, Pennsylvania 19320.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **ANGELA M. MARTIN**

SALE ADDRESS: 412 Flagstone Cir., Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-257**

DEBT- **\$337,954.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04857 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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ALL THOSE CERTAIN lots or pieces of ground situate in
East Vincent Township, Chester County, Pennsylvania
IMPROVEMENTS: residential property
PARCEL Number: 21-5-0102.0200

PLAINTIFF: U.S. Bank, National Association, as Trustee for C-Bass 2007-CB2 Trust, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB2

VS

DEFENDANT: **GEORGE T. BADMAN a/k/a GEORGE THOMAS BADMAN and ROSE M. BADMAN**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **ROBERT FLACCO, ESQ., 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-258**

DEBT- **\$773,070.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11876 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 parcel of land situated in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 15, 2007 and recorded in the Office of the Chester County Recorder of Deeds on September 14, 2017, in Deed Book Volume 7264 at Page 1512.

TAX Parcel No. 4102 02820000

UPI: 41-2-282

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

VS

DEFENDANT: **JOHN A. DALLER and DEBRA G. DALLER**

SALE ADDRESS: 600 East Swedesford Road a/k/a 600 Swedesford Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK, ESQ., 215-855-9521**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-259**

DEBT- **\$451,041.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00911 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 THOSE CERTAIN lots or pieces of ground situate in the
West Chester (West Goshen), Chester County, Pennsylvania:
PARCEL Number: 52-6A-85.25

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society
FSB, not Individually, but solely as Trustee

VS

DEFENDANT: **HELENE M. HOFFMAN**

SALE ADDRESS: 1235 Spring Valley Lane, West Chester (West Goshen), PA 19380

PLAINTIFF ATTORNEY: **ROBERT CRAWLEY, ESQ., 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-260**

DEBT- **\$369,323.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-05059 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 THOSE CERTAIN lots or pieces of ground situate in the
Township of Tredyffrin, Chester County, Pennsylvania
PARCEL Number: 43-11D-25.1
IMPROVEMENTS: residential property

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3

VS

DEFENDANT: **STEPHANIE M. BYRD and ISAIAH M. BYRD, III**

SALE ADDRESS: 982 Upper Gulph Road, Wayne, PA 19087-2721

PLAINTIFF ATTORNEY: **ROBERT CRAWLEY, ESQ., 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-261**

DEBT- **\$145,835.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10097 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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BEING the same premises which Giovanni Zanfrisco and Celesta Zanfrisco, by deed dated July 2, 2002 and recorded August 12, 2002 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5354, Page 799, granted and conveyed unto Matthew J. Anzaldo and Maria Anzaldo.

PLAINTIFF: Fulton Bank, N.A., formerly known as Fulton Bank
VS

DEFENDANT: **MATTHEW J. ANZALDO and MARIA ANZALDO a/k/a MARIA ZANFRISCO**

SALE ADDRESS: 261 Sunnyside Road, West Grove, PA 19390, Penn Twp

PLAINTIFF ATTORNEY: **JOSEPH P. SCHALK, ESQ., 717-299-5201**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-262**

DEBT- **\$72,658.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01494 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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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PARCEL NO.: 11-11-55

ALL THAT CERTAIN two lots or tracts of land situate in the South Precinct of the West Ward of the Borough of Downingtown, Pennsylvania, bounded and described as follows: TRACT NO. 1 – BEING ALL THAT CERTAIN brick messuage and lot or tract of land, situate in the south side of Church Street, being the western half of Lot No. 66 on a Plan of Lots of John R. Johnson, bounded and described as follows:

BEGINNING at a point in the south line of Church Street at a corner of land of Vincenzo Panetta; thence along the same, passing through the middle of the division wall separating the house on the tract therein conveyed from the house owned by the said Vincenzo Panetta, south 11 and one-half degrees east, 119 feet to the north line of 20 feet wide alley; thence along the north line thereof south 75 and one-half degrees west 25 feet; thence along Tract 2, north 11 and one-half degrees west, 119 feet to a point in the south line of Church Street aforesaid; thence along the south line thereof, north 75 and one-half degrees east, 25 feet to the place of beginning.

CONTAINING 2500.75 square feet of land, be the same, more or less.

TRACT NO. 2 – BEING ALL THAT CERTAIN lot or tract of land situate on the south side of Church Street aforesaid, having 50 feet frontage on the south side of said Street and running in a southerly direction, 130 feet deep, between parallel lines, to the center of a public alley, the said alley running parallel to the and between Church Street and Prospect Avenue, bounded on the north by Church Street, on the east by Tract No. 1 on the south by a public alley and on the west by land formerly of the Sharpless Estate now Vincenzo Mancini, the same being Lot No. 67 on the said plan of lots.

CONTAINING 6,500 square feet of land, be the same more or less.

CEHESTER County Tax Parcel #11-11-55

FEE simple title vested in Michael John Dirocco, Sr., by deed from David K. Smith, dated 09/29/1997, recorded 10/03/1997, in the Chester County Clerk's Office in Deed Book 4240, Page 1500.

PLAINTIFF: WVMF Funding, LLC

VS

DEFENDANT: **MICHAEL JOHN DIROCCO, SR.**

SALE ADDRESS: 282 Church Street, 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: **19-5-263**

DEBT- **\$216,720.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08788 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 tract of land, together with the improvements thereon erected, situate in the Township of West Brandywine County of Chester and State of Pennsylvania being Lot No. 109, on a map and plan prepared by Edgar Laub, registered surveyor, more particularly bounded and described as follows: beginning at an iron pin on the west side of Green Hill Road (40 feet wide) said pin being the southeast corner of Lot 108; thence by said road's west side south 2 degrees 6 minutes 40 seconds east 99.96 feet to a point; thence a chord of south 42 degrees 53 minutes 20 seconds west 35.36 feet to a point on the north line of Old Spring Road (40 feet) said chord having a

radius of 25 feet and an arc of 39.27 feet thence by the north line of Old Spring Road, south 87 degrees 53 minutes 20 seconds west 155 feet to an iron pin; thence by Lot 110, north 2 degrees 6 minutes 40 seconds west 124.96 feet to an iron pin; thence by Lot 108, north 87 degrees 53 minutes 20 seconds east 180 feet to the point of beginning.

TITLE to said premises vested in Clotilde S. Ferguson a/k/a Clotilde Ferguson by Deed from Adelaide P. Mott dated February, 16 2007 and recorded March 6, 2007 in the Chester County Recorder of Deeds in Book 7099, Page 188 as Instrument Number 10734310.

PLAINTIFF: U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Alternative Loan Trust 2007-A2 Mortgage Pass-Through Certificates

VS

DEFENDANT: **CLOTILDE S. FERGUSON a/k/a CLOTILDE FERGUSON**

SALE ADDRESS: 55 Greenhill Road, Coatesville, PA 19320

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: **19-5-264**

DEBT- **\$173,784.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11862 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PPROPERTY situate in the West Goshen Township, Chester
County, PA 19380-3312
BLR# 52-3-33.36
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANGEL L. ROSADO and MYRNA ROSADO**

SALE ADDRESS: 1012 Wiggins Way, West Chester, PA 19380-3312

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: **19-5-265**

DEBT- **\$258,494.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07575 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PPROPERTY situate in the Uwchlan Township, Chester County,
Pennsylvania
BLR# 33-4K-246
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **KATHARINE LINGO a/k/a KATHY LINGO and ANDREW LINGO**

SALE ADDRESS: 303 Laurel Moors Drive, Exton, PA 19341-3030

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: **19-5-266**

DEBT- **\$86,182.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00089 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with an existing house and improvement thereon erected situated on the south side of Lafayette Street in Valley Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a final subdivision plan for Louise Hopkins prepared by Berger & Hayes, an affiliate of Lake Roeder Hillard & Associates dated October 11, 2007 and last revised November 14, 2007 and recorded on December 12, 2007 in the Recorder of Deeds Office in Chester County, as plan number 18318, as follows, to wit:

BEGINNING on the south right of way line of Lafayette Street (30 feet wide), the northeast corner of Louise Hopkins; thence along said south right of way line of Lafayette Street, north 70 degrees 07 minutes 00 seconds east 105.00 feet to a point, a corner of land of Rodney A. and Rita J. Mitchell; thence along said land of Mitchell, south 19 degrees 53 minutes 00 seconds east 150.00 feet to a point on the north right of way line of Ross Street; thence along said north right of way line of Ross Street,

south 70 degrees 07 minutes 00 seconds west 105.00 feet to a point a corner of Lot # 1 land of Louise Hopkins; thence along said Hopkins land and passing through an existing dwelling to be removed north 19 degrees 53 minutes 00 seconds west 105.00 feet to place of beginning.

CONTAINING 15,750 square feet of land be the same more or less.

BEING Lot #2 as shown on the above mentioned subdivision plan.

BEING the same premises which Louise W. Hopkins, by Deed dated March 28, 2008 and recorded May 1, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7424, Page 245, granted and conveyed unto Jeffrey B. Scott and Theresa Scott, husband and wife.

BEING known as: 832 Lafayette Street, Coatesville, PA 19320 PARCEL No.: 38-5C-39.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP
VS

DEFENDANT: **JEFFREY B. SCOTT and THERESA SCOTT**

SALE ADDRESS: 832 Lafayette Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS KIRN, 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: **19-5-267**

DEBT- **\$192,260.09**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06146 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected.
SITUATE in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Property made for Richard L. Speer & Robert L. Hetherinton, by George F. Register Jr., & Sons., C.F. Kennett Square, Pennsylvania dated 1/8/1974, last revised 2/25/1974, recorded at West Chester in the Office of the Recorder of Deeds in Plan Books 58 Page 16, as follows:
BEGINNING at a point in the title line in the Red Public Road L.R. No. 15162 known as "Media Road", said point being measured north 70 degrees 25 minutes 22 seconds east, 350.00 feet from a point at the intersection of said Media Road with Hilltop Road; thence extending from said beginning point and along said Media Road, north 70 degrees 25 minutes 22 seconds east, 160.00 feet to a point, a corner of Lot No. 16; thence leaving the

road and extending along line of Lot No. 16 south 17 degrees 30 minutes 17 seconds east, 336.91 feet to a point in line of Lot No. 15; thence extending along same south 69 degrees 05 minutes 57 seconds west 140.00 feet to a point in line of Lot No. 12; thence extending along same and Lots 11 and 10, north 20 degrees 54 minutes 03 seconds west, 340.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on said Plan.

BEING the same premises in which Wendy L. Cook a/k/a Wendy L. Cook Battaglini, by deed dated 03/27/2006 and recorded 03/29/2006 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 6801, Page 46 and at Instrument No. 10636140, granted and conveyed unto Charles Chambers and Tracey Chambers, husband and wife.

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

DEFENDANT: **TRACEY CHAMBERS and CHARLES CHAMBERS**

SALE ADDRESS: 101 Media Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-268**

DEBT- **\$120,963.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04104 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PPROPERTY situate in the Phoenixville Borough, 2nd, Chester
County, Pennsylvania
BLR# 15-9-719
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not individually but solely as trustee for Bluewater Investment Trust 2017-1

VS

DEFENDANT: **REBECCA L. ZARYNOW a/k/a REBECCA L. SANDERS**

SALE ADDRESS: 13 East Walnut Street & 15 East Walnut Street, a/k/a 13 Walnut Street & 15 Walnut Street, Phoenixville, PA 19460-3518

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-269**

DEBT- **\$178,653.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01988 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 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 Brandywine Township, Chester
County, Pennsylvania
BLR# 30-5K-24
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m
Communitybanks s/b/m Blue Ball National Bank

VS

DEFENDANT: **KIM GILBERT PRIOR**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335-1363

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: **19-5-270**

DEBT- **\$425,627.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10019 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 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 Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final title plan of "Ponds Views," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) south 83 degrees 34 minutes 57 seconds east 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) south 26 degrees 37 minutes 27 seconds west 96.87 feet (2) south 03 degrees 48 minutes 02 seconds west 201.96 feet to a point on the northerly side of

Airport Road (T-409); thence along the said side of Airport Road north 86 degrees 24 minutes 00 seconds west 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) north 03 degrees 48 minutes 02 seconds east 202.48 feet (2) north 37 degrees 35 minutes 31 seconds east 131.80 feet to the first mentioned point and place of beginning. BEING Lot #2 as shown on said Plan.

BEING the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

TAX Parcel #28-8-23.19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **KEVIN McCOY HUNT and LYNETTE M. HUNT**

SALE ADDRESS: 102 Janet Lane, 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: **19-5-271**

DEBT- **\$410,237.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-09660 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 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 Valley Township, County of Chester and State of Pennsylvania, bounded and described according to Phase 1 final plan of hill farm age qualified residential community, made by Gilmore & Associates, Inc., consulting engineers & land surveyors, dated December 20, 2001 last revised November 5, 2002 and recorded as Plan File #16537 as follows, to wit:

BEGINNING at a point on the southwesterly side of Kendig Lane cul-de-sac, a corner of Lot No. 429 on said plan; thence extending from said beginning point, along Kendig Lane the four following courses and distances, (1) south 73 degrees 00 minutes 49 seconds east, 31.34 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 28.36 feet to a point of reverse curve; (3) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 8.74 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 28.82 feet to a point, a corner of Lot No. 427; thence

leaving the said side of Kendig Lane, along Lot No. 427, south 30 degrees 14 minutes 45 seconds west, 117.15 feet to a point; thence extending north 73 degrees 00 minutes 49 seconds west, 66.28 feet to a point, a corner of Lot No. 429; thence extending along same north 16 degrees 59 minutes 11 seconds west, 127 feet to a point on the southwesterly side of Kendig Lane, being the first mentioned point and place of beginning.

BEING Lot No. 428 as shown on the aforementioned plan.

CONTAINING 10,136 square feet of land, be the same more or less.

PARCEL No. 61-5-152.1

BEING the same premises which Realen Homes, L.P., a Pennsylvania limited partnership by Deed dated September 21, 2004 and recorded September 30, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6293 Page 1631, granted and conveyed unto Nick Anagnostopoulos and Vasiliki Anagnostopoulos.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-5 by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **NICK ANAGNOSTOPOULOS and VASILIKI ANAGNOSTOPOULOS**

SALE ADDRESS: 213 Kendig Road, Coatesville, PA 19320

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: **19-5-272**

DEBT- **\$311,998.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-05784 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in the East Brandywine Township, Chester
County, Pennsylvania
BLR# 30-6-23.4
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **SHARI L. HARDIN and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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: **19-5-273**

DEBT- **\$306,630.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-07866 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in Township of New London
TAX Parcel #Tax ID/UPI Parcel No. 71-01-0024.250/71-1-24.25
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Amerihome Mortgage Company, LLC

VS

DEFENDANT: **STYVENS GEORGES**

SALE ADDRESS: 206 Locust Drive, Lincoln University, PA 19352

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: **19-5-274**

DEBT- **\$270,620.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2014-11643 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in East Goshen Twp.
TAX Parcel # 53-2-586
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Citizens Bank of Pennsylvania
VS
DEFENDANT: **JESSIE PINCUS and MICHAEL L. PINCUS**
SALE ADDRESS: 586 Franklin Way, West Chester, PA 19382
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-275**

DEBT- **\$408,033.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05602 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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ALL THOSE CERTAIN lots or pieces of ground situate in the
West Chester (West Goshen), Chester County, Pennsylvania:
PARCEL Number: 52-3Q-22
IMPROVEMENTS: residential property

PLAINTIFF: Reverse Mortgage Solutions, Inc.
VS

DEFENDANT: **JOAN L. LOUTH**

SALE ADDRESS: 1209 Paoli Pike, West Chester (West Goshen), PA 19380

PLAINTIFF ATTORNEY: **ROBERT CRAWLEY, ESQ., 855-225-6906**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-5-276**

DEBT- **\$244,691.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09701 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 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 of tract of land situate in the Borough of Parkesburg, Chester County, Pennsylvania, and being known as 501 Washington Avenue, Parkesburg, Pennsylvania 19365.

PLAINTIFF: HomeBridge Financial Services, Inc.

VS

DEFENDANT: **LORRIE HARING**

SALE ADDRESS: 501 Washington Avenue, Parkesburg, Pennsylvania 19365

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: **19-5-277**

DEBT- **\$257,118.65**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06061 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 24, 2005 and recorded in the Office of the Chester County Recorder of Deeds on January 31, 2005, in Deed Book Volume 6398 at Page 719 and Instrument# 10501398.
TAX Parcel No. 37-2-37

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

DEFENDANT: **NICHOLAS DeVITO and MARY JO DeVITO**

SALE ADDRESS: 835 Old Wilmington Road, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **19-5-278**

DEBT- **\$169,045.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12296 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PPROPERTY situate in the Sadsbury Township, Chester County,
Pennsylvania
BLR# 37-4A-1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3

VS

DEFENDANT: **LINDA K. SEAL**

SALE ADDRESS: 47 Settlers Path, a/k/a 47 Settlers PA, Parkesburg, PA 19365-9168

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: **19-5-279**

DEBT- **\$184,137.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10089 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PPROPERTY situate in Phoenixville Borough
TAX Parcel #2603A00190000
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC
VS
DEFENDANT: **JUDITH L. ANTIPIN**
SALE ADDRESS: 27 Ridge Road, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-280**

DEBT- **\$34,506.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11216 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 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, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in said Borough of Parkesburg, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Fourth Avenue at the southeast corner of lot now or late of Robert L. Faddis, and extending thence along said lot by a line passing through the middle of the partition wall dividing the house erected on the lot herein conveyed belonging, now or late, to the said Faddis, north ten degrees twenty-three minutes west (N 10° 23' W), one hundred thirty (130) feet to the middle of Third Alley; thence along the alley of said alley north seventy-nine degrees thirty-seven minutes east (N 79° 37' E), thirteen and eight hundred seventy-three thousandths (13.873) of a foot to a point opposite the middle of the partition wall dividing the house erected on the lot

herein conveyed from the house erected on the lot immediately adjoining on the east; thence along said last mentioned lot by a line passing through the middle of the last mentioned partition wall, south ten degrees twenty-three minutes east (S 10° 23' E), one hundred thirty (130) feet to the middle of Fourth Avenue; thence along the middle of said Avenue, south seventy-nine degrees thirty minutes west (S 79° 30' W), thirteen and eight hundred seventy-five thousandths (13.875) of a foot to the place of beginning.

TITLE to said premises vested in Charles Joseph Persch, Jr. by Deed from James E. Stauffer and Jason M. Stauffer dated March, 15 2004 and recorded March 30, 2004 in the Chester County Recorder of Deeds in Book 6105, Page 1029 as Instrument Number 10394822.

PLAINTIFF: Select Portfolio Servicing, Inc.

VS

DEFENDANT: **CHARLES JOSEPH PERSCH, JR.**

SALE ADDRESS: 537 West 4th Avenue, Parkesburg, PA 19365

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: **19-5-281**

DEBT- **\$250,902.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05102 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or tract of land situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Oakland Drive (40 feet wide) said point being measured by the six following courses and distances from a point of curve on the northwesterly side of Whitford Hills (60 feet wide) (1) leaving Whitford Hills Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the southwesterly side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive 100.00 feet to a point of curve in the same (3) northwestwardly still along the said side of Oakland Drive on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 209.44 feet to a point of tangent in the same (4) north 66 degrees 13 minutes 30 seconds west still along the said side of Oakland Drive 474.08 feet to a point of curve in the same (5) northwestwardly still along the said side of Oakland Drive on the arc of a circle curving to the right having a radius of 290 feet the arc distance of 239.11 feet to a point of tangent in the same and (6) north 18 degrees 59 minutes west still along the said side

of Oakland Drive 231.00 feet to the point of beginning; thence extending from said point of beginning south 74 degrees 49 minutes 50 seconds west crossing a stream 300.67 feet to a point in line of land of Second Whitford Development Corp., thence extending along the last mentioned land two following courses and distances (1) north 18 degrees 59 minutes west 143.99 feet to a point and (2) south 51 degrees 32 minutes west 61.50 feet to a corner of land north 19 degrees 56 minutes west crossing another stream 78.63 feet to a point a corner of Lot 11; thence extending along Lot 11 south 88 degrees 39 minutes 20 seconds east recrossing the last mentioned stream and partly along the center line of a 20 feet wide drainage easement 383.14 feet to a point on the southwesterly side of Oakland Drive aforesaid; thence extending south 18 degrees 59 minutes east along the said of Oakland Drive 89.00 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 10 Block "A" Section No. 1 as shown on plan of Whitford Hills.

BEING UPI #41-4-5.14

BLR# 41-4-5.14

TITLE to said premises vested in James McMongale and Sierra Lessing McMongale, husband and wife by Deed from Michael Singer, dated 7/14/2005 and recorded 7/26/2005 in Book 6561 Page 1579

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **SIERRA LESSING McMONAGLE and JAMES McMONAGLE**

SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-282**

DEBT- **\$405,456.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01852 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in East Pikeland Township
TAX Parcel #26-01-0009/UPI No. 26-1-9
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **PATRICIA A. BUZZERD and ROBERT N. BUZZERD, JR. a/k/a
ROBERT N. BUZZERD**

SALE ADDRESS: 253 Spring Hollow Rd, 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: **19-5-283**

DEBT- **\$141,638.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11181 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of West Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:
ALL THAT CERTAIN lot or piece of ground situate in the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a plan of subdivision for Donald L. Marshman, Phase II made by John D. Stapleton, III, Registered Surveyor, Coatesville, Pennsylvania dated October 19, 1978 last revised December 8, 1978 and recorded December 29, 1978 in plan File No. 2076 as follows, to wit:
BEGINNING at a point in the title line of Hill Road (T439) a corner of Lot 19 on said plan; thence extending from said beginning point and leaving said Hill Road along Lot 19 south 21 degrees 41 minutes 00 seconds east 345.62 feet to a point in line of Phase I; thence extending along Phase I south 68 degrees 19

minutes 00 seconds west 150.00 feet to a point, a corner of Lot 17; thence extending along Lot 17 north 21 degrees 41 minutes 00 seconds west 327.57 feet to a point in the aforesaid title line of Hill Road; thence extending along said title line north 61 degrees 27 minutes 21 seconds east 151.08 feet to the first mentioned point and place of beginning.
BEING Lot 18 as shown on said plan.
BEING UPI Number 28-02-0060.050
PARCEL No.: 28-02-0060.050
BEING known as: 252 Hill Road, Honey Brook, PA 19344
BEING the same property conveyed to Jasmina Kovacevic who acquired title by virtue of a deed from Matthew Prescott and Stephanie Prescott, husband and wife, dated November 29, 2011, recorded January 13, 2012, at Document ID 11151725, and recorded in Book 8337, Page 1518, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JASMINA KOVACEVIC**

SALE ADDRESS: 252 Hill Road, Honey Brook, PA 19344

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: **19-5-284**

DEBT- **\$203,722.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10867 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Miles H. Robinson, Jr., registered surveyor, dated June 14, 1956 as follows, to wit:

BEGINNING at a point on the southeasterly side of Winding Way (50 feet wide), which point is measured the 3 following courses and distances from a point of curve on the southwesterly side of Valley Road (50 feet wide); (1) on a line curving to the left having a radius of 25.00 feet, the arc distance of 33.67 feet to a point of reverse curve; (2) on a line curving to the right having a radius of 200.00 feet, the arc distance of 68.63 feet to a point of tangent; and (3) south 84 degrees 45 minutes west, 90.00 feet

to the point and place of beginning thence extending from said beginning point and the said southeasterly said of Winding Way, south 84 degrees 15 minutes west, 195.36 feet to a point; thence extending south 83 degrees 14 minutes 43 seconds east, 69.54 feet to a point in the bed of a certain 20.00 feet wide drainage easement; thence extending through the bed of said easement, the 2 following courses and distances; (1) north 84 degrees 37 minutes 52 seconds east 31.98 feet to a point; and (2) north 05 degrees 15 minutes west, 209.70 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Laird D. Duncan by Deed from Laird D. Duncan and Cynthia S. Duncan dated September, 21 1999 and recorded September 27, 1999 in the Chester County Recorder of Deeds in Book 4641, Page 2021 as Instrument Number 78857.

PLAINTIFF: Towd Point Mortgage Trust 2016-4, U.S. Bank National Association as Indenture Trustee

VS

DEFENDANT: **LAIRD D. DUNCAN**

SALE ADDRESS: 510 Winding Way, Exton, PA 19341

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: **19-5-285**

DEBT- **\$197,917.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07384 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in Township of Valley
TAX Parcel #38-2Q-38
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pacific Union Financial, LLC
VS

DEFENDANT: **BRIDGET L. WOLFGANG and JOSEPH S. WOLFGANG**

SALE ADDRESS: 957 West Lincoln Highway, 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: **19-5-286**

DEBT- **\$136,788.78**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11219 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in Borough of Parkesburg
TAX Parcel #8-5-22
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **LEONARD DEMKO**

SALE ADDRESS: 506 West 2nd Avenue, Parkesburg, PA 19365

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: **19-5-287**

DEBT- **\$367,144.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11548 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PROPERTY situate in New Garden Township
TAX Parcel # 6004 01710000
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: M&T Bank
VS

DEFENDANT: BOUBACAR TOURE

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-5-288**

DEBT- **\$68,848.20**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06642 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, May 16th, 2019 @ 11 AM

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PALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit: ALL THAT CERTAIN tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, recorded in Chester County as Plan No. 7365, as follows: BEGINNING at a point on the east right of way line of Caln Mortonville Road, a corner of Lot No. 1; thence leaving said right of way line along Lot No. 1, south 79 degrees 23 minutes 21 seconds east, 220 feet to a point in line of land remaining of grantor herein; thence along land remaining of grantor herein, south 10 degrees 36 minutes 39 seconds west, 200 feet to a point; thence continuing along land remaining of grantor herein,

north 79 degrees 23 minutes 21 seconds west, 220 feet to a point on the aforesaid east right of way line of Caln Mortonville Road; thence along the same, north 10 degrees 36 minutes 39 seconds east, 200 feet to the first mentioned point and place of beginning. CONTAINING 1.010 acres of land be the same more or less. BEING UPI Number 47-06-0054.020 PARCEL No.: 47-06-0054.020 BEING known as: Lot 2 Caln Road, aka 960 South Caln Road, Coatesville, aka East Fallowfield, PA 19320 BEING the same property conveyed to Robert M. Barnhart and Karen A. Barnhart who acquired title by virtue of a Deed from R. Craig Jenkins and Shirley M. Jenkins, his wife, dated March 15, 1991, recorded March 20, 1991, at Document ID 012015, and recorded in Book 2344, Page 295, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KAREN A. BARNHART, aka KAREN BARNHART and ROBERT M. BARNHART, aka ROBERT BARNHART**

SALE ADDRESS: Lot 2 Caln Road, aka 960 South Caln Road, Coatesville, aka East Fallowfield, 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