

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, April 18th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on April 18th, 2019 are as follows:

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

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, April 18th, 2019 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 20th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **16-11-799**

DEBT- **\$3,778.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-08440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

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

ALL THAT CERTAIN unit in the property known, named
and identified as Railway Square Condominiums, located in West
Whiteland Township, Chester County, Commonwealth of Pa.
TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSON-RAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **17-4-275**

DEBT- **\$61,476.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07646 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 20, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances.

SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of property for "Martin Manor", made by Berger & Hayes, Coatesville, Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996.

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

PARCEL No. 28-02-93.42

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-3-116**

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04554 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C. A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southeasterly corner of Lot No. 9, which points is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road: (1) south 98 degrees 59 minutes 20 seconds east 213.26 feet to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 feet to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No.9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point, thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes 234.87 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Ralph R. Broadwater, Jr. and Catherine Broadwater by Deed from Marie P. Broadwater, widow dated January, 1 2007 and recorded November 26, 2007 in the Chester County Recorder of Deeds in Book 7312, Page 597 as Instrument Number 10804310.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-3-156**

DEBT- **\$1,968.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06742 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land with the dwelling thereon erected, hereditaments and appurtenances, situate on the south side of Walnut Street, known as No 23 in the Borough of Phoenixville, County of Chester and State of Pennsylvania.
TAX Parcel No. 15-9-725

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CEYON RUDDOCK and ULA I. RUDDOCK**

SALE ADDRESS: 25 E. Walnut Street, Phoenixville, Pennsylvania

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-180**

DEBT- **\$1,545.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09035 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania.
TAX Parcel No. 39-5E-198

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **PATRICIA FRAUMENI**

SALE ADDRESS: 73 Brighton Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

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

Sheriff's Sale of Real Estate

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

DEBT- **\$218,307.61**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

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

PARCEL Number: 17-3G-28

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

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

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

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

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-209**

DEBT- **\$1,615.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00640 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 50-5A-364

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-255**

DEBT- **\$1,665.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00392 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in
the City of Coatesville, County of Chester, Commonwealth of
Pennsylvania
TAX Parcel No. 16-10-232

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. ORTIGA**

SALE ADDRESS: 404 Colina Lane, Coatesville, Pennsylvania

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-4-293**

DEBT- **\$564,790.08**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-10279 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-10J-18.6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Aegis Asset-Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-3

VS

DEFENDANT: **EDWARD F. MURPHY and KIM M. MURPHY a/k/a KIMBERLY MURPHY a/k/a KIMBERLY M. MURPHY**

SALE ADDRESS: 1489 Russell Road, Paoli, PA 19301-1235

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-6-355**

DEBT- **\$600,939.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2009-09730 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, June 21st, 2018

AT 11:00 A.M.

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

PROPERTY situate in the East Goshen Township, Chester
County, Pennsylvania
BLR# 53-4-510
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank
VS

DEFENDANT: **DAVID H. WIRTH and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380-6478

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$185,699.98**

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

Thursday, August 16th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

VS

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

SALE ADDRESS: 2719 Ridge Road, Elverson, Pennsylvania 19520

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-9-496**

DEBT- **\$216,938.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06597 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, September 20th, 2018

AT 11:00 A.M.

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

ALL THOSE TWO CERTAIN messuages and tracts of land situate in the Borough of Malvern, County of Chester and Commonwealth of PA, bounded and described as follows, to wit;

FIRST TRACT:

BEGINNING at a point in the center line of a 20 feet wide street (since widened to 30 feet) laid out and opened and called Chestnut Street which street meets Ruthland Avenue at right angles, said point being also the northwesterly corner of Lot conveyed to Jerred F. Farra; thence along the center line of said 20 feet wide street, south 63 degrees 59 minutes west 50 feet to a point in the line of land of Jerred D. Fara; thence along the said land, south 26 degrees 1 minutes west 50 feet to a point in line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute east 105 feet, thence by a line parallel with the aforesaid 20 feet wide street, north 63 degrees 59 minutes east, thence by a line parallel with Ruthland Avenue, north 26 degrees 1 minute west, 105 feet to the place of beginning.

THE twenty feet wide street above referred to has since widened an additional width of 30 feet which the Borough of

Malvern has duly settled for hence this conveyance is made subject to such widening of said street.

SECOND TRACT:

BEGINNING at the southwest corner of the first mentioned land formerly owned by Jarred D. Farra, said point being 50 feet southwardly from line of Ruthland Avenue, when the same is continued; thence by land which is formerly owned by Jarred D. Farra, conveyed by the Borough of Malvern to him, south 23 degrees 54 minutes east 25 feet to land of Manor Real Estate and Trust Company; thence by the same, south 66 degrees 4 minutes west, 50 feet to land conveyed by the Borough of Malvern to Joseph H. Miller; thence by the same, north 23 degrees 54 minutes west 25 feet to the southwest corner of the above described lot; thence by said lot, north 66 degrees 4 minutes east, 50 feet to the place of beginning.

TAX ID: 2-4-350

TITLE to said premises is vested in Linda B. Valentin, by Deed from Raymond A. Carter was recorded 07/10/98, in the Chester County Recorder of Deeds in Book 4380, Page 0668

PLAINTIFF: FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **LINDA B. VALENTINE**

SALE ADDRESS: 340 E. First Avenue, Malvern, PA 19355

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$454,164.08**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

PREMISES "A"

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

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

PREMISES "B"

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

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

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

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

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

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

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

PLAINTIFF: Coatesville Savings Bank
VS

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

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-9-502**

DEBT- **\$160,406.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00273 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, September 20, 2018 @ 11 AM

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

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan for William Balderston made by John D. Stapleton 3rd registered Land Surveyor dated November 13, 1985 and recorded in Chester County in Plan #6069 as follows to wit:

BEGINNING at a point in the title line in South Martins Corner Road (L-415) at the northwesterly corner of lands of the grantee herein thence extending through the bed of said road north 04 degrees 07 minutes 29 seconds east 150 feet to a corner of land parcel number (1) thence extending along parcel number (1) the two following courses and distance (1) south 80 degrees 07 minutes 28 seconds east 424.06 feet to a point (2) south 04 degrees 07 minutes 29 seconds west 150 feet to the northeast corner of lands of the grantee thence by lands of the grantee north 86 degrees 07 minutes 28 seconds west 424.08 feet to the point and place of beginning.

TAX No. 28-6-1

BEING same premises which Earl C. Fryberger, Sr., and Charlotte Fryberger, H/W, conveyed to Earl C. Fryberger, Jr., and Cheryl L. Fryberger, H/W, by Deed dated December 15, 1988, and recorded December 19, 1988, in Chester County Recorder of Deeds in Book 1377, Page 487.

PLAINTIFF: Wilmington Savings Fund Society, FSB, a Trustee of Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **EARL C. FRYBERGER, JR. and CHERYL L. FRYBERGER**

SALE ADDRESS: 368 Martins Corner Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JILL M. FEIN, ESQ., 215-579-7700**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-10-541**

DEBT- **\$228,543.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03491 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-2-5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Franklin American Mortgage Company
VS

DEFENDANT: **BROOKE B. CHASE a/k/a BROOKE CHASE and JOSHUA RYAN THOMPSON
a/k/a JOSHUA R. THOMPSON a/k/a JOSHUA THOMPSON**

SALE ADDRESS: 252 Line Road, Kennett Square, PA 19348-2232

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-10-570**

DEBT- **\$109,129.78**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-04544 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-5-494
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MICHEL A. VOGL**

SALE ADDRESS: 85 Old Forge Xing, a/k/a 85 Old Forge Crossing, Devon, PA 19333-1119

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-10-574**

DEBT- **\$70,518.22**

BBY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03901 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

PROPERTY situate in the Honey Brook Township, Chester County,
Pennsylvania
BLR# 220900210200
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificate holders of Equity One Abs, Inc. Mortgage Pass-Through Certificates Series 2003-1

VS

DEFENDANT: **DOYLE REITER a/k/a DOYLE W. REITER and APRIL REITER**

SALE ADDRESS: 191 King Road, Honey Brook, PA 19344-1204

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-10-591**

DEBT- **14,325.76**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

TAX Parcel No. 54-6-1.4

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **SAUL BARSH**

SALE ADDRESS: 322 Boot Road, Willistown Township, Pennsylvania

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-10-592**

DEBT- **\$433,522.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-01887 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot of land situate in West
Whiteland Township, Chester County, Pennsylvania
TAX Parcel No.: 41-5-111.1

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **JOAN J. ROGERS and ROBERT L. WILLIAMS, JR.**

SALE ADDRESS: 1409 Burke Road, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **18-10-594**

DEBT- **\$302,454.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04523 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected.

SITUATE in the Township of Kennett, County of Chester, and State of Pennsylvania, described according to a survey by Van Demark & Lynch, Inc., dated 10/10/1960 as follows:

BEGINNING at a point in the centerline of the Wilmington-Kennett Square Road, said point marking the southeast corner of lands now or late of Austin Walker and said point of beginning being distance south 33 degrees, 22 minutes, 27 seconds east, 209.81 feet from the intersection of the centerlines of the Wilmington-Kennett Square Road and a public road leading northeastwardly from the former; thence along the centerline of the Wilmington-Kennett Square Road south 33 degrees, 22 minutes, 27 seconds east, 313.95 feet to a point; thence leaving the said road and by line of lands now or late of Spruce Building Corporation, the four following courses and distances (1) north 56 degrees, 12 minutes, 30 seconds east, 343.5 feet to a point; (2) north 33 degrees, 22 minutes, 27 seconds west 234 feet to a point; (3) south 56 degrees, 12 minutes, 30 seconds west 92.63 feet

to a point; and (4) north 52 degrees, 01 minute, 25 seconds west, 101.07 feet to a point in line of land of Walker aforesaid, said point being south 52 degrees, 01 minute west, 18 feet from an iron pin marking the northeast corner of said Walker's Lands; thence by said Walker's Land, south 52 degrees, 01 minutes west, 219.25 feet to the point and place of beginning.

CONTAINING 2.322 acres of land more or less.

UPI No. 62-2-56

IMPROVEMENTS: residential and commercial buildings.

BEING known as 257 Kennett Pike, Chadds Ford, Pennsylvania 19317

BEING the same premises which James M. McElderry and Joan M. McElderry, husband and wife, by their deed dated February 16, 2001 and recorded on March 21, 2001 with the Recorder of Deeds in and for the County of Chester in Book 4915, Page 2050, granted and conveyed unto Peter C. Schlett, Pamela J. Stephens Schlett, Edwin J. Stephens, and Joan S. Stephens.

PLAINTIFF: Huntington National Loan Investors Corporation, successor by merger to Huntington National Credit Corporation, assignee of National Penn Bank, successor by merger to The Peoples Bank of Oxford

VS

DEFENDANT: **PETER C. SCHLETT, PAMELA J. STEPHENS SCHLETT, EDWIN J. STEPHENS, and JOAN S. STEPHENS**

SALE ADDRESS: 257 Kennett Pike, Chadds Ford, Pennsylvania 19317

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$214,550.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05170 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 15th, 2018 @ 11 AM

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

PROPERTY situate in the West Nottingham Township,
Chester County, Pennsylvania
BLR# 68-2-17.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, National Association, Successor by Merger to Lasalle Bank Midwest National Association, f/k/a Standard Federal Bank National Association, Successor by Merger to Standard Federal Bank

VS

DEFENDANT: **THOMAS J. GAMBER and MADELINE C. GAMBER**

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-1-23**

DEBT- **\$61,879.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03337 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

ALL THAT CERTAIN tract of land, situate on the northerly side of Poplar Street, in the Borough of Avondale, County of Chester and State of Pennsylvania.

CONTAINING 7,997.5 square feet, more or less.

PARCEL No. 04-02-0012.040

BEING known as 604 Poplar Street, Avondale, PA 19311

PLAINTIFF: REO Trust 2017-RPL1

VS

DEFENDANT: **EVERETT L. BUTCHER and ALICE M. BUTCHER**

SALE ADDRESS: 604 Poplar Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC,**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$589,126.17**

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

Thursday, January 17th, 2019 @ 11 AM

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

PLAINTIFF: Lsd9 Master Participation Trust
VS

DEFENDANT: **JAMES BOWER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$152,079.79**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

BEING Parcel No. 71-2-4.17

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-59**

DEBT- **\$268,646.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07313 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a plan made for F.H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/23/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)' (1) leaving Conestoga Road on the arc of a circle curving to the right with a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being of the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped course)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook circle, 92.64 feet to a point of curve in the same; (3) north-eastwardly measured still along the said side of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook circle, on the arc of a circle curving to the right

having radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81 degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

BEING Lot #23 as shown on the above mentioned Plan

BEING #28 Hill Brook Circle
BEING UPI #42-3-32.7

BEING same premises which Carol R. Judge nka Carol Burke by deed dated 1/21/93 and recorded 2/8/93 in Chester County in Record Book 3502 Page 291 conveyed unto Barbara R. Guenther and Richards W. Guenther, W/H, in fee.

AND being the same premises which Richard W. Guenther by Deed dated 6/27/11 and recorded in Chester County in Record Book 8210 Page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

PLAINTIFF: Trumark Financial Credit Union
VS

DEFENDANT: **DIANE D. WEAVER and JAMES E. WEAVER, JR.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JILL M. FEIN, ESQ., 215-579-7700**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-62**

DEBT- **\$143,339.20**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016- 07312 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

PLAINTIFF: REO Trust 2017-RPL1

VS

DEFENDANT: **JOHN A. WOJCIECHOWSKI and PAMELA J. WOJCIECHOWSKI**

SALE ADDRESS: 3521 Cemetery Rd., Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-70**

DEBT- **\$231,064.90**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2017-10333 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot of land situated, lying and being in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, known and designated as Lot #101, on a tract called "Colonial Gardens" a map or plan of which is recorded in the Office for the Recording of Deeds in and for the County of Chester aforesaid in Plan Book No. 1 Page 79, particularly described as follows:

FRONTING 100 feet on the south side of Miller Street and extending back between parallel lines 174.73 feet.

BEING known as 2420 Miller Street a/k/a Miller Avenue, Coatesville (Caln Township) PA 19320.

BEING UPI No. 39-4J-47

BEING the same premises which GPR Realty, LLC by indenture bearing date 5/17/2006 and recorded 5/31/2006 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book 6855 Page 2196 etc., granted and conveyed unto Terrance R. Stauffer and Helen Stauffer, in fee.

TAX ID: 39-04J-0047

TITLE to said premises vested in Christopher Roberts and Nicole Roberts, by Deed from Terrance R. Stauffer and Helen Stauffer was recorded 01/23/07, in the Chester County Recorder of Deeds in Book 7065, Page 696 as Instrument No 10722754.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., asset-backed certificates, series 2007-1

VS

DEFENDANT: **CHRISTOPHER ROBERTS and NICOLE ROBERTS**

SALE ADDRESS: 2420 Miller Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-71**

DEBT- **\$384,134.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07209 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THOSE CERTAIN lots or pieces of ground situate in
the East Brandywine Township, Chester County, Pennsylvania:
BEING Parcel Number: 30-2-2.3C
IMPROVEMENTS: residential property

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for securitized asset backed receivables LLC Trust 2007-NC2, mortgage-pass through certificates, series 2007-NC2
VS

DEFENDANT: **LISA L. KELLY a/k/a LISA KELLY and PAUL B. KELLY a/k/a PAUL KELLY**

SALE ADDRESS: 790 Corner Ketch Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **RAS CITRON, LLC, 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: **19-2-76**

DEBT- **\$99,066.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10490 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as 925 Madison Street, bounded and described according to a survey made December 18, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows:

BEGINNING at a point in the north right of way line of Madison Street (fifty – 50 feet wide) a corner of 923 Madison Street, said point being located two hundred thirty one and fifty one hundredths (231.50) feet from the west right of way line of West Ninth Avenue (fifty – 50 feet wide) as measured westwardly along the north right of way line of Madison Street; thence along Madison Street south seventy-eight degrees eleven minutes ten seconds west (S. 78 degrees 11'10" W.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of 927 Madison Street; thence along said land passing through a party wall north eleven degrees forty eight minutes fifty seconds west (N.

11 degrees 48'50" W.) one hundred twenty five (125) feet to a point in the south right of way line of Concord Street (twenty – 20 feet wide); thence along Concord Street north seventy eight degrees eleven minutes ten seconds east (N. 78 degrees 11'10" E.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of Madison Street; thence along said land south eleven degrees forty eight minutes fifty seconds east (S. 11 degrees 48'50" E.) one hundred twenty-five (125) feet to the first mentioned point and place of beginning.

PARCEL No. 38-5C-88.2

BEING the same premises which Adrian Negron and Paula Negron by deed dated August 20, 2015, and recorded on August 24, 2015 in Chester County in Book 9168 at Page 2067, as Document ID: 11427268, granted and conveyed unto Dale Welsh, in fee.

PLAINTIFF: COBA, Inc., assignee of TD Bank, N.A.

VS

DEFENDANT: **DALE WELSH**

SALE ADDRESS: 925 Madison Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-79**

DEBT- **\$222,542.15**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04107 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot of land situate in Borough of
Elverson, Chester County, Pennsylvania:
BEING known as: 62 West Main Street, Elverson, PA 19520
PARCEL Number: 13-3-7
IMPROVEMENTS: residential property

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

VS

DEFENDANT: **JOHN L. LAKEMAN**

SALE ADDRESS: 62 West Main Street, Elverson, PA 19520

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: **19-2-91**

DEBT- **\$838,570.72**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11110 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania and described according to a Plan of Property of Casper W. Halberstadt, and Plan made by Earl R. Ewing, Inc., Registered Surveyors, dated January 26, 1967 as follows, to wit:

BEGINNING at a spike on the title line in the bed of Street Road (said road extending a general southwesterly direction from Pikeland Churches to Rapps corner) a corner of land now or late of William M. and Nancy M. Halberstadt; thence extending from said point of beginning along the last mentioned land, north 55 degrees 15 minutes west, crossing the northwesterly side of Street Road crossing an iron pin (said iron pin being at the distance of 28.36 feet from the aforesaid spike (925.81 feet to an iron pin in line of land now or late of Edith Rimel; thence extending along the last mentioned land, north 38 degrees 46 minutes east, 200.49 feet to an iron pin; thence extending south 55 degrees 25 minutes east, crossing an iron pin recrossing the northwesterly side of Street Road 928.67 feet

to a spike on the title line in the bed of Street Road, aforesaid (the distance of between the last mentioned iron pin and the last mentioned spike being 14.15 feet) thence extending along the title line through the bed of Street Road, south 39 degrees 35 minutes west 200.71 feet to the first mentioned spike, the point and place of beginning.

THE improvements thereon being known as 1253 Street Road, Chester Springs, Pennsylvania – 19425.

BEING the same premises which Roger P. Smith, by Deed dated October 20, 2003 and recorded October 30, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5958, Page 1725, granted and conveyed unto Christine McCloskey and Timothy McCloskey.

BEING known as: 1253 Street Road, Chester Springs, PA 19425

PARCEL No.: 34-5-12.5

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Holdings, LLC
VS

DEFENDANT: **TIMOTHY J. McCLOSKEY a/k/a TIMOTHY McCOSKEY and CHRISTINE McCLOSKEY and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-93**

DEBT- **\$844,934.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-05465 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or parcel of land situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated 6/22/1984 and recorded in the Office of the Chester County Recorder of Deeds on 07/05/1984, in Deed Book Volume S63 at Page 78.
TAX Parcel No. 5505B00560000

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

VS

DEFENDANT: **FRANCIS G. MITCHELL and NINA MITCHELL**

SALE ADDRESS: 715 Clovelly Lane, Devon, PA 19333

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: **19-2-97**

DEBT- **\$372,123.54**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-04316 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN unit in the condominium known as Exton Limited Condominium at Exton Station located in the Township of West Whiteland County of Chester, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the Recording in Chester County Recorder of Deeds of a Declaration dated 12/23/1987 and recorded in Record Book 1007 page 545 being and designated as Unit No. 43 together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.9607843%

BEING known as 969 Roundhouse Court

COUNTY Parcel No. 41-5-706

BLR# 41-5-706

TITLE to said premises vested in Dana Y. Bowles by deed from James D. Hollister and Beverly A. Griffiths, dated 1/31/2007 and recorded 2/13/2007 as Book 7082 Page 1283

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

VS

DEFENDANT: **DANA BOWLES, a/k/a DANA Y. BOWLES**

SALE ADDRESS: 969 Roundhouse Court, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-99**

DEBT- **\$117,409.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06241 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the said City of Coatesville, Chester County, and particularly bound and described as follows, to wit:

BEGINNING at a stake in the westerly side of Eight Avenue, said stake being 50 feet north of the intersection of the northerly side of Poplar Street with the westerly side of Eighth Avenue; thence, south 80 degrees, 11 minutes west, 100 feet to a stake in the easterly side of a 12-foot wide alley; thence, along said easterly side of said 12-foot wide alley, north 09 degrees, 49 minutes west, 50 feet to a stake; thence, north 80 degrees, 11 minutes east, 100 feet to a stake in the westerly side of Eighth Avenue; thence, along said westerly side of Eight Avenue, south 09 degrees, 49 minutes east, 50 feet to the place of beginning.

BOUNDED on the south by land now or late of Susan

Armstrong Davis; on the west by a 12-foot wide alley; on the north by land now or late of the Robert Young Estate and on the east by Eighth Avenue.

BEING Parcel ID 16-2-66.1 and being known for informational purposes only as 420 North 8th Avenue, Coatesville, PA

BEING the same premises which was conveyed to Marjorie Butler, by Deed of Germaine S. Kyle aka Geremine S. Kyle and Leslie C. Kyle, husband and wife, dated 06/10/1972 and recorded 06/24/1972 in Book O-43 Page 273 of the Chester County Recorder of Deeds Office, in fee. And the said Marjorie Butler has since departed this life.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **WALTER BUTLER, ADMINISTRATOR OF THE ESTATE OF MARJORIE E. BUTLER a/k/a MARJORIE BUTLER, DECEASED**

SALE ADDRESS: 420 North 8th Avenue, 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: **19-2-102**

DEBT- **\$247,979.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03350. 2DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

PROPERTY situate in the Upper Uwchlan Township, Chester
County, Pennsylvania
BLR# 32-5-12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **RANDOLPH CHRISTMAN a/k/a RANDOLPH J. CHRISTMAN and SONYA CHRISTMAN a/k/a SONYA M. CHRISTMAN**

SALE ADDRESS: 75 Lyndell Road, Downingtown, PA 19335-1273

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-103**

DEBT- **\$292,533.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06783 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

PROPERTY situate in the East Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-6-162
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-Rs4

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320-4546

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-104**

DEBT- **\$320,459.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-07450 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly side of the aforementioned cul de sac; thence extending southwest-

wardly, southwardly and southeastwardly along the northwesterly, westerly and southwestwesterly sides of said cul de sac along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

BEING the same premises which Pablo M.

Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas as trustee for Residential Accredit Loans, Inc., mortgage asset-backed pass-through certificates, Series 2005-QS3

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-105**

DEBT- **\$112,350.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-07408 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN tract of land, known as Lot No. 1 situated in the Borough of Atglen, County of Chester, PA, with the dwelling erected thereon, bounded and described according to a survey made May 19, 1965 by DeArmit and Hayes, consulting engineers and surveyors, as follows: BEGINNING at an iron pin on the north right of way line of Hillcrest Drive (40 feet wide) said point being located north 82 degrees 26 minutes east 386.24 feet from the center line of Stauffer Drive as measured along the said north right of way line of Hillcrest Drive, said point also being a corner of land belonging to the grantor herein north 07 degrees 34 minutes west 99.81 feet to an iron pin in line of land belonging to Paul Hogg; thence along the same, north 82 degrees 40 minutes east 118.71 feet to a concrete monument a corner of land belonging to John Hogg; thence along the same south

08 degrees 12 minutes east 73.49 feet to a point; thence by a curve to the left having a radius of 50 feet an arc of 77.99 feet the chord thereof being 70.25 feet on a course of south 60 degrees 51 minutes 32 seconds west to a point; thence continuing along the same, south 82 degrees 26 minutes west 54.13 feet to the first mentioned point and place of beginning.

CONTAINING 10,369 square feet of land be the same more or less.

BLR# 7-5-5.5A

BEING the same premises: the said Larry M. DeLia became seized of the interest deeded by Judith A. Gerry by her AIF William J. T. Getty as evidenced by document dated 5/28/2005 and recorded 6/7/2005 in the Office of the Recorder in Chester County, in Book 6512, Page 346, et c.

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

VS

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

SALE ADDRESS: 731 Hillcrest Drive, Atglen, PA 19310

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-108**

DEBT- **\$136,659.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01885 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-7-222.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320-3839

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-11795 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

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

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

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

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

BEING Lot 2 on the above-mentioned survey.

BEING part of the premises which Donald T.

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

TAX Parcel: #65-04E-0017

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$66,722.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08897 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

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

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

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

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

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

PARCEL No.: 16-02-307.

IMPROVEMENTS: Residential property.

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

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

SALE ADDRESS: 900 Merchant Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$952,788.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11348 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in Tredyffrin Township

TAX Parcel #43-10D-11.2

ALL THAT CERTAIN lot or piece of ground in the property known, named and identified in a Plan of Subdivision for Daniel Michie, Jr. dated March 15, 1073 and last revised March 26, 1973 located in Tredyffrin Township, Chester County Pennsylvania, being more fully described in a Deed dated August 5, 1997 and recorded January 7, 1998, in the Chester County Clerk's Register's Office in Deed Book 4285, Page 167.

IMPROVEMENTS: a residential dwelling & pool

SOLD as the property of: Joel A. Harden

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

VS

DEFENDANT: **JOEL A. HARDEN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-135**

DEBT- **\$189,893.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT WRIT No 2018-07540 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

114 PROPERTY situate in Township of Valley
TAX Parcel #Tax ID/UPI Parcel No. 38-01-0114/38-1-
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
VS
DEFENDANT: **BRANDON RHONE and KRISTINA M. SNYDER**
SALE ADDRESS: 26 Tuxford Lane, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$64,160.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-02009 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in Borough of South Coatesville and City
of Coatesville
TAX Parcel # 9-2-78.1Q
IMPROVEMENTS thereon: A residential dwelling

PLAINTIFF: Habitat for Humanity of Chester County, Inc.

VS

DEFENDANT: **GLADYS AGUILAR**

SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-139**

DEBT- **\$245,803.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00102 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

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

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

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

BEING Lot #56 as shown on said Plan.

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

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

PARCEL No.: 39-1-161

IMPROVEMENTS: Residential property.

PLAINTIFF: Specialized Loan Servicing, LLC
VS

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

SALE ADDRESS: 1604 Albermarle Court, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-155**

DEBT- **\$344,971.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-03752 I RECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

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

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

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

BEING Lot 183 on said plan.

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

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

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

PARCEL No.: 40-2-1114

IMPROVEMENTS: Residential property.

PLAINTIFF: Midland States Bank

VS

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

SALE ADDRESS: 11 Lincoln Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF