

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 20th @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on Thursday, June 20th, 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, June 20th, 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **19-6-289**

DEBT- **\$3,309.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-04933 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania.
TAX Parcel No. 41-2-107

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **JILL L. HUNT**

SALE ADDRESS: 249 Watch Hill Road, West Whiteland, Pennsylvania 19341

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-290**

DEBT- **\$9,612.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04294 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

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PREMISES "A"

ALL THAT CERTAIN message and lot of ground, situate at Paoli, in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described as follows:

PREMISES B

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

PREMISES "C"

ALL THAT CERTAIN four garages and lot of land, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

TAX Parcel No. 43-9M-99

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **PAOLI COURT PARTNERS**

SALE ADDRESS: 13 Paoli Court, Tredyffrin Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-291**

DEBT- **\$4,769.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04455 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

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ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 43-4M-62

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **23 CONIFER, L.L.C.**

SALE ADDRESS: 30 Main Street, Tredyffrin Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-292**

DEBT- **\$4,343.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10559 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN tract or parcel of ground situate in
Easttown Township, Chester County, Pennsylvania.
TAX Parcel No. 55-4-110

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **BARBARA V. WILLIAMS a/k/a BARBARA V. CHRISTMAN**

SALE ADDRESS: 495 Lantern Lane, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-293**

DEBT- **\$25,429.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04575 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground, situate in
Tredyffrin Township, Chester County and State of PA.
TAX Parcel No. 43-5-12.6

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **NING SUN**

SALE ADDRESS: 1865 Covered Bridge Road, Tredyffrin Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-294**

DEBT- **\$5,204.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04938 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 42-4F-15

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **FRANCIS X. J. WAY and MAUREEN D. WAY**

SALE ADDRESS: 11 Deer Run Lane, E. Whiteland Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-295**

DEBT- **\$35,086.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07351 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

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ALL THAT CERTAIN message, tenement and tract of land situate on the east side of South Fifth Street, with the buildings and improvements thereon erected, in the Borough of Oxford, Chester County, Pennsylvania, being more fully described in Deed dated December 8, 2010 and recorded December 13, 2010 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Book 8071, Page 122.

AN undivided 1/2 interest in the said premises, and the remaining 1/2 interest therein subject to conditions stated in the full legal description, which can be obtained from the Plaintiff's attorney.

TAX Parcel No. 6-5-230

PLAINTIFF: Nikkole Puckett

VS

DEFENDANT: **MATTHEW JOHNSON and AMANDA STRAUSS**

SALE ADDRESS: 21 South 5th Street, Oxford, Pa. 19363

PLAINTIFF ATTORNEY: **JEFFREY P. BRYMAN, ESQ., 610-444-4848**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-296**

DEBT- **\$877,765.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05230 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

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TRACT 1

ALL THAT CERTAIN lot of land, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey thereof made by S.J. Janney, as follows;

BEGINNING at a point in Route No. 12 or Baltimore Pike, center line, thence along the same north 82 degrees 45 minutes east about 344 feet to a point in said Pike; thence by land now or formerly of Frank Webster's Estate north 81 degrees 15 minutes west 358 feet to an iron pin a corner of other land now or formerly of Rebecca Cornelius; thence by said other land south 07 degrees 15 minutes east 96 and 9 inches, passing over an iron pin in the north bank of Route No. 12 to the place of beginning. CONTAINING 17,000 square feet of land, be the same more or less.

TRACT 2

ALL THAT CERTAIN lot of land situate in the Township aforesaid, bounded and described as follows:

BEGINNING at a point in Route No. 12 or Baltimore Pike, a corner of land now or formerly of John Roberts; thence along said Pike or Route No. 12 south 82 degrees 45 minutes west 30 feet to a point in the same; thence by other land now or formerly

of Rebecca Cornelius (passing over an iron pin set in the now or formerly of Frank Webster's Estate south 81 degrees 15 minutes east 31 feet to an iron pin a corner of land now or formerly of John Roberts' other land; thence by the same south 07 degrees 15 minutes east 96.5 feet passing over an iron pin set in the north bank of the Pike to the place of beginning.

CONTAINING 30,096 square feet of land, be the same more or less.

TRACT 3

ALL THAT CERTAIN lot of land situate in the Township aforesaid, bounded and described as follows:

BEGINNING at a point in the center line of Route No. 1; thence along the same north 82 degrees 45 minutes east 105 feet to a point in the same; thence by land now or formerly of John Roberts (passing over an iron pin set in the northwest side of the aforesaid Route No. 1) north 07 degrees 15 minutes west 96 feet 9 inches to an iron pin; thence by land now or formerly of Frank Webster's Estate north 81 degrees 15 minutes west (about) 108 feet to an iron pin; thence by other land now or formerly of Rebecca Cornelius south 07 degrees 15 minutes east 126 feet 9 inches (passing over an iron pin set in the northwest side of Route No. 1) to beginning.

PLAINTIFF: Malvern Bank, National Association

VS

DEFENDANT: **DJUKI, INC.**

SALE ADDRESS: 890 West Old Baltimore Pike, West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-296X**

DEBT- **\$877,765.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05230 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

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CONTAINING 11,733 square feet of land, be the same more or less.

TRACT 4

ALL THAT CERTAIN lot or parcel of land being situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, said tract being more particularly shown as Lot Number 2 on a final plan prepared for the Southern Chester County Y.M.C.A. by Lake Roeder Hillard and Beers, Civil Engineers, Lane Surveyors, and Landscape Architects, dated 7/26/2000, said plan recorded in the Recorder of Deeds Office of Chester County of 3/21/2001 as Plan No. 9015700, and all the same being more fully bounded and described as follows, to wit: BEGINNING at a point, said point being the southwest corner of the herein described Lot 2, said point also being a corner of property now or formerly of Kosmos, Fotios and Thomas Papadopoulos, of which the herein described is to be joined in common with, thence continuing along said property now or formerly of Kospos, Fotios and Thomas Papadopoulos, north 88

degrees 49 minutes 04 seconds west a distance of 395.15 feet to a point, a corner of property now or formerly of Brandywine Y.M.C.A. (Lot Number 1 as shown on the above described Final Plan); thence continuing along said property now or formerly of Brandywine Y.M.C.A. the following 4 courses: (1) north 15 degrees 55 minutes 26 seconds west a distance of 8.82 feet to a point; (2) north 89 degrees 08 minutes 18 seconds east a distance of 177.55 feet to a point; (3) south 88 degrees 10 minutes 16 seconds east a distance of 218.30 feet to a point; and (4) south 08 degrees 09 minutes 57 seconds west, a distance of 12.46 feet to a point, the point or place of beginning.

PREMISES appears to be vested in Djuki, Inc., a Pennsylvania Corporation by Deed from Howard Properties, LLC dated June 25, 2008 and recorded June 27, 2008 in Record Book 7467 Page 274.

CONTAINING an are of 5,013 square feet of land, be the same more or less.

BEING UPI No. 58-3-7

PLAINTIFF: Malvern Bank, National Association

VS

DEFENDANT: **DJUKI, INC.**

SALE ADDRESS: 890 West Old Baltimore Pike, West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-297**

DEBT- **\$258,028.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11123 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision of Hillside Acres made by Hopkins and Scott, Inc., dated 3/26/1984, last revised 12/19/1984, recorded 5/10/1985 in Plan File #5567, as follows, to wit:

BEGINNING at a point on the southeasterly side of Burgoyne Road (T-444) a corner of Lot No. 5 as shown on said Plan; thence extending from said beginning point along the south-

easterly side of Burgoyne Road south 81 degrees, 24 minutes, 0 seconds east, 153.50 feet to a point a corner of Lot No. 7; thence extending along the same, south 8 degrees, 36 minutes, 0 seconds west, 235.29 feet to a point of curve in the line of land now or late of P.R.R. (Conrail) R.O.W.; thence along the same on the arc of a circle curving to the right having a radius of 14,777.19 feet the arc distance of 177.08 feet to a point a corner of Lot No. 5; thence extending along the same, north 8 degrees, 36 minutes, 0 seconds east, 325.01 feet to a point on the southeasterly side of Burgoyne Road, aforesaid said point being the first mentioned point and place of beginning.
#41-5-208.1E

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **HONEY LUISTRO and JAMES LUISTRO**

SALE ADDRESS: 1591 Burgoyne Road, Downingtown (West Whiteland), PA 19335

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: **19-6-298**

DEBT- **\$160,031.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11729 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

PLAINTIFF: MTGLQ Investors, LP
VS

DEFENDANT: **CLAIRE M. McLENNAN and HUGH McLENNAN a/k/a HUGH McLENNAN, III**

SALE ADDRESS: 1501 W. Kings Hwy, Gap , PA 17527

PLAINTIFF ATTORNEY: **BRADLEY OSBORNE , 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: **19-6-299**

DEBT- **\$165,527.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-13093 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 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 with the buildings and improvements thereon erected, hereditaments and appurtenances, known as Lot #1 on a plan of land of Alfred C. and Hilda J. Baldwin, situate along the north side of a public road leading to Hidden Acres Canip Ground in West Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner a point in said public road located a distance of 50.00 feet southward from a corner of land of Robert Lapinski also located a distance of 375.00 feet southward from the original corner of land of the said Alfred C. and Hilda J. Baldwin of which these premises were a part; thence extending along in said road, south 54 degrees 30 minutes west, 175.00 feet to a point in the road; thence extending by Lot #2, on said plan of lots, premises of the grantors, north 35 degrees 30 minutes west, 270.00 feet to a point and by land of the same, north 54 degrees 30 minutes east, 175.00 feet to a

point at the south side of 50.00 feet wide parcel of land, property being remaining land of Alfred C. and Hilda J. Baldwin; thence extending along a 50.00 feet wide parcel of land retained by the grantors, south 35 degrees 30 minutes east, 270.00 feet to the place of beginning.

CONTAINING: 43,560 square feet or 1 acre of land be the same more or less.

BEING known as 119 Baldwin Road, Coatesville, Pa. 19320 CHESTER County UPI No.: 28-5-21-.1C.

BLR# 28-5-21.1C

THE said Brian Peachey, individually became seized of the interest granted and conveyed, in fee, by Lori Peachey (f.m.a. Lori DeHaven) and Brian Peachey, husband and wife as evidenced by Deed dated 10/10/2018 and recorded 10/16/2018 in the Office of the Recorder in Chester County, in Book 9828, Page 2213, et c.

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **BRIAN PEACHEY and LORI PEACHEY**

SALE ADDRESS: 119 Baldwin Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-300**

DEBT- **\$821,146.75**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09812 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Penn Township, Chester County,
Pennsylvania
BLR# 580300270900
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the pooling and servicing agreement dated as of November 1, 2004 Park Place Securities, Inc. asset-backed pass-through Certificates Series 2004-Whq2

VS

DEFENDANT: **SHARON S. MASTERS, IN HER CAPACITY AS HEIR OF JAMES MASTERS a/k/a JAMES JOHN MASTERS a/k/a JAMES MASTER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES MASTERS, DECEASED**

SALE ADDRESS: 1 Mystery Rose Lane, West Grove, PA 19390

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: **19-6-301**

DEBT- **\$349,674.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02030 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Willowdale Crossing" prepared by Momence and Associates, dated August 2, 1996 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13521, as follows, to wit:

BEGINNING at a point on the northeasterly side of Meadowbank Road (50 feet wide) a corner of Open Space on said Plan; thence extending along the northeasterly side of Meadowbank Road north 03 degrees 47 minutes 45 seconds west, 62.13 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 37.74 feet to a point; thence extending along Lot 106 and through an easement on said Plan north 78 degrees 33 minutes 54 seconds east, 148.45 feet to a point; thence extending along Lot 104 on said plan south 66 degrees 18 minutes 00 seconds east, 20.00 feet to a point; thence extending along Open Space aforementioned south 03 degrees 48 minutes 18 seconds east, 106.86 feet to a point; thence still along the same south 86 degrees 11 minutes 41 seconds west, 160.00 feet

to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING the same premises which Bryan Shinn and Lisa Shinn, husband and wife, by Deed dated August 4, 2003 and recorded November 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5974, Page 1046, granted and conveyed unto Christopher Lapszynski and Krystyna Lapszynski, husband and wife.

BEING known as: 704 Meadowbank Road, Kennett Square, PA 19348

PARCEL NO.: 61-05K-0001

IMPROVEMENTS: Residential property.roperty situate in the Spring City Borough, Chester County, Pennsylvania

BLR# 14-4-278

Improvements thereon: Residential Dwelling

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

BLR# 14-4-278

Improvements thereon: Residential Dwelling

PLAINTIFF: US Bank National Association, as Trustee for Bluewater Investment Trust 2018-1 VS

DEFENDANT: **CHRISTOPHER LAPSZYNSKI a/k/a CHRISTOPHER A. LAPSZYNSKI and KRYSZYNA LAPSZYNSKI**

SALE ADDRESS: 704 Meadowbank Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-302**

DEBT- **\$503,582.69**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-13425 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester County,
Pennsylvania
BLR# 43-2N-14.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10

VS

DEFENDANT: **PAUL GAFFNEY a/k/a PAUL W. GAFFNEY and SHEILA GAFFNEY a/k/a SHEILA M. GAFFNEY**

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087-1036

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: **19-6-303**

DEBT- **\$191,548.57**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09169 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-5G-32
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **PAUL MICHAEL GERHARD a/k/a PAUL M. GERHARD, IN HIS CAPACITY
AS EXECUTOR AND DEVISEE OF THE ESTATE OF MERELYN J. GERHARD a/k/a MERELYN
JOSEPHINE GERHARD**

SALE ADDRESS: 917 West Chester Pike, West Chester, PA 19382-4861

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: **19-6-304**

DEBT- **\$71,717.43**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07628 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 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 Downingtown
TAX Parcel #11-07-0038
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bank of America, N.A.
VS

DEFENDANT: **THE UNKNOWN HEIRS OF BARBARA J. CLARK DECEASED and DONALD CLARK SOLELY IN HIS CAPACITY AS HEIR OF BARBARA J. CLARK, DECEASED and TERRY CLARK SOLELY IN HIS CAPACITY AS HEIR OF BARBARA J. CLARK, DECEASED and PAM FINLEY INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF BARBARA J. CLARK, DECEASED**

SALE ADDRESS: 225 Mary Street, Downingtown, PA 19335

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-305**

DEBT- **\$412,635.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05629 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Franklin Township, Chester County,
Pennsylvania
BLR# 72-2-2.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series Arsi 2006-M3

VS

DEFENDANT: **ARTHUR W. PAVIGLIANITI and KAREN L. PAVIGLIANITI**

SALE ADDRESS: 613 South Guernsey Road, West Grove, PA 19390-9600

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: **19-6-306**

DEBT- **\$162,070.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12193 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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PROPERTY situate in Township of London Grove
TAX Parcel # 59-5B-11
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **GRACIELA ZURITA DE ROMERO aka GRACIELA ZURITA DEROMERO**

SALE ADDRESS: 3306 Gap Newport Pike, West Grove, PA 19390

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: **19-6-307**

DEBT- **\$111,156.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10673 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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PROPERTY situate in Township of Valley
TAX Parcel #38-05C-0090
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **MEGAN GAY-LESKO and JASON LESKO aka JASON M. LESKO**

SALE ADDRESS: 947 Madison Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-308**

DEBT- **\$68,765.02**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10860 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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PROPERTY situate in Phoenixville Borough
TAX Parcel #15-05-0525.0000
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **MARVIN A. FLOYD**

SALE ADDRESS: 125 High Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-309**

DEBT- **\$190,962.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-13001 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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PALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the south side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said south line of Main Street north 70 degrees 7 minutes east, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 south 19 degrees 53 minutes east, 150 feet to a stake in

the north line of Mifflin Street; thence by the said north line of Mifflin Street south 70 degrees 7 minutes west, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 north 19 degrees 53 minutes west, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less.

TITLE to said premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April, 28 1997 and recorded May 7, 1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.
#38-5C-6

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, asset-backed certificates series 2006-HE10

VS

DEFENDANT: **CRYSTAL G. BROWN a/k/a CRYSTAL BROWN**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-310**

DEBT- **\$236,160.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11215 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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ALL THAT CERTAIN Unit, designated as No. 31, being a Unit in the Quail Crossing Condominium as defined under the provisions of the Pennsylvania Uniform Condominium Act 68 PA S.C.A. Section 3101, situate in Phoenixville Borough, Chester County, P.A.

TAX Parcel #15-11-214

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Towd Point Mortgage Trust 2017-FRE2

VS

DEFENDANT: **KAI COLEMAN MORRIS and CLARENCE MICHAEL MORRIS**

SALE ADDRESS: 1214 Timothy Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-311**

DEBT- **\$64,225.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12378 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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ALL THAT CERTAIN lot or land situate in Valley Township,
Chester County, Pennsylvania
TAX Parcel No: 38-3-12 and 38-3-22

PLAINTIFF: KeyBank, N.A. s/b/m to First Niagara Bank, N.A.

VS

DEFENDANT: **MARLA J. PIERCE a/k/a MARLA J. TOMLINSON**

SALE ADDRESS: 1139 Valley Station Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL K. MARTIN, ESQ., 215-257-6811**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-312**

DEBT- **\$353,360.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12217 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 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 # 43-9L-176
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Nationstar HECM Acquisition Truste 2018-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

VS

DEFENDANT: **JAMES BOOKER**

SALE ADDRESS: 68 West Central Avenue, Paoli, PA 19301

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: **19-6-313**

DEBT- **\$777,616.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04421 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Tredyffrin
TAX Parcel # 43-2N-43
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ally Bank
VS

DEFENDANT: **ARNIE RIISEN aka ARNIE J. RIISEN and MARY RIISEN aka MARY L. RIISEN**

SALE ADDRESS: 737 Thomas Jefferson Road, Wayne, PA 19087

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: **19-6-314**

DEBT- **\$158,813.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11214 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 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 City of Coatesville
TAX Parcel # 16-4-320
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **OSCAR HELTON aka OSCAR FRANK HELTON**

SALE ADDRESS: 118 Wesley 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: **19-6-315**

DEBT- **\$176,189.54**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-13296 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of New London
TAX Parcel # 71-02-0054.0000
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PNC Bank, National Association, successor by merger to National City Bank, successor by merger to National City Mortgage, a Division of National City Bank of Indiana
VS

DEFENDANT: **DANIEL EDWARD CIARROCCHI aka DANIEL E. CIARROCCHI and DAWN M. CIARROCCHI a/k/a DAWN MARIE CIARROCCHI**

SALE ADDRESS: 297 Church Road, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-316**

DEBT- **\$324,444.63**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08097 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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PROPERTY situate in Township of East Fallowfield
TAX Parcel # 47-4-99.11
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr Cooper
VS

DEFENDANT: **BETH JOHNSON** aka **BETH BRADLEY JOHNSON** and **RICHARD JOHNSON** aka **RICHARD P. JOHNSON**

SALE ADDRESS: 20 Wilmington Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-317**

DEBT- **\$212,337.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10865 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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PROPERTY situate in Township of Caln
TAX Parcel #39-4H-22
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset-backed certificates, Series 2007-12

VS

DEFENDANT: **EGERIA McGIBBONEY**

SALE ADDRESS: 105 Bondsville Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-318**

DEBT- **\$228,842.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04664 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 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 plot or parcel of land situate in the Township of West Bradford, County of Chester, State of Pennsylvania, being designated at Tract #29 on a certain Plan of the Subdivision of Crestmont Farms, Section One made by Chester Valley Engineers, dated March 31, 1956 in and for the County of Chester at West Chester, Pennsylvania, in Plan Book No. 5 Page 4 as follows, to wit:

BEGINNING at a point on the northwesterly side of Crestmont Drive (50 feet wide), said point being measured by the five following courses and distances from a point of curve on the southwesterly side of Marshallton-Thorndale Road (60 feet wide); (1) leaving Marshallton-Thorndale Road on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the northwesterly side of Crestmont Drive (2) south 32 degrees 46 minutes 30 seconds west measured along the said side of Crestmont Drive 65 feet to a point of curve in the same; (3) southwestwardly and southeastwardly measured partly along the southwesterly side of Crestmont Drive on the arc of a circle curving to the left having a radius of 600.17 feet the arc distance of 593.37 feet to a point of tangent on the southwesterly side of Crestmont Drive (4) south 23 degrees 52 minutes 20 seconds east measured along the

southwesterly side of Crestmont Drive 642.25 feet to a point of curve in the same and (5) southeastwardly and southwestwardly measured partly along the southwesterly and partly along the northwesterly sides of Crestmont Drive on the arc of a circle curving to the right having a radius of 485.03 feet the arc distance of 237.03 feet to the point of beginning; thence extending from said point of beginning measured along the northwesterly side of Crestmont Drive the two following courses and distances: (1) southwestwardly on the arc of a circle curving to the right having a radius of 485.03 feet, the arc distance of 189.62 feet to a point of tangent in the same and (2) south 26 degrees 31 minutes 40 seconds west 50 feet to a point; thence extending north 71 degrees 25 minutes 40 seconds west crossing a stream 433.13 feet to a point; thence extending south 86 degrees 57 minutes no seconds east recrossing the aforesaid stream 491.98 feet to the first mentioned point and place of beginning.

BLR# 50-5-39

THE said Diana M. Whaley became seized of the interest granted and conveyed, in fee, by Diana M. Whaley, Administrator of the Estate of Howard F. Whaley, Jr. as evidenced by Deed dated 1/24/2007 and recorded 2/6/2007 in the Office of the Recorder in Chester County, in Book 7076, Page 470, et c.

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

VS

DEFENDANT: **DIANA M. WHALEY**

SALE ADDRESS: 1426 Crestmont Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-319**

DEBT- **\$97,196.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03165 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-3M-13
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Trifera, LLC

VS

DEFENDANT: **TAMMY A. JARRETT, INDIVIDUALLY AND IN HER CAPACITY AS
ADMINIS TRATRIX CTA OF THE ESTATE OF BEATRICE JARRETT a/k/a BEATRICE
E. JARRETT**

SALE ADDRESS: 41 Johnson Avenue, Coatesville, PA 19320-2357

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-320**

DEBT- **\$167,769.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-12578 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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ALL THAT CERTAIN piece or parcel or tract of land situate in the Township of Sadsbury, Chester County, Pennsylvania, and being known as 14 Frederick Road f/k/a 6 Frederick Road, Coatesville, Pennsylvania 19320 #37-2-29.21

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **BESSIE M. JOHNSON**

SALE ADDRESS: 14 Frederick Road f/k/a 6 Frederick Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-321**

DEBT- **\$180,423.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-07131 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described in accordance with a revised plan of lots of Harry G. Garner, Pottstown Landing, as follows, to wit:

EGINNING at a point on the westerly side of Bryton Avenue said point of beginning being south 37 degrees 30 minutes west 94.7 feet from the northwesterly property line intersection of Bryton Avenue and Kerlin Avenue (50 feet wide as revised); thence continuing along the westerly side of Bryton Avenue south 37 degrees 30 minutes west 89.7 feet to a corner; thence through a Lot No. 76 north 46 degrees west 172 feet more or less to a corner of property now or late of Dora Marshall;

thence along the same north 30 degrees 51 minutes east 91.55 feet to a point; thence through Lot No. 77 on said plan south 46 degrees east 182.83 feet more or less to the westerly side of Bryton Avenue, the place of beginning.

BEING the westerly 84.7 feet of Lot No. 77 and the easterly 5 feet of Lot No. 76 on said plan.

BEING UPI Number 17-3B-34

PARCEL No.: 17-3B-34

BEING known: 519 Bryton Avenue, Pottstown, PA 19465

BEING the same property conveyed to Robert E. Bright who was acquired title by virtue of a deed from Brian D. Glanden and Melissa J. Glanden, his wife, dated December 3, 2007, recorded December 13, 2007, at Document ID 10809391, and recorder in Book 7326, Page 645, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

**DEFENDANT: ROBERT E. BRIGHT and THE UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 519 Bryton Avenue, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-322**

DEBT- **\$125,918.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12379 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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PROPERTY situate in Borough of Parkesburg
TAX Parcel #8-5-365.13
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-14 C/O Carrington Mortgage Services, LLC

VS

DEFENDANT: **RICHARD A. STRYKER**

SALE ADDRESS: 396 3rd Avenue aka 396 West 3rd Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-323**

DEBT- **\$429,307.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-01921 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania according to a site plan for Chesterfield Town Home II prepared for Brandolini Companies as prepared by Durkin Associates Inc. Erdenheim, PA dated May 25, 2001 and a Foundation As-Built Plan prepared for Iacobucci Homes as prepared by Pickering Corts & Summerson Inc., Consulting Engineers & Land Surveyors, dated May 19, 2003 being drawing number 4-1950-S;

BEGINNING at a point said point being found at the northerly terminus of the common party wall for Lot 3 and Lot 4 as shown on the above mentioned Plan.

THENCE through the common party wall for Lot 3 and Lot 4 south 04 degrees 54 minutes 59 seconds west a distance of 57.50 feet to a point for a corner; thence along the face of wall for Lot 4 the following 3 courses and distances: (1) north 85 degrees 05 minutes 01 seconds west a distance of 18.76 feet to a point for a corner: (2) north 04 degrees 54 minutes 59 seconds east a

distance of 7.00 feet to a point for a corner: (3) north 85 degrees 05 minutes 01 seconds west a distance of 5.00 feet to a point for a corner; thence through the common party wall for Lot 4 and Lot 5, north 04 degrees 54 minutes 59 seconds east a distance of 50.50 feet to a point a corner; thence along the face of wall for Lot 4, south 85 degrees 05 minutes 01 seconds east a distance of 23/76 feet to the point and place of beginning.

BEING the same premises which Baker Residential of Pennsylvania, LLC, by Deed dated March 10, 2004 and recorded March 15, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6090, Page 1712, granted and conveyed unto George E. Kearns, III.

BEING known as: 2707 Whittleby Court, West Chester, PA 19382

PARCEL No.: 67-03-0129.060

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to World Savings Bank, FSB
VS

DEFENDANT: **GEORGE E. KEARNS, III a/k/a GEORGE E. KEARNS**

SALE ADDRESS: 2707 Whittleby Court, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-324**

DEBT- **\$58,959.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09696 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, with the north half of a double brick and stucco dwelling house thereon erected situate in the City of Coatesville, County of Chester and State of Pennsylvania, known as No. 103 Chester Avenue, more particularly bounded and described as follows:

BEGINNING at a point on the east curb line of Chester Avenue 26.6 feet northwardly along said curb line from its intersection with the north line of Walnut Street; thence along the said east curb line of Chester Avenue north 9 degrees 16 minutes west 21.4 feet to a corner of land now or late of Joseph J. and Adelaide M. Steitler; thence along the same north 80 degrees 44 minutes east 160 feet to the west line of Palmer Avenue, formerly Stone Alley; thence along the same south 9 degrees 16 minutes east 21.4 feet to a point, a corner of land now or late of the Honey Brook Trust Company; thence along the same and

passing through the division wall between the house erected on the lot of land herein conveyed and those adjoining it to the south, south 80 degrees 44 minutes west 160 feet to the place of beginning.

BEING UPI Number 16-06-0854

PARCEL No.: 16-06-0854

BEING known as: 103 Chester Avenue, Coatesville, PA 19320 BEING the same property conveyed to Ronald L. Mentzer and Kerry L. Whiteman, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Donald C. Wagner and Janice M. Wagner, husband and wife, dated June 21, 1994, recorded July 5, 1994, at Instrument Number 51309, and recorded in Book 3777, Page 2393, Office of the Recorder of Deeds, Chester County, Pennsylvania.

INFORMATIONAL NOTE: Ronald L. Mentzer died December 21, 2015, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Kerry L. Whiteman.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates Series 2004-HE1

VS

DEFENDANT: **KERRY L. WHITEMAN**

SALE ADDRESS: 103 Chester Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-325**

DEBT- **\$205,677.98**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-01705 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Elverson, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit: ALL THAT CERTAIN parcel or tract of land located in a subdivision located on the westerly side of Brick lane, a public street, in the Borough or Elverson, County of Chester and Commonwealth of Pennsylvania, entitled "Summerfield at Elverson, Phase 3" being Lot #2 of said subdivision, prepared by R.E. Coleman Associates, Inc. of Exton, PA. For Stoltzfus Enterprises, LTD. and being more fully bounded and described as follows, to wit: BEGINNING at a point on the northern side of Stable Drive (a private street); thence going along the northern side of Stable Drive, south 61 degrees 55 minutes 17 seconds west, a distance of 24.07 feet to a point; thence going along the eastern boundary of Lot #3, north 23 degrees 34 minutes 43 seconds west, a distance of 141.87 feet to a point; thence going along the southern boundary of land owned by Merle Stoltzfus and David Stoltzfus, north 83 degrees 59 minutes 52 seconds east; a distance of 25.18

feet to a point; thence going along the western boundary line of Lot #1, south 23 degrees 34 minutes 43 seconds east, a distance of 132.38 feet to a point, the place of beginning. CONTAINING in area 3,291 square feet. SUBJECT to the covenants, restrictions, easements, charges and liens set forth in the declaration dated August 19, 1992 and recorded in the recorder's office aforesaid in Record Book 3158, Page 274 et seq. SUBJECT also to the conditions, setbacks, easements, notes and other matters set forth on the above-recited subdivision plan. BEING UPI Number 13-05-0008.0000 PARCEL No.: 13-05-0008.0000 BEING known as: 50 Stable Drive, Elverson, PA 19520 BEING the same property conveyed to Andrea C. Papenhausen who acquired title by virtue of a deed from Gregory D. Papenhausen and Andrea C. Papenhausen, husband and wife, dated April 16, 2014, recorded September 9, 2014, at Document ID 1136525, and recorded in Book 8983, Page 1273, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **GREGORY P. PAPENHAUSEN and ANDREA C. PAPENHAUSEN**

SALE ADDRESS: 50 Stable Drive, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-326**

DEBT- **\$121,227.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03882 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 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 piece or parcel or tract of land situate in Valley Township, Chester County, Pennsylvania, and being known as 56 Irish Lane, Coatesville, Pennsylvania 19320.
#38-2M-115

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **LILLIAN C. GOODMAN**

SALE ADDRESS: 56 Irish Lane, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-327**

DEBT- **\$312,160.16**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10310 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of Honey Brook
TAX Parcel #22-8-158
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12
VS

DEFENDANT: **BRENDA A. HOAGLAND aka BRENDA HOAGLAND and R. MARK HOAGLAND aka R. HOAGLAND**

SALE ADDRESS: 390 Grieson Road a/k/a 374 Cupola Road, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-328**

DEBT- **\$1,025,889.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03433 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 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 Kennett Township
TAX Parcel #62-4-312.8
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank NA, as Trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMA LT Series 2007-OA3

VS

DEFENDANT: **ANTHONY MERULLA and MERELLA M. MERULLA**

SALE ADDRESS: 200 Sandy Flash Drive, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-329**

DEBT- **\$245,308.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12541 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 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 Oxford Borough, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Property owned by Harvey B. Ewing and Marion C. Ewing, his wife, prepared by George E. Regester, Jr. & Sons, Inc., dated 10/25/1978, revised 09/10/1979, and being recorded Plan #3242 as follows, to wit:

BEGINNING at a point on the title line in the bed of Pine Street (45 feet wide), a corner of Lot 5 on said plan; thence from the beginning extending along said Lot and crossing the southwesterly side of said street, south 59 degrees 09 minutes 07 seconds west partly crossing a 20 feet wide sanitary sewer easement 255.00 feet to a point in line of Lot 1 on said plan; thence extending along said Lot and through the bed of said easement north 30 degrees 50 minutes 53 seconds west 110.00 feet to a point, a corner of Lot 3 on said plan; thence extending along said Lot north 59 degrees 09 minutes 07 seconds east partly recrossing said 20 feet wide sanitary sewer easement and recrossing the southwesterly side of Pine Street 255.00 feet to a point on the title line in the bed of said street; thence extending along same south 30 degrees 50 minutes 53 seconds east 110.00 feet to the first mentioned point and place of beginning.

LOTS 4 and 5 being together with and subject to a 20 foot wide sanitary sewer easement the centerline of which is described as follows:

BEGINNING at a point marking a southwesterly corner of the above described tract said point being set in the centerline of a 20 foot wide easement; thence leaving said point of beginning passing along said centerline and also by the property line dividing Lot 3 and Lot 1, north 30 degrees 50 minutes 53 seconds west 20.00 feet to a point; thence continuing by said centerline and passing through lands of Lot 1, south 46 degrees 58 minutes 42 seconds west 281.69 feet to a point set in line of lands of Lot 1 and Lot 2; thence by the property line dividing Lot 1 and Lot 2 south 12 degrees 35 minutes 3 seconds east 318.00 feet to a point set in the title line of Mount Vernon Street being the point and place of ending.

ALSO being under and subject to the payment of two fifths (2/5ths) of the cost of repair and maintenance of the aforesaid sanitary sewer easement until the aforesaid sanitary sewer easement is offered for dedication by the Borough of Oxford as part of the Borough's sanitary sewer system, being 1/5th per each lot. TITLE to said premises vested in Jerry J. Sylvester by Deed from Jerry J. Sylvester and Michelle A. Sylvester dated April, 26 2012 and recorded May 9, 2012 in the Chester County Recorder of Deeds in Book 8432, Page 126 as Instrument Number

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **JERRY J. SYLVESTER and MICHELLE A. SYLVESTER**

SALE ADDRESS: 206 Pine Street, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-330**

DEBT- **\$93,803.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12766 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-04M-0062
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHAD M. KURMAN**

SALE ADDRESS: 3812 Norwood Avenue, Downingtown, PA 19335-2051

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: **19-6-331**

DEBT- **\$156,743.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04599 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester County,
Pennsylvania
BLR# 38-2-129
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RAMON PEREZ, JR. and NANCY PEREZ**

SALE ADDRESS: 678 Leeward Street, Coatesville, PA 19320-5817

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: **19-6-332**

DEBT- **\$121,084.07**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05815 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester County,
Pennsylvania
BLR# 38-5C-86.9
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **MATTHEW ARKEL MACK, IN HIS CAPACITY AS HEIR OF DAVID SMITH, DECEASED, JASON TERON MACK, IN HIS CAPACITY AS HEIR OF DAVID SMITH, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID SMITH, DECEASED**

SALE ADDRESS: 911 Charles Street, Coatesville, PA 19320-2801

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-6-333**

DEBT- **\$93,340.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09777 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:
ALL THAT CERTAIN lot of land upon which is erected the west house of a block of two stone and stucco dwelling houses designated as No. 992 Olive Street, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:
BEGINNING at a point in the south curb line of Olive Street, distant 85 feet westwardly from the intersection of the south curb line of Olive Street with the west curb line of Tenth Avenue, a corner of land now or late of Maude W. Smith; thence along the same and passing; through the center of the middle dividing partition in said block of two stone and stucco dwelling houses, south 04 degrees 57 minutes east, 148 feet to the north line of Juniper Street; thence along the north line of Juniper Street, south 85 degrees 03 minutes west, 25 feet to a point, a corner of

land of Nicoletta Ficca; thence along the same, north 04 degrees 57 minutes west, 148 feet to a point in the south curb line of Olive Street; thence along the same, north 85 degrees 03 minutes east, 25 feet to the place of beginning.
CONTAINING 3,700 square feet of land, be the same more or less.
BEING UPI Number 16-06-0624
PARCEL No.: 16-06-0624
BEING known as: 992 Olive Street, Coatesville, PA 19320
BEING the same property conveyed to Alexis Hales and Kera A. Hales who acquired title by virtue of a deed from Carolyn B. Welsh, dated October 20, 2004, recorded November 8, 2004, at Document ID 10476731, and recorded in Book 6328, Page 1901, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: NRZ Pass-Through Trust VII (NPL), U.S. Bank National Association, as Trustee
VS

DEFENDANT: **KERA A. HALES, INDIVIDUALLY AND AS EXECUTOR TO THE ESTATE OF ALEXIS HALES**

SALE ADDRESS: 992 Olive Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-334**

DEBT- **\$310,102.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02570 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Valley, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for The D London Tract, prepared by Commonwealth Engineers Inc., Downingtown, PA, dated 5/11/2005, last revised 4/28/2008, and recorded on 7/7/2008, as Plan #18448, as follows, to wit: BEGINNING at a point on the southerly side of the cul-de-sac of Burgundy Lane the northeast corner of Lot #6 and the northwest corner of the about to be described lot; thence along said Burgundy Lane the 5 following courses and distances: (1) on the arc of circle curving to the left having a radius of 70.00 feet the arc distance of 12.95 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 25.41 feet to a point of tangent; (3) south 83 degrees 59 minutes 55 seconds east, 27.50 feet to the point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 12.10 feet to a point of tangent;

and (5) north 87 degrees 57 minutes 43 seconds east, 44.95 feet to a point, a corner of Lot #4 on said Plan; thence along Lot #4 south 02 degrees 02 minutes 17 seconds west, 175.00 feet in line of lands now or late of Country Club Valley Association Inc.; thence along same north 87 degrees 57 minutes 43 seconds west, 115.00 feet to a point a corner of Lot #6 on said Plan; thence along Lot #6 north 02 degrees 02 minutes 17 seconds west, 157.22 feet to the first mentioned point and place of beginning. BEING Lot #5 as shown on said Plan. BEING UPI Number 38-02-0138-02F PARCEL No.: 39-02-0138-02F BEING known as: 119 Burgundy Lane, Valley Township, aka Coatesville, PA 19320 BEING the same property conveyed to Sean Kimes who acquired title by virtue of a deed from Devon Services, LLC and more properly known as Devon Service, LLC, dated November 13, 2014, recorded November 14, 2014, at Document ID 11376811, and recorded in Book 9016, Page 26, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SEAN KIMES**

SALE ADDRESS: 119 Burgundy Lane, Valley Township, aka Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-335**

DEBT- **\$313,529.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02557 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL the right, title, interest and claim of Ernest D. Carrington
of, in and to:

ALL the following described real estate situate in the City of
Coatesville, County of Chester Commonwealth of Pennsylvania.
Having erected thereon a dwelling known and numbered as 103
Millview Drive, Coatesville, PA 19320 Deed Book 4894, Page
806, Parcel Number 16-04-0207.

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **ERNEST D. CARRINGTON and KRISTY N. CARRINGTON**

SALE ADDRESS: 103 Millview Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-6-336**

DEBT- **\$386,920.13**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12403 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 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.

PALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania. Described in accordance with a plan of property of James H. Perry and Ethelyn A. Perry (deceased), made by Howard L. Robertson, civil engineer and surveyor, Wilmington, Delaware dated November 30, 1985 as follows:

BEGINNING at a point in the northeasterly side of the Kennett Pike, said point of beginning being the northwesterly end of a 20 foot radius intersection curve joining the said northeasterly side of the Kennett Pike with the northwesterly side of Byron Road (50 feet wide); thence from said point of beginning by the said northeasterly side of Kennett Pike keeping parallel to and 30 feet northeasterly of the center line thereof the following two courses and distances (1) north 38 degrees 58 minutes, 50 seconds west 144.99 feet to a point of curve of a curve to the right having a radius of 1033.22; (2) in a northwesterly direction by said curve to the right an arc distance of 97.28 feet to a point, thence by line of lands now or formerly of Sarah P. Ogden a/k/a Sara R. Ogden, unmarried the following two courses and distances; (1)

north 87 degrees 23 minutes 30 seconds east 292.33 feet to a point; (2) north 23 degrees, 14 minutes, 30 seconds west, 80.00 feet to a point; thence by Lot No. 2 the following two courses and distances; (1) north 66 degrees 45 minutes 30 seconds east, 37.07 feet to a point; (2) south 50 degrees 56 minutes, 2 seconds east 271.22 feet to a point in the aforementioned northwesterly side of Byron road; thence thereby the following two courses and distances (1) in a southwesterly direction by an arc of a curve to the left having a radius of 380 feet; an arc distance of 60 feet to a point of tangency; (2) south 53 degrees, 1 minute, 10 seconds west, 328.42 feet to a point of curve of a 20 foot radius intersection curve to the right; thence in a southwesterly and northwesterly direction by said curve to the right an arc distance of 31.42 feet to the place of beginning. Being No. 1 Lot on said plan.

TAX ID: 62-2-48.3

TITLE is vested in Victoria Perry Robinson and Michael Robinson, wife and husband by deed from James H. Perry and Victoria Perry Robinson, a married woman, dated 05/15/2004 and recorded 05/25/2004 in Book 6165 and Page 1510.

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 2006-26

VS

DEFENDANT: **VICTORIA PERRY ROBINSON and MICHAEL ROBINSON**

SALE ADDRESS: 1 Byron Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **PARKER McKAY, 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: **19-6-337**

DEBT- **\$787,244.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-09656 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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 20th 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, July 22nd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania.
BLR# 34-3-22.11
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche National Trust Company as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **BRIAN JARRATT a/k/a BRADFORD J. JARRATT a/k/a JAMES BRIAN JARRATT and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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: **19-6-338**

DEBT- **\$407,421.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06697 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS

Thursday, June 20th 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, July 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 New Garden Township Chester County Pennsylvania bounded and described according to a Final Plan of Bancroft Woods, made by Hillcrest Associates, Inc. Civil Engineers, dated 5/6/1992 and filed in Chester County as Plan #11677, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Crestview Drive, a corner of Lot 138, thence extending along same, south 44 degrees 00 minutes 03 seconds east 132.00 feet to a point in line of Lot 124, thence extending along same, south 45 degrees 59 minutes 57 seconds west 133.14 feet to a point on the easterly side of Brighton Circle, thence extending along same, north 42 degrees 20 minutes 22 seconds west, 31.78 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 314.99 feet, the arc distance of 60.13 feet to a point of tangent, thence extending still along same, north 31 degrees 24 minutes 04 seconds west 22.11 feet to a point of

curve, thence extending along the arc of a circle curving to the right with a radius of 30.00 feet, the arc distance of 44.24 feet to a point of reverse curve, on the southerly side of Crestview Drive, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 542.65 feet, the arc distance of 67.13 feet to a point of tangent, thence extending still along same, north 45 degrees 59 minutes 57 seconds east 20.00 feet to the point of beginning.

BEING Lot #139 on said Plan.

TAX ID/Parcel No. 60-1-143

FEE simple title vested in Cynthia A. Santore, by deed from Kathy S. Lamborn, dated 08/15/2007, recorded 10/05/2007, in the Chester County Clerk's Office in Deed Book 7280, Page 175, as Instrument No. 10793876.

PLAINTIFF: Cascade Funding Mortgage Trust 2017-1

VS

DEFENDANT: **CYNTHIA A. SANTORE**

SALE ADDRESS: 101 Crestview Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC, 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF