

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 16th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on May 16th, 2019 are as follows:

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

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, May 16th, 2019 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, June 17th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

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

DEBT- **\$164,685.72**

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

Thursday, September 21st, 2017

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

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

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

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

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

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

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

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

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

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$274,162.77**

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

Thursday, April 19th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$454,164.08**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

PREMISES "A"

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

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

PREMISES "B"

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

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

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

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

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

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

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

PLAINTIFF: Coatesville Savings Bank
VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$160,406.11**

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

Thursday, September 20, 2018 @ 11 AM

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

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

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

TAX No. 28-6-1

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,084.724.00**

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

Thursday, September 20th, 2018

AT 11:00 A.M.

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-10-553**

DEBT- **\$272,003.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04387 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, October 18th, 2018

AT 11:00 A.M.

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

PARCEL NO.: 41-08-0132.040

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

SITUATE in the Township of West Whiteland, in the County of Chester and State of Pennsylvania, bounded and described in accordance to a final plan of "Poets Woods", made by J.R. Williams Company, Engineers West Chester Pennsylvania, dated 3/22/1976 and recorded as Chester County Plan No. 635 as follows, to wit.

BEGINNING at a point on the easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the easterly side of Sonnet Lane (2) south 01 degrees, 54 minutes, 00 seconds east 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) south 24 degrees, 26 minutes, 53 seconds

east 144.39 feet to the beginning point; thence leaving the easterly side of Sonnet Lane and extending along Lot 660 West Boot Road and 650 West Boot Road, north 72 degrees, 50 minutes, 00 seconds east 308.24 feet to a point in line of land of Edward Wroten; thence along said Wroten's land, south 11 degrees, 51 minutes, 00 seconds east 124.44 feet to a point a corner of Lot 1311 Sonnet Lane; thence along Lot 1311 Sonnet Lane, and along the southerly side of a 20 feet wide drainage easement, south 72 degrees, 50 minutes, 00 seconds west 280.82 feet to a point on the easterly side of Sonnet Lane, aforesaid; thence along the same, north 24 degrees, 26 minutes, 53 seconds west 125 feet to the first mentioned point and place of beginning.

CONTAINING 36,489 square feet to the first mentioned point and place of beginning.

FEE simple title vested in Karen Warren and Brian O'Neill, their heirs and assigns, as tenants by the entirety deed from, David C. McMahan and Irma M. McMahan, dated 03/15/2005, recorded 03/17/2005, in the Chester County Recorder of Deeds in Deed Book B 6437, Page 1333.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **BRIAN O'NEILL and KAREN WARREN**

SALE ADDRESS: 1313 Sonnet Lane, West Chester, PA 19380-1058

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-572-5111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$45,189.00**

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

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

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

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

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water Restorations, Inc.

VS

DEFENDANT: **MANFRED W. GALONSKA**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$285,538.01**

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

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

PLAINTIFF: TruMark Financial Credit Union

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$433,522.05**

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

Thursday, October 18th, 2018

AT 11:00 A.M.

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

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

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

VS

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

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

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

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

Sheriff's Sale of Real Estate

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

DEBT- **\$160,744.12**

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

Thursday, November 15th, 2018 @ 11 AM

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$495,272.80**

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

Thursday, November 15th, 2018 @ 11 AM

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

PARCEL NO.: 52-06E-0052

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

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

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

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

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

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

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$246,201.15**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-1-10**

DEBT- **\$855,333.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10105 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey of Property made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S. Kimberton, Pa., dated February 6, 1968 and revised February 13, 1968, as follows, to wit:

BEGINNING at a point on the southeasterly side of Pa. Route #113 (LR 270-5) (sixty feet wide) which point is measured the two following courses and distances from a point on the northeasterly side of Conestoga Pike (L.R. 15139) (various widths) (as shown on said Plan);

1) EXTENDING from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen one-hundredths feet to an iron pin marking a point of compound curve; and

2) ON a line curving to the right having a radius of one thousand four hundred two and sixty-nine one-hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning;

THENCE extending from said beginning point, along the southeasterly side of Pa. Route #113, on a line curving to the right having a radius of one thousand four hundred two and sixty-nine one-hundredths feet the arc distance of four hundred twenty-two and

fifty-three one-hundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall;

THENCE extending along the same and long lands now or late of Everett C. McNear and Paul Charles Draper, north eighty-two degrees, five minutes, thirty seconds east, five hundred forty-eight and seventeen one-hundredths feet to P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh;

THENCE extending along the same south seven degrees, thirty-eight minutes, fifty seconds east, four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham;

THENCE extending along the same and partly along land now or late of George W. Griseman, south eighty degrees, twenty-three minutes, fifty seconds west, three hundred fourteen and one one-hundredths feet to an iron pin;

THENCE extending still along land now or late of George W. Griseman, the following courses and distances:
1) SOUTH ten degrees, twenty-seven minutes, fifty seconds west, seventy-five and eighty-four one-hundredths feet to an iron pin; and
2) SOUTH seventy-nine degrees, fifty minutes, forty-five seconds west, three hundred three and eighty-six one-hundredths feet to an iron pin;

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **CHRISTOPHER C.J. WURTS and UNITED STATES OF AMERICA**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-1-10X**

DEBT- **\$855,333.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10105 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

to an iron pin;

THENCE extending north forty-five degrees, thirty-three minutes, fifty-three seconds west, two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING UPI Number 34-4-67.2

BEING the same premises which George C. Morelli, Executor under the will of Loretta M. Cimeo, aka Loretta Morelli Cimeo, deceased, by Deed dated 9/26/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5937, Page 815, granted and conveyed unto Ch

PLAINTIFF: Bank of America, National Association
VS

DEFENDANT: **CHRISTOPHER C.J. WURTS and UNITED STATES OF AMERICA**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-1-11**

DEBT- **\$132,666.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No: 2018-03691 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot 2, on a Preliminary/Final Subdivision Plan of the Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. 14646, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the northerly right-of-way line of Lewisville-Chesterville Road (PA Route 841, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. S 82° 41' 40" W 329.97' to a point.
2. N 85° 13' 37" W 429.68' to a point on the easterly right-of-way line of Schoolhouse Road (T-378, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. N 12° 50' 02" E 669.96 to a point of curve,
2. BY the arc of a circle curving to the right with a radius of

1,378.77', an arc length of 158.19', with a chord of N 16° 07' 15" E 158.11' to a point and corner of land now or formerly of Kenneth Weaverling, Jr.

THENCE by said land, the following two courses and distances:

1. S 72° 02' 17" E 296.64' to a point.
2. N 18° 57' 19" E 282.70' to a point and corner of Lot

1.

THENCE by Lot 1, N 84° 54' 05" E 344.56' to a point and corner of land now or formerly of Equine Enterprise, Ltd.

THENCE by said land, S 08° 43' 57" W 1,017.21' to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING Chester County Tax Parcel No. 72-5-8.1
BLR# 72-5-8.1A

TITLE to said premises vested in Vernon A. Ginn, II, her son and Diane M. Ginn, his wife as tenants by the entireties by Deed from Kay J. Ginn, dated 4/12/2000 and recorded 5/24/2000 in Book 4758 Page 2001

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

VS

DEFENDANT: **DIANE M. GINN and VERNON A. GINN, II**

SALE ADDRESS: 663 Old School House Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-1-12**

DEBT- **\$112,147.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04893 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

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

BEING Lot No. 36 on said Plan.

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

BEGINNING at a point in the northwest right-of-way line of Brandywine Drive (60 feet wide) said point being situate at the inter-

section of said right-of-way line with the boundary line dividing Lot No. 35 from Lot No. 36; thence along said right of way line north 26 degrees 27 minutes 35 seconds east 15 feet to a point; thence through the land comprising Lot No. 36 north 63 degrees 35 minutes 20 seconds west 130 feet to a point; thence still through Lot No. 36 south 26 degrees 27 minutes 35 seconds west 15 feet to a point in the line dividing Lot No. 36 from Lot No. 35; thence along said dividing line south 63 degrees 35 minutes 20 seconds east 130 feet to the northeast right of way line of Brandywine Drive the point and place of beginning.

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

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

PARCEL No.: 28-2-93.32

BEING the same premises which Robin Nellius and Marta Jo Nellius, husband and wife, by Deed dated January 21, 1997 and recorded January 22, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4132, Page 1655, granted and conveyed unto Vernon A. McFarland and Cheryl L. McFarland, husband and wife.

IMPROVEMENTS: residential property.

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

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

SALE ADDRESS: 125 Brandywine Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATE**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$272,337.95**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

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

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

:

PLAINTIFF: James B. Nutter & Company
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$146,867.14**

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

Thursday, January 17th, 2019 @ 11 AM

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PROPERTY situate in the Spring City Borough, 1st, Chester
County, Pennsylvania
BLR# 14-7-56
IMPROVEMENTS thereon: residential dwelling
PLAINTIFF: Pennymac Loan Services, LLC
VS
DEFENDANT: CHRISTOPHER BARBUTO
SALE ADDRESS: 324 Pikeland Avenue, Spring City, PA
19475-2107
PLAINTIFF ATTORNEY: PHELAN HALLINAN
DIAMOND & JONES, LLP, 215-563-7000

PLAINTIFF: Pennymac Loan Services, LLC
VS

DEFENDANT: **CHRISTOPHER BARBUTO**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$61,879.31**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

CONTAINING 7,997.5 square feet, more or less.

PARCEL No. 04-02-0012.040

BEING known as 604 Poplar Street, Avondale, PA 19311

PLAINTIFF: REO Trust 2017-RPL1

VS

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

SALE ADDRESS: 604 Poplar Street, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$213,071.66**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

VS

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

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$249,355.97**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

SALE ADDRESS: 417 Bucktoe Road, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$169,856.31**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

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

PARCEL No.: 9-10-47.25

IMPROVEMENTS: Residential property.

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

DEFENDANT: **JUDITH T. SARKEES**

SALE ADDRESS: 14 Branford Way, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: 19-1-42

DEBT- \$326,651.01

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

Thursday, January 17th, 2019 @ 11 AM

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

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

PLAINTIFF: Ditech Financial LLC FKA Green Tree Servicing LLC
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$339,856.43**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

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

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

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

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

VS

DEFENDANT: **DANA A. BRINTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-1-50**

DEBT- **\$183,371.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-02165 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SO, 2ALE IN THE CHESTER COUNTY JUSTICE CENTER
AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, January 17th, 2019 @ 11 AM

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

5th Ward Boro of Phoenixville, Cty of Chester, Cmwltth of
PA. HET a dwg k/a 543 Vanderslice Street, Phoenixville, PA 19460.
TAX UPI No. 15-9-39

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **JOSEPH P. McDERMOTT, JR.**

SALE ADDRESS: 543 Vanderslice Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **VITTI LAW GROUP, INC., 412-281-1725**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$394,922.04**

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

Thursday, January 17th, 2019 @ 11 AM

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

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

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

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

BLR# 50-2-85.44

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$182,459.12**

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

Thursday, February 21st, 2019 @ 11 AM

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$384,134.15**

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

Thursday, February 21st, 2019 @ 11 AM

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

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

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

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

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

PLAINTIFF ATTORNEY: **RAS CITRON, LLC, 855-225-6906**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-82**

DEBT- **\$161,469.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04729. 2DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN tract of land, with the hereditaments and appurtenances, thereon, situate in West Caln Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, 272.60 feet northward from a point in Old Philadelphia Road, thence extending by land retained by Laura Mayer north 4 degrees, 35 minutes east, 312.30 feet to an iron pin; thence by land formerly of David Kurtz, south 67 degrees, 45 minutes east, 245.50 feet to a stone; thence by land of Ellis R. Stern, south 15 degrees, 15 minutes west, 208.80 feet to an iron pin on line of land of John W. Smith; thence by said land and land of H. M. Riley and by premises herein described south 85 degrees, 15 minutes west, 200.00 feet to the place of beginning.

TOGETHER with and reserving unto the grantors, their heirs, executors, administrators and assigns, the free and common use, right, liberty and privilege of the hereinafter described parcel of land as and for a driveway, passageway and watercourse at all times hereafter, forever.

SAID driveway described as follows:

BEGINNING at a point in the northern side of the Old

Philadelphia Road a corner of land conveyed to A.T. Riley; thence extending along in the northern side of the Highway south 85 degrees, 15 minutes west, 35 feet to a point in the highway; thence extending by land formerly of the Grantor, now Arthur R. Umstead; by land retained by Laura Meyer, respectively, north 4 degrees, 35 minutes east, 272.60 feet to an iron pin; thence by Tract No. 2 hereunder north 8 degrees, 15 minutes east, 50 feet to an iron pin, a corner of land of A. T. Riley; thence extending by said land south 7 degrees, 45 minutes west, 273.20 feet to the place of beginning.

UPI No 28-5-171

BEING the premises which Barbara A. Southern, by Deed dated December 27, 2013 and recorded December 30, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8866, Page 1895, granted and conveyed unto Andrew J. Sciarretta, Jr.

BEING known as: 102 Hardy Lane, Coatesville, PA 19320

PARCEL No.: 28-5-171

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **ANDREW J. SCIARRETTA, JR.**

SALE ADDRESS: 102 Hardy Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$207,049.22**

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

Thursday, February 21st, 2019 @ 11 AM

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

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

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

PLAINTIFF: Finance of America Reverse LLC
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$292,533.70**

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

Thursday, February 21st, 2019 @ 11 AM

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

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

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

VS

DEFENDANT: **JOHN F. GLAH**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$112,350.73**

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

Thursday, February 21st, 2019 @ 11 AM

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

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

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

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

BLR# 7-5-5.5A

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

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

VS

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

SALE ADDRESS: 731 Hillcrest Drive, Atglen, PA 19310

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-2-107**

DEBT- **\$1,364,667.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2018-00754 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 21st, 2019 @ 11 AM

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PROPERTY situate in the Pocopson Township, Chester
County, Pennsylvania
BLR# 63-1-46.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-Opt1, Asset Backed Pass-Through Certificates, Series 2006-Opt1

VS

DEFENDANT: **THOMAS M. PANCOAST and JANET SUSAN PANCOAST a/k/a J. SUSAN PANCOAST**

SALE ADDRESS: 20 Davidson Road, West Chester, PA 19382-6720

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-111**

DEBT- **\$248,610.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07208 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL the right, title, interest and claim of Edward V. Stout, Jr.
and Jacqualynn M. Stout of, in and to:

ALL the following described real estate situate partly in the
Borough of Avondale and partly in the Township of New Garden,
County of Chester and Commonwealth of Pennsylvania. Having erect-
ed thereon a dwelling known and numbered as 26 Gap Newport Pike,
Avondale, PA 19311

DEED Book 3778, Page 1867, Parcel Number 04-04-0008.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **EDWARD V. STOUT, JR. and JACQUALYNN M. STOUT**

SALE ADDRESS: 26 Gap Newport Pike, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-114**

DEBT- **\$1,491.95**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06375 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

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

TAX Parcel No. 41-8D-39

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **THOMAS J. AUGHEY, JR. and ELENA P. AUGHEY**

SALE ADDRESS: 1355 Sweetbriar Road, West Whiteland, Pennsylvania 19380

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.

Sheriff's Sale of Real Estate

SALE NO: **19-3-117**

DEBT- **\$20,921.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05056 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

TAX Parcel No. 55-3E-57

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **MICHAEL J. MONAGHAN**

SALE ADDRESS: 122 Old Lancaster Road, 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: **19-3-122**

DEBT- **\$144,319.13**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05609 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN tract of improved ground with the buildings erected thereon situate north of Fourth Street, east of Morris Street, and west of Chatham Street in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania.

\PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **CHRISTOPHER A. PYLE and ABIGAIL E. BOWMAN**

SALE ADDRESS: 400 Chatham Street, Avondale PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$66,722.46**

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

Thursday, March 21st, 2019 @ 11 AM

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

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

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

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

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

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

PARCEL No.: 16-02-307.

IMPROVEMENTS: Residential property.

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

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

SALE ADDRESS: 900 Merchant Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-125**

DEBT- **\$111,425.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No 2018-08670 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan known as "Cloverly No. 2", said plan made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, C.E. dated 8/30/1965, said plan being recorded in the Office of the Recording of Deeds in Plan Book 22 Page 28, on 12/8/1965, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of Howellville Road (60 feet wide) said point of tangent being at the distance of 20.28 feet, measured on the arc of a circle curving to the right, having a radius of 25 feet from a point of curve on the northwesterly side of Cloverly Road (50 feet wide); thence extending from said point of beginning along the said side of Howellville Road, the two following courses and distances; (1) northwestwardly on the arc of a circle curving to the left, having a radius of 10.30 feet, the arc distance of 85.03 feet (the chord of said arc bearing north 64° 46' 37" 40" west, 85.01 feet) to a point of tangent in the same and (2) north 66° 37' 40" west, 65.59 feet to a point, a corner of land of Great Valley Swim Club; thence extending along the last mentioned land, north 14° 3' 20" west, 108.73 feet to the point in line of Pennsylvania Railroad; thence extending along the last mentioned, north 77° 14' east, 220.99 feet to a point, a corner of Lot No. 2; thence extending along Lot No.

2, south 18° 22' east, 197.47 feet to a point on the northeasterly side of Cloverly Road, aforesaid; thence extending south 71° 38' west, along the said side of Cloverly Road, 100 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 20.28 feet (the chord of said arc bearing north 85° 7' 56" west, 19.72 feet) to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned Plan.

CONTAINING in area 40.427 square feet.
BEING known as 999 Cloverly Road, Berwyn, PA 19312

BEING the same premises which William H. Torian Jr. and Roberta G Torian, by Deed dated 1/26/2004 and recorded 2/5/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6059, Page 1352, granted and conveyed unto Robert A. Smith and Margaret L. Smith.

PARCEL No.: 43-10B-24.16

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **ROBERT A. SMITH and MARGARET L. SMITH**

SALE ADDRESS: 999 Cloverly Road, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-128**

DEBT- **\$25,639.22**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04997 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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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 Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan thereof made by P. Short, Professional Engineers, dated March 5, 1954, as follows:

BEGINNING at a point on the southerly side of Garfield Avenue (50 feet wide) at the distance of 145.83 feet southwestwardly from the southwesterly side of Whiteland Avenue (of irregular width).

BEING Parcel No. 11-9-28.

BEING the same premises which Richard R. Krug, by Deed dated the November 17, 1995 and recorded November 22, 1995 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3964 Page 2105, granted and conveyed unto, Brenda A. Brittell, in fee.

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

VS

DEFENDANT: **DALE T. BRITTELL and BRENDA A. BRITTELL**

SALE ADDRESS: 438 Garfield Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-130**

DEBT- **\$323,603.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02684 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit; BEGINNING at a point on the northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) south 80 degrees 48 minutes 7 seconds west 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, north 15 degrees 26 minutes 0 seconds west crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence north 77 degrees 18 minutes 52 seconds east 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 south 7 degrees 1 minute 8 seconds east recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November, 4 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee for Asset Backed Funding Corporation
Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

SALE ADDRESS: 14 Penn Oak Lane, 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: **19-3-136**

DEBT- **\$64,160.41**

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

Thursday, March 21st, 2019 @ 11 AM

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

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

PLAINTIFF: Habitat for Humanity of Chester County, Inc.

VS

DEFENDANT: **GLADYS AGUILAR**

SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-138**

DEBT- **\$361,174.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07206 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
BLR# 72-4L-17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust
VS

DEFENDANT: **JOSEPH L. BEITLER, JR. a/k/a JOSEPH L. BETTLER, JR. and KRISTI D.**

MIZENKO

SALE ADDRESS: 126 Carriage Run Drive, a/k/a 126 Carriage Run Road, Lincoln University, PA
19352-1210

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-140**

DEBT- **\$2,492.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06756 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN brick message and lot or land
known as No. 233 High Street, situate on the northerly side of said
street between Main Street and Marshall Street, in the Fifth Ward of
the Borough of Phoenixville.

TAX Parcel No. 15-5-499

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ANDREW DUREN, JR.**

SALE ADDRESS: 233 W. High Street, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-143**

DEBT- **\$1,525.81**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10583 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the build-
ings and improvements thereon erected, situate in the Borough of West
Chester, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 1-6-53.2

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **CASSANDRA JONES**

SALE ADDRESS: 121 S. Worthington Street, West Chester, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-146**

DEBT- **\$267,586.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2003-04081 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-1P-299
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bearn Stearn Securities Trust 2001-3 Asset Backed Certificates Series 2001-3

DEFENDANT: **PATRICIA M. HALSEY,**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355-3007

PLAINTIFF ATTORNEY: **RHELAN HALLINAN DIAMOND & JONES, LLP, 215 562 7000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-150**

DEBT- **\$149,412.18**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-08492 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in Township of London Grove
TAX Parcel #Tax ID/UPI Parcel No. 59-08-0218/59-8-218
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERRI JAYNE METHVIN as EXECUTRIX of the ESTATE of JANE M. METHVIN DECEASED**

SALE ADDRESS: 645 Martin Drive, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-153**

DEBT- **\$171,820.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03678 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan made for Wild Goose Farm by Brandywine Valley Engineers Inc., Boothwyn, Pa., dated 02/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12772, as follows, to wit:

BEGINNING at a point on the southeasterly side of Picket Way at a common corner of Lots No. 3 and No. 4 as shown on said Plan; thence from said beginning point and extending along Lot No. 3, south 26 degrees 29 minutes 0 seconds east crossing over a certain 20 feet wide open space easement 96 feet to a point; thence extending south 63 degrees 31 minutes 0 seconds west 44 feet to a point, a corner of Lot No. 5; thence extending along the same, north 26 degrees 29 minutes 0 seconds west re-crossing the aforesaid easement 96 feet to a point on the southeasterly side of Picket Way, aforesaid; thence extending along the side of said road, north 63 degrees 31 minutes 0 seconds east 44 feet to a point, being the first mentioned point and place of beginning.

TITLE to said premises vested in Joseph Stephen Wolf and Sandra Wolf by Deed from Wild Goose Farms, Inc. a PA Corp dated December, 12 1996 and recorded December 20, 1996 in the Chester County Recorder of Deeds in Book 4121, Page 272.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way, West Chester, PA 19382

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: **19-3-156**

DEBT- **\$307,746.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09959 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-8-111
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MEREDITH L. HARSCH a/k/a MEREDETH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH**

SALE ADDRESS: 1296 Samuel Road, West Chester, PA 19380-1065

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-3-158**

DEBT- **\$743.636.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No, 2012-06858 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 21st, 2019 @ 11 AM

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

PROPERTY situate in the West Pikeland Township, Chester
County, Pennsylvania
BLR# 34-1-111
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company NA, fka The Bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-Ar2

VS

DEFENDANT: **KEITH L. FRANKLIN and YVETTE J. FRANKLIN**

SALE ADDRESS: 1625 Spring House Road, Chester Springs, PA 19425-1428

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-178**

DEBT- **\$131,037.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2018-08158 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

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

PLAINTIFF: Lsf9 Master Participation Trust
VS

DEFENDANT: **SUSAN GRITZ**

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-4-185**

DEBT- **\$8,085.99**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04170 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

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

BEING known as 108 Valley Drive.

UPI #53-6-107

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

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

PLAINTIFF: Goshen Valley Condominium One
VS

DEFENDANT: **TONYA A. MACK**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-186**

DEBT- **\$319,689.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-02049 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

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

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

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

BEING Lot No. 14 as shown on said Plan.

HAVING erected thereon a residential dwelling.

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

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

UPI No. 2-3-15.9.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **FIONA C. WYSZYNSKI**

SALE ADDRESS: 18 Karen Drive, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-189**

DEBT- **\$166,571.42**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08560 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-1-19.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$6,343.19**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-11677 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

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

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

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

BEING Unit #94 as shown on said Plan.

BEING No. 805 MacDuff Court.

UPI Number: 62-5-343.

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

RESIDENTIAL dwelling

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$478,615.36**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No,2017-05894. DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

PROPERTY situate in West Brandywine Township
TAX Parcel #29-7-78.1
IMPROVEMENTS: A residential dwelling.

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

DEFENDANT: **KENNETH A. LAWSON**

SALE ADDRESS: 672 East Reeceville Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **19-4-223**

DEBT- **\$124,752.52**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07770 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

ALL THAT CERTAIN message and lot of land, situate in the Township of Lower Oxford, (formerly known as Hopewell Borough), County of Chester and State of Pennsylvania, bounded and described as follow, to wit:

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

PREMISES "B"

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

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

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

UPI No. 56-7-67

BLR# 56-7-67

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

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

VS

DEFENDANT: **MONICA A. McCARTHY**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-03668 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 18th, 2019 @ 11 AM

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

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

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

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

BEING Lot 45 on said plan.

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

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

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

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

DEFENDANT: **JERARD BROWN**

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

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

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