

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, July 18th @ 11 AM

### CONDITIONS OF SALE

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

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

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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, July 18th, 2019 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 19th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **19-7-339**

DEBT- **\$321,096.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11490 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

PROPERTY situate in Pennsbury Township, Chester County,  
Pennsylvania  
UPI #64-3-327  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lisa Schwartz

VS

DEFENDANT: **JENNIFER KLIMAS and JOEL DIPIETRO and UNKNOWN OCCUPANTS  
and UNITED STATES OF AMERICA**

SALE ADDRESS: 135 North Village Lane, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **DONALD J. WEISS, ESQ., 610-459-8074**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". 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: **19-7-340**

DEBT- **\$5,642.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11201 34 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in Chester County Department of Records dated 5/20/02 Record Book 5284 Page 1778, with First Amendment recorded in Record Book 7431 Page 1330, being and designated as Unit No. 65, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.515%

TAX ID: 16-3-1.65

TITLE is vested in Leigh Hammond, as sole owner by the entireties by deed dated 03/30/09 and recorded on 04/06/09 in Record Book 7632 Page 1741.

PLAINTIFF: Penn Crossing Condominium Association  
VS

DEFENDANT: **LEIGH HAMMOND**

SALE ADDRESS: 873 Merchant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARROW/HOFFMAN, 215-956-9099**

**N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". 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: **19-7-341**

DEBT- **\$40,291.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04596 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situated in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the south house of a block of 2 brick dwelling houses, designated as No. 55 Columbia Avenue, bounded and described as follows:

BEGINNING at a point where the north curb line of Stirling Street intersects the east curb line of Columbia Avenue; thence measuring along the east curb line of Columbia Avenue northwardly 26-1/2 feet and extending back eastwardly between parallel lines of that width 116 feet to the west line of a 4 feet wide private alley, extending from Juniper Street to Stirling Street.

BOUNDED on the north by land now or late of William W. Long, this north line passes through the center of the middle dividing partition in said block of 2 brick dwelling houses; on the east by the west line of said 4 feet wide private alley; on the south by the north curb line of Stirling Street and on the west by the east curb line of Columbia Avenue.

TOGETHER with the right and privilege at all times hereafter to the use of said 4 feet wide private alley extending from Stirling Street to Juniper Street in common with the owners and occupiers of other lots abutting on the west side thereof for a passage way to and from said premises and subject to a proportionate

part of the necessary expense of keeping said alley in repair.

ALSO ALL THAT CERTAIN lot or piece of land, being part of a 4 feet wide private alley extending from Juniper Street to Stirling Street, situated in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north curb line of Stirling Street, where the west line of a 4 feet wide private alley extending from Juniper Street to Stirling Street intersects the same, being the southeast corner of present land of the grantor herein, and distant 116 feet eastward from the east curb line of South Eighth Avenue, formerly Columbia Avenue; thence measuring along the east line of present land of the grantor herein, being also the west line of the said 4 feet wide private alley, northwardly 26-1/2 feet to the southeast corner of land of Harry L. Russell and Marjorie M. Russell, his wife, and extending back eastwardly between parallel lines of that width, and parallel to said Juniper Street and said Stirling Street, 4 feet to the west line of land of the School District of the City of Coatesville, being also the east line of the said 4 feet wide private alley.

CONTAINING 106 square feet of land, be the

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

DEFENDANT: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
FRANCIS A. HARKINS a/k/a FRANCIS A. HARKINS, JR., DECEASED

SALE ADDRESS: 55 South 8th Avenue, Coatesville, PA 19320

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

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

# Sheriff's Sale of Real Estate

SALE NO: **19-7-341X**

DEBT- **\$40,291.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04596 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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same more or less. Bounded on the north by land about being conveyed to Harry L. Russell and Marjorie M. Russell, his wife; on the east by the west line of land of the School District of the City of Coatesville, being also the east line of said 4 feet wide private alley; on the south by the north curb line of Stirling Street; and on the west by the east line of present land of the grantor herein, being also the west line of said 4 feet wide private alley.

UNDER AND SUBJECT, however, to the right and privilege at all times hereafter to the use of the said 4 feet wide private alley extending from Stirling Street to Juniper Street by the owners and occupiers of other lots abutting on the west side thereon in common with the grantor herein, her heirs and assigns, for a passage way to and from tracts of land or lots abutting on the west side of the said 4 feet wide private alley, and subject to a proportionate part of the necessary expense of keeping said private alley in repair.

AND, UNDER AND SUBJECT to right given to the

School District of the City of Coatesville by agreement dated September 7, 1939, between Michael E. Sheridan et al. and the School District of the City of Coatesville.

BEING the same premises which Sante Piscoglio, by Deed dated March 31, 1988 and recorded April 6, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1098, Page 596, granted and conveyed unto Rebecca Stetler Harkins and Francis A. Harkins, Jr., wife and husband.

AND the said Rebecca Stetler Harkins departed this life on December 28, 2016

AND the said Francis A. Harkins departed this life on October 25, 2017

BEING known as: 55 South 8th Avenue, Coatesville, PA 19320

PARCEL No.: 16-6-613

IMPROVEMENTS: Residential property.

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

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCIS A. HARKINS a/k/a FRANCIS A. HARKINS, JR., DECEASED**

SALE ADDRESS: 55 South 8th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-342**

DEBT- **\$187,673.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06416 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or tract of land located on Springton Hill in Wallace Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the westwardly side of a private lane leading to Manor Road where the same is intersected by the northwardly side of a ten feet right of way; thence along the northwardly side of said right of way, north 77 degrees 30 minutes west, 48 feet to a corner of the remaining land of the grantors herein; thence along said remaining land in a northwardly direction 60 feet; thence still along said remaining land in an eastwardly direction, 48 feet to the westwardly side of said lane leading to Manor Road; thence along the westwardly side thereof, in a southwardly direction, 60 feet to the place of beginning.

CONTAINING: 2880 square feet of land, be the same more or less.

BEING the same premises which Craig L. Whary and Cheryl L. Pitch formerly known as Cheryl L. Whary, by their Deed dated March 9, 2007, and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 7111, Page 2165, granted

and conveyed unto Craig L. Whary, Cheryl L. Pitch and Ethel E. Griffin.

THE improvements thereon being known as 21 Granite Hill Lane, Glenmoore, PA 19343-1723  
Tax ID 31-4-121

THE above described property was taken in fee simple.

BEING the same premises which Craig L. Whary, Cheryl L. Pitch and Ethel E. Griffin, by Deed dated June 19, 2007 and recorded July 6, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7205, Page 2133, granted and conveyed unto Ethel E. Griffin.

BEING known as: 21 Granite Hill Lane, Glenmoore, PA 19343

PARCEL No.: 31-4-121

IMPROVEMENTS: Residential property.

PLAINTIFF: Reverse Mortgage Funding, LLC  
VS

DEFENDANT: **CRAIG WHARY, SOLELY IN HIS CAPACITY AS HEIR OF ETHEL E. GRIFFIN, DECEASED; BONNIE JEAN SLONAKER, SOLELY IN HER CAPACITY AS HEIR OF ETHEL E. GRIFFIN, DECEASED**

SALE ADDRESS: 21 Granite Hill Lane, Glenmoore, PA 19343

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-343**

DEBT- **\$301,294.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09966 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY situate in the West Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-5-313  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC  
VS

DEFENDANT: **LAWRENCE SOSCIA, JR. and KELLIAN SOSCIA**

SALE ADDRESS: 215 North Adams Street, West Chester, PA 19380-2701

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: **19-7-344**

DEBT- **\$159,767.73**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04609 34 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN Unit in the property, known named and identified in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous Deed Book 687 Page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 Page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

FEE Simple Title vested in Alexander B Anderson and Kathleen J Anderson, husband and wife, as tenants by entireties., by Deed, from Sharon Sellstedt, dated 12/31/1992, and recorded 01/08/1993, in the Chester County Recorder of Deeds, as Book 3449 Page 241.

Parcel No. 2-3-266

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 c/o Ocwen Loan Servicing, LLC  
VS  
DEFENDANT: **ALEXANDER B. ANDERSON and KATHLEEN J. ANDERSON**  
SALE ADDRESS: 199 West King Street Apartment G-1, Malvern, PA 19355  
PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-345**

DEBT- **\$530,579.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07378 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Pennsbury, County of Chester and State of Pennsylvania, bounded and described according to a Final Title Plan of "Hillhurst Farm" made by Engineering Design Consultants, West Chester, PA, dated 12/10/1996, last revised 6/12/1998 and recorded 7/13/1998 as Plan #14484 as follows, to wit:

BEGINNING at a point of curve on the westerly side of the cul-de-sac of Misty Meadow Drive (50 feet wide), said point being a corner of Lot #13 (as shown on said plan); thence from said point of beginning extending along said cul-de-sac on a line curving to the left having a radius of 60.00 feet an arc distance of 50.27 feet to a point, being a corner of Lot #15; thence leaving said cul-de-sac extending along Lot #15 south 46 degrees 04 minutes 51 seconds west 238.59 feet to a point in line of Open Space, being a corner of Lot #15; thence extending partially along said Open Space the two

following courses and distances: (1) north 54 degrees 40 minutes 00 seconds west 135.53 feet to a point; thence (2) north 08 degrees 44 minutes 50 seconds west 150.43 feet to a point, being a corner of Lot #13; thence leaving said Open Space extending along Lot #13 south 86 degrees 54 minutes 54 seconds east 289.61 feet to the first mentioned point and place of beginning.

TITLE to said Premises vested in Richard A. Spano, Jr. and Jyll A. Spano by Deed from Luc Gruner and Leopoldine Gruner dated April, 12 2003 and recorded October 16, 2003 in the Chester County Recorder of Deeds in Book 5940, Page 484 as Instrument Number 10320864.

TAX Parcel #64-1-17.1E

PLAINTIFF: Manufacturers and Traders Trust Company also known as M&T Bank successor by merger to Hudson City Savings Bank, FSB

VS

DEFENDANT: **RICHARD A. SPANO, JR. a/k/a RICHARD A. SPANO and JYLL A. SPANO**

SALE ADDRESS: 10 Misty Meadow Drive, 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: **19-7-346**

DEBT- **\$147,841.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-11693 347 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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. Hereditaments and appurtenances, which lot is designated as Lot No. 8 on Plan of "John Wesley Cook Lots" situate in Caln Township, County of Chester and Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at an iron pin in or near the middle of the public road leading from Caln Meeting House to the public road leading from Edge's Mill to Thorndale, said iron pin being a corner of Lot No. 65 on said Plan of Lots; thence on a line in or near the middle of the first mentioned said public road and along said Lot No. 65 north eighty-seven degrees, seven minutes east, seventy feet to another iron pin in or near the middle of the said first mentioned public road a corner of Lot No. 7 on said Plan Of Lots, being remaining land of the said George A. Kaiser et ux., Grantors herein; thence along the said Lot No. 7 south two degrees, fifty-three minutes east, one hundred sixty feet to another iron pin a corner of land of John Wesley Cook and Grace R. Cook, his wife; thence along the said Cook's land south eighty-seven degrees, seven minutes west, seventy feet to another iron pin a corner of Lot No. 9 on

said Plan Of Lots and presently owned by the said George A. Kaiser, et ux.; thence along the said Lot No. 9 north two degrees, fifty-three minutes west, one hundred sixty feet to the iron pin in or near the middle of the first mentioned public road or place of beginning.

BEING the same premises which Sara Simpson, widow by Deed dated March 21, 1970 and recorded April 6, 1970 in Chester County in Deed Book G39 Page 921 conveyed unto William M. Stringer and Lois A. Stringer, his wife, in fee.

BEING the same premises which William M. Stringer and Lois A. Stringer, husband and wife by deed dated December 20, 1984 and recorded December 21, 1984 in Chester County in Deed Book Volume U-64 Page 77 conveyed unto Lois A. Stringer, in fee

BEING known as: 3716 Humpton Road, Downingtown PA 19335r

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company  
VS

DEFENDANT: **LISA CRAWFORD, IN HER CAPACITY AS HEIR OF LOIS A. STRINGER, DECEASED; CATHERIINE DAVIS, IN HER CAPACITY AS HEIR OF LOIS A. STRINGER, DECEASED; STEVEN STRINGER, IN HIS CAPACITY AS HEIR OF LOIS A. STRINGER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIOINS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOIS A. STRINGER, DECEASED**

SALE ADDRESS: 3716 Humpton 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: **19-7-347**

DEBT- **\$136,766.87**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-09794 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN tract of land, situate in South Coventry Township, Chester County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the middle of State Highway (33 feet wide) leading from Pottstown to West Chester, Traffic Route #100, said point being a corner of land now or late of Charles F. Pierce; thence along said Pierce lands, south 82 degrees 30 minutes west 36.32 feet to an iron pin; and continuing along the same south 73 degrees west 72.45 feet to a corner of other lands of the grantor; thence along the same north 13 degrees 39 minutes east 120.02 feet to a stake set for a corner; and continuing along the same north 82 degrees 30 minutes east 435.50 feet to a point in the middle of the aforesaid road; thence along the same south 13 degrees 39 minutes west 107.21 feet to the place of beginning.

GRANTING and giving to the grantees, their heirs and assigns, the free and common use, right, liberty and privilege of an alley way 10 feet in width across the southern side of the tract of land belonging formerly to R. Wallace Ed and Evelyn Ed, husband and wife, adjacent to the northern side of the lot of land hereby

granted and conveyed to said grantees, extending from the center line of the public highway leading from Pottstown to West Chester, south 87 degrees 30 minutes west 435.50 feet to a point, a corner, together with free ingress, egress, and regress to and for the said grantees, their heirs and assigns, their tenants or possessors of said lot of land herein conveyed as a foot way and as a driveway for horses, wagons, and motor vehicles.

BEING UPI Number 20-04-0056

PARCEL No.: 20-04-0056

BEING known as: 2001 Pottstown Pike, Pottstown, PA 19465

BEING the same property conveyed to Maximilian J. Donahue and Carolann Donahue, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from John A. Felicetti and Jacqueline A. Felicetti, husband and wife, dated November 15, 1999, recorded November 26, 1999, at Instrument Number 0095234, and recorded in Book 4674 Page 1365, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CAROLANN DONAHUE, aka CAROLANN A. DONAHUE and MAXIMILIAN J. DONAHUE, aka MAXIMILIAN DONAHUE**

SALE ADDRESS: 2001 Pottstown Pike, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-348**

DEBT- **\$119,227.77**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2019-01591 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019.  $\pi$  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 London Britain Township,  
Chester County, Pennsylvania  
BLR# 73-5-32.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **DORIS P. HENDRICKSON and JAMES R. HENDRICKSON**

SALE ADDRESS: 1325 Flint Hill Road, Landenberg, PA 19350-1139

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: **19-7-349**

DEBT- **\$212,650.46**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08292 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

PROPERTY situate in Township of New London, County of  
Chester, State of PA  
TAX Parcel #71-03-0119  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Quicken Loans, Inc.

VS

DEFENDANT: **SHELLY WILSON**

SALE ADDRESS: 131 Owenwood Drive, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-350**

DEBT- **\$98,349.35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-03359 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

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

ALL THAT CERTAIN tract of land, situate in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, together with the improvements thereon erected, more particularly bounded and described as follows:

BEGINNING at a point on the west curb line of West Fifth Avenue, which point is ninety-eight feet south of the point where the south curb line of Lemon Street intersects with the west curb line of West Fifth Avenue southwardly, fifty-one and one-half feet to the north curb line of Valley Road; thence along the same westwardly one hundred and five feet to the eastern line of Spruce Street; thence by the same northwardly sixty-one and one-half feet to a point, a corner of land now or late of Marvin W. Gillespie, et ux; thence eastwardly along the said land a distance of approxi-

mately one hundred and ten feet more or less in a straight line parallel to the line of Valley Road to the point of beginning.

BEING UPI Number 16-009-0284-0000

PARCEL No.: 16-009-0284-0000

BEING known as: 80 West 5th Avenue, Coatesville, PA 19320

BEING the same property conveyed to Sheila Lindsay who acquired title by virtue of a deed from Manufacturers & Trade Trust Company as trustee for securitization series 1995-4, areement dated 11/1/1995, its successors and assigns, dated May 29, 2002, recorded July 18, 2002, at Deed Book 5333, Page 1715, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SHEILA LINDSAY**

SALE ADDRESS: 80 West 5th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-351**

DEBT- **\$185,272.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2019-00955 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. 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.: 39-04B-0048/39-4B-48

ALL OF THAT CERTAIN property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining situated in the County of Chester, State of Pennsylvania, described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final plan of Barley Greens, made by Berger & Hayes, Inc., dated March 26, 1988 and last revised January 19, 1989 and recorded as Chester County Plans No. 9611 through No. 9618 as follows, to wit:

BEGINNING at a point on the southeast side of Barley Sheaf Road, 50 feet wide, said point being the northwest corner of Lot No. 13 of said plan and the northeast corner of this about to be described lot; thence from said beginning point and along said Lot No. 13, south 56 degrees 57 minutes 42 seconds east 186.41 feet

to a point a corner of open space; thence along the same south 62 degrees 24 minutes 30 seconds west 140.00 feet to a point a corner of Lot No. 15 of said Plan; thence along the same north 34 degrees 20 minutes 13 seconds west 142.15 feet to a point of a curve on the southeast side of said Barley Sheaf Road; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 69.10 feet to the first mentioned point and place of beginning.

FEE simple title vested in John A. Hager, a single person by deed from Wells Fargo USA Holding, Inc., successor by merger to Wells Fargo Financial Pennsylvania, Inc., dated 7/26/2017, recorded 8/31/2017, in the Chester County Clerk's Office in Deed Book 9607, Page 1639.

PLAINTIFF: Matrix Financial Services Corporation  
VS

DEFENDANT: **JOHN A. HAGER**

SALE ADDRESS: 2740 North Barley Sheaf Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-352**

DEBT- **\$470,260.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00585 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a plan of Sutton Woods, made by Bursich Associates Inc. 6/20/02 revised 8/22/01 recorded in Chester County as Plan 16256 as follows, to wit:

BEGINNING at a point on the south west side of Lahawa Drive a corner of Lot 56 a shown on said plan; thence from said point of beginning along Lahawa Drive on the arc of a circle curving to the right having a radius of 340.00 feet the arc distance of 50.05 to a point a corner of Lot 55; thence along Lot 55 the 2 following courses and distances: (1) south 53 degrees 41 minutes 37 seconds west 313.47 feet to a point; (2) south 4 degrees 47 minutes 47 seconds west 46.62 feet to a point a corner of Lot 54; thence along Lot 54 the 2 following courses and distances: (1) south 38 degrees 18 minutes 21 seconds west 103.02 feet to a point; (2) south 00 degrees 35 minutes 1 minute east 45.49 feet to a point in line of lands now or late of Dale N. Krapf & Dallas L. Krapf; thence along the same south 89 degrees 24 minutes 59

seconds west 295.58 feet to a point a corner of open space; thence along same and along Lot 59 the 2 following courses and distances: (1) north 50 degrees 33 minutes 24 seconds east crossing riparian buffer 135.96 feet to a point; (2) north 38 degrees 18 minutes 21 seconds east 72.38 feet to a point a corner of Lot 58; thence along Lot 58 north 77 degrees 35 minutes 55 seconds east 137.39 feet to a point a corner of Lot 56; thence along Lot 56 north 53 degrees 41 minutes 37 seconds east 272.21 feet to the first mentioned point and place of beginning.

BEING Lot 57 on said plan.

BEING UPI Number 29-5-25.64

PARCEL No.: 29-5-25.64

BEING known as: 54 Lahawa Drive, Downingtown, PA 19333

BEING the same property conveyed to John Cox and Diana H. Cox, husband and wife who acquired title, with rights of survivorship, by Virtue of a Deed from Sutton Woods Capital, L.P., dated June 18, 2003, recorded June 30, 2003, at Document ID 10263415, and recorded in Book 5762, Page 139, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2

VS

DEFENDANT: **DIANA H. COX and JOHN COX, aka JOHN W. COX**

SALE ADDRESS: 54 Lahawa Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-353**

DEBT- **\$44,053.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06224 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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 Caln  
TAX Parcel #Tax ID/UPI Parcel No. 39-03L-0047/39-3L-47  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency  
VS

DEFENDANT: **CONSTANCE L. HOLMES**

SALE ADDRESS: 1410 Harmony 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: **19-7-354**

DEBT- **\$211,053.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09677 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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 East Goshen Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of Marydell Farm made by Robert F. Harsch, Professional Engineer dated April 28, 1972 last revised October 24, 1974 and recorded in Plan Book 43 Page 22, as follows, to wit:

BEGINNING at a point on the southwesterly side of Boot Road (LR 15097) a corner of Lot No. 36 on the said plan; thence along the said southwesterly side of the said Boot Road, south 66° 18' 5" east, 140.96 feet to a point a corner of Lot No. 38 on the said plan; thence along the said Lot No. 38, south 21° 25' west, 177.10 feet to a point on the northeasterly side of Marydell Drive (50 feet wide) on the said plan; thence along the said northeasterly side of the said Marydell Drive the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 825.25 feet to a point and (2) north 70° 20' west, 110 feet to a point

a corner of the said Lot No. 36; thence along the said Lot No. 36, north 19° 40' east, 186.55 feet to the first mentioned point and place of beginning.

CONTAINING 25,059 square feet of land more or less.

BEING Lot No. 37 on the said Plan.

BEING known as 635 Marydell Drive, West Chester, PA 19380

BEING the same premises which George W. Longman and Diane K. Longan, by Deed dated 11/21/1994 and recorded 11/30/1994 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3836, Page 850, granted and conveyed unto Diane K. Longan.

PARCEL No.: 53-4K-4

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania  
VS

DEFENDANT: **DIANE K. LONGAN**

SALE ADDRESS: 635 Marydell Drive, West Chester, PA 19380

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: **19-7-355**

DEBT- **\$149,584.35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-07302 356 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Valley Township,  
Chester County, Pennsylvania  
BLR# 38-2K-33  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **AMI HOPKINS**

SALE ADDRESS: 59 Winged Foot Drive, Coatesville, PA 19320-1991

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: **19-7-356**

DEBT- **\$54,610.34**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2019-00375 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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, together with the improvements thereon erected, situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in or near the middle of a public road leading from Pomeroy to Lincoln Highway, said point of beginning being 185 feet eastwardly from a spike in the middle of said public road where the same is intersected by the east side of Pine Street projected; thence along land of Lloyd Arthur Reel, et ux, the next three courses and distances: north 10 degrees, 32 minutes west, 166.5 feet; north 79 degrees, 28 minutes east, 75 feet, and south 10 degrees, 32 minutes east, 166.5 feet to another point

in the middle of the said public road leading from Pomeroy to Lincoln Highway; thence along the middle thereof, south 79 degrees, 28 minutes west, 75 feet to the place of beginning.

CONTAINING 12,487 square feet of land, be the same more or less.

TITLE to said premises vested in Nicholas J. Crugnale by Deed from Gary J. Madrigale and Robin J. Madrigale dated June, 30 1986 and recorded July 7, 1986 in the Chester County Recorder of Deeds in Book 348, Page 571.

TAX Parcel #37-4H-27

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **NICHOLAS J. CRUGNALE**

SALE ADDRESS: 63 Washington Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-357**

DEBT- **\$280,692.41**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-08169 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

PROPERTY situate in Township of South Coventry  
TAX ID/UPI Parcel No. 20-01-0020.010 & 20-01-  
0020.020/20-1-20.1 & 20-1-20.2  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

DEFENDANT: **BONNIE M. YOUNG and MICHAEL S. YOUNG**

SALE ADDRESS: 2861 Chestnut Hill Road, Pottstown, PA 19465

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: **19-7-358**

DEBT- **\$173,646.48**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05360 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

PROPERTY situate in the East Coventry Township,  
Chester County, Pennsylvania  
BLR# 18-5-129.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **LAUREN E. GEUNES**

SALE ADDRESS: 13 Baptist Church Road, Parkerford, PA 19457

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: **19-7-359**

DEBT- **\$120,324.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

### PARCEL I

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as No. 1069 Rock Run, Valley Township, Chester County, Pennsylvania, bounded and described according to a new description made by J.W. Harry, C.E., December 20, 1954, as follows:

BEGINNING at a point in a public road leading from Rock Run to Siousca, distant 152.65 feet measured north 63 degrees 42 minutes east along said road from an iron pin in a public road leading from Coatesville to Mineral Springs and Wagontown at its point of intersection with said public road leading to Siousca, said point of beginning being at the southwesterly corner of land of John and Sarah Riddle, then leaving said Rock Run-Siousca public road and along said Riddle's land along the middle of the party wall between said house erected on the lot herein conveyed and the house erected on said Riddle's lot immediately adjoining it to the east designated as House No. 1070 Rock Run, north 44 degrees 30 minutes west, 118.98 feet to a point in line of land of Mark Sugarman and Ada Sugarman, thence along the same south 52 degrees 36 minutes west, 28.20 feet to a point, thence south 43 degrees 44 minutes east 117 39 feet to a point in the Rock Run-Siousca Road aforesaid thence along the same north 43

degrees 42 minutes east 29.56 feet to the place of beginning. CONTAINING 3,321.88 square feet of land, be the same more or less.

### PARCEL 38-2M-87

266 S. Mt Airy Road, Coatesville, PA 19320

### PARCEL II

ALL THAT CERTAIN tract of land, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, together with the dwelling house thereon erected, bounded and described as follows, to wit:

BEGINNING at an iron pin in a public highway leading from Coatesville to Mineral Springs and Wagontown, being State Highway Route 340, at its intersection with a public highway leading from Rock Run to Siousca, said point of beginning being the most southerly corner of land conveyed by Deed from Bethlehem Steel Realty Corporation to Mark Sugarman et ux dated July 25, 1939 and recorded in the Office of the Recorder of Deeds for Chester County in Deed Book G-20, Vol. 479, page 58; thence by a course bearing by true meridian north 43 degrees 42 minutes east along said highway to Siousca and along the southeasterly line of land conveyed as aforesaid 96,8 feet to a point in said public highway, thence

PLAINTIFF: Wilmington Savings Fund Society, FSB as Trustee of Upland Mortgage Loan Trust B c/o Carrington Mortgage Services, LLC

VS

DEFENDANT: **RAYMONG RODRIGUEZ, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ALICIA RODRIGUEZ a/k/a ALICIA MEDINA, DECEASED**

SALE ADDRESS: 234 S. Mt. Airy Road a/k/a 234 Mt Airy Road, Coatesville, PA 19320 and 266 S. Mt. Airy Road, Coatesville, PA 19320 and 264 S. Mt. Airy Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-359X**

DEBT- **\$120,324.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

north 37 degrees 19 minutes west passing along the centerline of the middle dividing partition wall of a double dwelling house the southwesterly half of which is on land herein conveyed, 76.03 feet to a stake, thence north 44 degrees 16 minutes west 42.62 feet to a point in said highway leading to Mineral Springs, thence south 52 degrees 36 minutes west 2.44 feet to a point in said highway leading to Mineral Springs, being also in the westerly line of land conveyed to Mark Sugarman et ux as aforesaid, thence along said highway and by said westerly line the 2 following courses south 2 degrees 8 minutes east 81.39 feet to an iron pin and south 14 degrees 25 minutes east 87.9 feet to the point of beginning.

CONTAINING 0.144 acres of land, be the same more or less.

PARCEL 38-2M-88

234 S. Mt Airy Road, Coatesville, PA 19320

PARCEL III

ALL THAT CERTAIN tract of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, together with the dwelling house thereon erected, bounded and described as follows, to wit:

BEGINNING at a point in the public highway leading from Rock Run to Siousca distant along a course bearing by true meridian

north 43 degrees 42 minutes east 86.6 feet from an iron pin in a public highway leading from Coatesville to Mineral Springs and Wagontown, being State Highway Route 340, at its intersection with said highway leading to Siousca, said second point being the most southerly corner of land conveyed by Deed from Bethlehem Steel Reality Corporation to Mark Sugarman dated July 25, 1939, and recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania in Deed Book G-20, Vol. 479, page 68, thence north 43 degrees 42 minutes east along said highway to Siousca and along the southeasterly line of land conveyed as aforesaid 36.49 feet to a point, thence north 43 degrees 44 minutes west 117.39 feet to an iron pin, thence south 52 degrees 36 minutes west 28.55 feet to an iron pin, thence south 44 degrees 16 minutes east 46.62 feet to a stake, thence south 37 degrees 19 minutes east, passing along the center line of the middle dividing partition wall of a double dwelling house the northeasterly half of which is on land herein conveyed, 76.03 feet to the point of beginning.

CONTAINING 0.084 acres of land, be the same more or less.

PARCEL 38-2M-86

264 S. Mt Airy Road, Coatesville, PA 19320

**PLAINTIFF: Wilmington Savings Fund Society, FSB as Trustee of Upland Mortgage Loan Trust B c/o Carrington Mortgage Services, LLC**

**VS**

**DEFENDANT: RAYMONG RODRIGUEZ, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ALICIA RODRIGUEZ a/k/a ALICIA MEDINA, DECEASED**

**SALE ADDRESS: 234 S. Mt. Airy Road a/k/a 234 Mt Airy Road, Coatesville, PA 19320 and 266 S. Mt. Airy Road, Coatesville, PA 19320 and 264 S. Mt. Airy Road, Coatesville, PA 19320**

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

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

**CAROLYN B. WELSH, SHERIFF**

# Sheriff's Sale of Real Estate

SALE NO: **19-7-359XX**

DEBT- **\$120,324.17**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

BEING the same premises which Raymond Rodriguez, Executor of the Estate of Alicia Rodriguez a/k/a Alicia Medina, deceased, by Deed dated June 16, 2014 and recorded July 21, 2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8956, Page 1693, Instrument # 11356520, granted and conveyed unto Raymond Rodriguez. BEING known as: 234 S. Mt. Airy Road a/k/a 234 Mt Airy Road, Coatesville, PA 19320, 266 S. Mt. Airy Road, Coatesville, PA 19320 and 264 S. Mt. Airy Road, Coatesville, PA 19320  
IMPROVEMENTS: Residential property.

PLAINTIFF: Wilmington Savings Fund Society, FSB as Trustee of Upland Mortgage Loan Trust B c/o Carrington Mortgage Services, LLC

VS

DEFENDANT: **RAYMONG RODRIGUEZ, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ALICIA RODRIGUEZ a/k/a ALICIA MEDINA, DECEASED**

SALE ADDRESS: 234 S. Mt. Airy Road a/k/a 234 Mt Airy Road, Coatesville, PA 19320 and 266 S. Mt. Airy Road, Coatesville, PA 19320 and 264 S. Mt. Airy Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-360**

DEBT- **\$437,447.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00782 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet eastwardly from a stone set at the intersection of the center line of Summit

Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, south eighty-four degrees, forty-one minutes east, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, north eighty-four degrees, forty-one minutes west, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, south five degrees, nineteen minutes west, two hundred feet to the place of beginning.

LOT NO. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6  
VS

DEFENDANT: HARVEY K. BROWN, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MABEL C. BROWN (DECEASED); UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MABEL C. BROWN; JAMES BROWN, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; FRED ALLEN BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN (DECEASED); CECILIA J. JARRETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; CATHERINE D. BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MARK BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-360X**

DEBT- **\$437,447.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00782 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence by land formerly of Jacob Garrett, north five degrees, nineteen minutes east, two hundred fifty feet to an iron pin; thence by the same, south eighty-four degrees, forty-one minutes east, eighty-five feet to a point; thence by the same, south five degrees, nineteen minutes west, one hundred sixty-three feet to a point; thence by the same, south twenty-seven degrees, twenty-one minutes west, forty feet to a point in line of Lot No. 1; thence by Lot No. 1, north five degrees, nineteen minutes east, one hundred fifty feet to an iron pin; thence by the same, north eighty-four degrees, forty-one min-

utes west, sixty feet to an iron pin; thence by the same, south five degrees, nineteen minutes west, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, north eighty-four degrees, forty-one minutes west, ten feet to the place of beginning.

BEING UPI Number 43-9L-30

PARCEL No.: 43-9L-30

BEING known as: 71-73 W. Central Avenue, Paoli, PA 19301

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6  
VS

DEFENDANT: HARVEY K. BROWN, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MABEL C. BROWN (DECEASED); UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MABEL C. BROWN; JAMES BROWN, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; FRED ALLEN BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN (DECEASED); CECILIA J. JARRETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; CATHERINE D. BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MARK BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-360XX**

DEBT- **\$437,447.05**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-00782 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

BEING the same property conveyed to Harvey K. Brown, a single man, and Mabel C. Brown, a widow who acquired title by virtue of a deed from Harvey K. Brown, a single man, and Mabel C. Brown, a widow dated July 6, 2000, recorded July 11, 2000, at Deed Book 4782, Page 1812, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6  
VS

DEFENDANT: HARVEY K. BROWN, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MABEL C. BROWN (DECEASED); UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MABEL C. BROWN; JAMES BROWN, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; FRED ALLEN BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN (DECEASED); CECILIA J. JARRETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; CATHERINE D. BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; MARK BROWN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN; UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF BEVERLY J. BROWN, aka BEVERLY JOYCE HUNTER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MABEL C. BROWN

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-361**

DEBT- **\$214,452.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02579 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 2 on a Lot Line Adjustment – Subdivision Plan for Timothy and Sheri Dankanich, dated August 6, 2003 and revise August 25, 2003, prepared by Beideman Associates, Inc, Civil Engineers and Surveyors, Uwchland, PA, and being more fully described as follows:

BEGINNING at a stone corner of lands of George T. Davis and Frederic Jones thence by the said Davis's land and land of Lewellyn Mesin along a public road south fifty five and one quarter degrees east one hundred and nineteen perches thence along the said road of land of John Weber south seventy two and one quarter degrees east fifteen perches, thence by land late of Evan Fisher, Sr., north fifty nine and one half degrees east fifty four perches to a stone, thence by land late of Kurtz James deceased north thirty three and one half degrees west one hundred and sixteen and five tenths perches to stone, thence by land of Frederic Jones south fifty six and one quarter degrees west twenty six and sixty hundredths perches, thence by the same south sixty six degrees west seventy and eight tenths perches to the place of beginning.

CONTAINING fifty six and one half acres of land be the same more or less

EXCEPTING THEREOUT ALL THAT CERTAIN strip or parcel of ground, situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the line established by Philadelphia Electric Company as the center line of a 300 foot wide strip of ground and the middle line of Public Road (L.R. 15191), dividing ground of Albert McBride, herein described, and ground now or late of Mary B. O'Neal, said point being at the distance of 221.25 feet measured N. 59 degrees 42' W. along the aforementioned middle line of Public Road (L.R. 15191) from a point, a corner common to ground nor or late of Mary B. O'Neal and ground now or late of Stella M. Keempler and extending thence from said point of beginning along the middle line of Public Road (L.R. 15191), dividing ground herein described and ground now or late of Mary B. O'Neal N. 59 degrees 42' W. 159.15 feet to a

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wilmington Trust Company, as Trustee, Successor in Interest to Bank of America, N.A., as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS

VS

DEFENDANT: **FAYE E. D'ALESSANDRO, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED; EDWARD J. D'ALASSANDRO; and CATHERINE MAE SHELLER, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED**

SALE ADDRESS: 430 Barneston Road assessed as 421, 423, 425, 427, 429, 430, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451 Barneston Road and 441 Indian Run Road, Glenmoore, PA 19343

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: **19-7-361X**

DEBT- **\$214,452.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02579 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

point, said point being at the distance of 150 feet measured northwesterly from and at right angles to the aforementioned center line; thence through ground of Allbert McBride, of which this is a part, on a line parallel with and 150 feet distant measured northwestwardly from and at right angles to the aforementioned center line, the two (2) following courses and distances: (1) N. 10 degrees 46' E. 195.87 feet to a point and (2) N. 36 degrees 57' E. 1044.28 feet to a point in line of ground now or late of John B. Kelly; thence along the last mentioned ground the two (2) following courses and distances: (1) N. 46 degrees 42' E. 235.96 feet to an iron pin and (2) N. 59 degrees 50'30" W. 40.24 feet to a point, said point being at the distance of 150 feet measured northwestwardly from and at right angles to the aforementioned center line; thence through said ground of Albert McBride, on a line parallel with and 150 feet distant measured northwestwardly from and at right angles to the aforementioned center line, N. 36 degrees 57' E. 772.51 feet to a point in line of ground now or late of John W. McClain; thence along the last mentioned ground the two (2) following courses and distances: (1) S. 59 degrees 20' 40" E. 150.90 feet to a point on the aforementioned center line and (2) continuing S. 59 degrees 20' 40" E. 29.06 feet to an iron pin set in line of ground now or late of William B. Freer at

a corner common to ground herein described and ground now or late of John W. McClain; thence partly along ground now or late of William B. Freer and ground now or late of James J. Templin S. 46 degrees 57' 20" W. 166.08 feet to a point on the aforementioned center line; thence along the last mentioned ground the three (3) following courses and distances: (1) continuing S. 46 degrees 57' 20" W. 612.76 feet to an iron pin; (2) S. 42 degrees 06' E. 108.50 feet to an iron pin set on the aforementioned center line and (3) continuing S. 42 degrees 06' E. 152.78 feet to a monument set at the distance of 150 feet measured southeastwardly from and at right angles to the aforementioned center line; thence through said ground of Albert McBride, on a line parallel with and 150 feet distant measured southeastwardly from and at right angles to the aforementioned center line, the two (2) following courses and distances: (1) S. 36 degrees 57' W. 1177.93 feet to a point and (2) S. 10 degrees 46' W. 232.55 feet to a point on the middle line of Public Road (L.R. 15191) in line of ground now or late of Mary B. O'Neal and thence along the middle line of Public Road (L.R.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wilmington Trust Company, as Trustee, Successor in Interest to Bank of America, N.A., as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS

VS

DEFENDANT: **FAYE E. D'ALESSANDRO, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED; EDWARD J. D'ALASSANDRO; and CATHERINE MAE SELLER, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED**

SALE ADDRESS: 430 Barneston Road assessed as 421, 423, 425, 427, 429, 430, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451 Barneston Road and 441 Indian Run Road, Glenmoore, PA 19343

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: **19-7-361XX**

DEBT- **\$214,452.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02579 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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15191), dividing ground herein described and ground now or late of Mary B. O'Neal N. 59 degrees 42' W. 159.15 feet to the first mentioned point and place of beginning.

CONTAINING 11.831 acres, more or less.

ALSO EXCEPTING OUT ALL THAT CERTAIN parcel of land situate in the Township of Wallace, Chester County, Pennsylvania, as laid out by Plan drawn by K.R. Comstock, Jr., Registered Land Surveyor, and more particularly bounded and described as follows:

BEGINNING at an iron pin set in or near the centerline of Indian Run Road (L.R. 15191), said point being measured the following courses and distances from the intersection of the centerline of Barneston Road (T-398), south 59 degrees 42 minutes east 675.1 feet to an iron pin; thence south 81 degrees 12 minutes east 287.92 feet to the point of beginning; thence from said point of beginning and leaving Indian Run Road along remaining lands of E. Catherine McBride north 8 degrees 48 minutes east 335.0 feet to a point; thence continuing by same south 81 degrees 12 minutes east 418.35 feet to a point in line now or late of Albert L. Weedley; thence by lands of Weedley aforesaid and lands now or late of Raymond

Davis south 50 degrees 41 minutes west 449.97 feet to a pin in or near the centerline of Indian Run Road; thence by the centerline of same north 81 degrees 12 minutes west 117.95 feet to the point and place of beginning.

CONTAINING 89,830 square feet or 2.0622 acres of

land.

AND ALSO EXCEPTING THEREOUT ALL THAT CERTAIN lot of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 1 on a Lot Line Adjustment – Subdivision Plan for Timothy and Sheri Dankanich, dated August 6, 2003 and revise August 25, 2003, prepared by Beideman Associates, Inc, Civil Engineers and Surveyors, Uwchland, PA, and being more fully described as follows:

BEGINNING at a spike found on the title line in Barneston Road T-398, existing right of way 33 feet wide, at the southwest corner of Ernest W. Devlin (Lot 1 of Trails End Acres) and the southeast corner of Steven J. and Janice M. Askew; thence

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wilmington Trust Company, as Trustee, Successor in Interest to Bank of America, N.A., as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS

VS

DEFENDANT: **FAYE E. D'ALESSANDRO, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED; EDWARD J. D'ALASSANDRO; and CATHERINE MAE SHELLER, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED**

SALE ADDRESS: 430 Barneston Road assessed as 421, 423, 425, 427, 429, 430, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451 Barneston Road and 441 Indian Run Road, Glenmoore, PA 19343

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: **19-7-361XXX**

DEBT- **\$214,452.49**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02579 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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from the point of beginning crossing the existing and widened east right of way lines of Barneston Road along land of Ernest W. Devlin, land of Marie Antoinette Yoch, land of Barbara E. Lee, land of George T. and Mary Ann Glisson, land of Joseph R. and Mary Anne Slatowski, and land of Joseph P. and Doris G. Durning, being Lots 1, 2, 3, 4, 5 and 6 of Trails End Acres, south 42 degrees 53 minutes 10 seconds east 1,330.84 feet to a one inch pipe found at the southeast corner of land of Joseph P. and Doris G. Durning and on line of land of Herbert and Gayle L. Jacobs; thence along Lot 2 north 71 degrees 26 minutes 16 seconds west 860.23 feet to a #4 rebar found; thence continuing along Lot 2 and crossing the existing and widened east right of way lines of Barneston Road north 60 degrees 08 minutes 35 seconds west 564.54 feet to a spike set on the title line in Barneston Road; thence along the title line in Barneston Road, being along Lot 2, the four (4) following courses and distance: (1) north 24 degrees 44 minutes 07 seconds east 140.55 feet to a point; (2) north 33 degrees 12 minutes 44 seconds east 42.60 feet to a spike found; (3) north 46 degrees 09 minutes 37 seconds east 92.67 feet to a point; and (4) north 52 degrees 24 minutes 46 seconds east 316.01 feet to the first mentioned point and place of beginning.

CONTAINING: 10.330 acres of land be the same more or less.

PARCEL #31-3-28 & 31-3-28.1 & 31-3-30

CONTAINING: 33.8 acres of land be the same more or less.

BEING THE SAME PREMISES which E. Catherine McBride aka Emma McBride, Faye E. D'Alessandro and Edward J. D'Alessandro wife and husband, Catherine M. Sheller, by Deed dated 10/31/03 and recorded 11/12/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5875, Page 298, and Instrument #10334793, granted and conveyed unto E. Catherine McBride, (one fourth), Faye E. D'Alessandro and Edward J. D'Alessandro, wife and husband, (one half) and Catherine M. Sheller (one fourth), in fee.

AND THE SAID E. Catherine McBride passed away on or about September 9, 2009, thereby vesting her one fourth interest in the property unto Faye E. D'Alessandro and Catherine Mae Sheller as Co-Executrices of the Estate of E. Catherine McBride, deceased.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wilmington Trust Company, as Trustee, Successor in Interest to Bank of America, N.A., as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS

VS

DEFENDANT: **FAYE E. D'ALESSANDRO, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED; EDWARD J. D'ALASSANDRO; and CATHERINE MAE SHELLER, INDIVIDUALLY AND AS THE CO-EXECUTRIX OF THE ESTATE OF E. CATHERINE McBRIDE, DECEASED**

SALE ADDRESS: 430 Barneston Road assessed as 421, 423, 425, 427, 429, 430, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451 Barneston Road and 441 Indian Run Road, Glenmoore, PA 19343

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: **19-7-362**

DEBT- **\$202,050.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-02580 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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ALL THAT CERTAIN message and tract of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees west 208.71 feet to an iron pin; thence along land formerly of Minnie N. Heyes, deceased, south 78 degrees east 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased north 12 degrees east 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased north 78 degrees west 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; all that certain lot or tract of land, together with the buildings thereon erected, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M.

Hayes; thence along said lands of Thomas C. Dunlap, south 78 degrees east 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, north 12 degrees east 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux north 78 degrees west 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road, south 12 degrees west 80 feet to an iron pin, the point and place of beginning.

BEING Chester County Tax Parcel 29-8-9

FOR informational purposes only: being known as 1121 Manor Road, Coatesville, PA 19320

BEING the same premises which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **JOSEPH W. STERN, JR. and ELLA D. STERN**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-363**

DEBT- **\$83,888.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-04030 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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ALL THAT CERTAIN piece of land situate in the City of Coatesville, being the northern half of Lot No. 14 as designated on Plan of Building Lots of A.D. Harlan, fronting on the west side of Pennsylvania Avenue, twenty feet and extending back westwardly in parallel lines at right angles to the curb line of said Pennsylvania Avenue, one hundred fifty seven feet, more or less, to Pearl Alley, the southern line of the said lot, being the dividing line running through the middle of the dividing partition between this house, erected on the lot being No. 74 Pennsylvania Avenue, and the house on the south being No. 76 Pennsylvania Avenue.

BOUNDED on the north by Lot No. 13, now or late of M. Clayton Walker, on the east by Pennsylvania Avenue, on the south by the southern half of Lot No. 14, now or late of Vernon Ashenfelter, and on the west by Pearl Alley.

CONTAINING 3,080 square feet of land, being the same, more or less.

BEING Parcel #16-6-815

BEING the same premises which Charles J. Ruffing and Joan M. Ruffing, by Deed dated March 23, 2015 and recorded March 26, 2015 in Deed Book 9077, Page 411 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Candea Rashid, in fee.

PLAINTIFF: Carrington Mortgage Services, LLC  
VS

DEFENDANT: **CANDEA RASHID**

SALE ADDRESS: 74 Pennsylvania Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-364**

DEBT- **\$143,847.21**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10109 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a plan of "Millview" subdivision plan of property of Coatesville communities by G.D. Houtman & Son, Inc., civil engineers & land surveyors, media, Pa dated November 2, 1998 last revised October 15, 1999 and recorded as plan no. 15138 (sheets 1 to 24 inclusive) as follows, to wit:

BEGINNING at a point on the southeasterly side of Millview Drive (50 feet wide) said point also marking a corner of lot no. 145 on said plan; thence from said beginning along the southeasterly side of Millview Drive north 34 degrees 30 minutes 30 seconds east 49.64 feet to a point, a corner of lot no. 147; thence extending leaving the said side of Millview Drive and extending along said lot no. 147 south 54 degrees 00 minutes 00 seconds east 108.73 feet to a point, a corner of lot no. 144; thence extend-

ing along said lot no. 144 south 45 degrees 25 minutes 00 seconds west 50.30 feet to a point, a corner of aforesaid lot no. 145; thence extending along said lot no. 145 south 54 degrees 00 minutes 00 seconds west 99.20 feet to the first mentioned point and place of beginning.

CONTAINING 5,159 square feet of land more or less.

BEING Lot No. 146 on said plan.

ALSO known as 104 Millview Drive, Coatesville, PA 19320

FEE simple title vested in Kelly E McGuigan, as sole owner by deed from, Sandra L Kelley, dated 10/08/09, recorded 01/20/10, in the Chester County Recorder of Deeds in Deed Book 7851, Page 546.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **KELLY E. McGUIGAN a/k/a KELLY McGUIGAN**

SALE ADDRESS: 104 Millview Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-365**

DEBT- **\$133,779.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-01633 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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PROPERTY situate in the New Garden Township,  
Chester County, Pennsylvania  
BLR# 60-4-73.26  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for The Benefit of The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2004-5  
VS

DEFENDANT: **SCOTT R. BONNE and ALLISON A. BONNE a/k/a ALLISON BONNE**

SALE ADDRESS: 10 Edgewood Drive, Avondale, PA 19311-1410

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: **19-7-366**

DEBT- **\$410,412.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-00830 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Westtown Township, Chester County, Pennsylvania, bounded and described according to a plan of property of Victor and Francis Schorn, made by G. D. Houtman and Son, Engineers, dated 3/8/1961 last revised 6/1/1961, as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Chester Road (Route 352) with the southeasterly side of a 50 feet wide street, said point being measured 2,171.59 feet, south 25 degrees 43 minutes east from the point of intersection of the said title line of Chester Road with the center line of Green Road; thence from the said point of beginning and along the said southeasterly side of said 50 feet wide street, north 64 degrees 17 minutes east, 345 feet to a point; thence leaving side of said street and along Lot #25, south 25 degrees 43 minutes east, 125 feet to a point; thence south 64 degrees 17 minutes west, 345 feet to a point; thence south 64 degrees 17 minutes west, 345 feet to a point in the title line in the bed of Chester Road; thence along said title line north 25 degrees 43 minutes west, 125 feet to the first mentioned point and place of beginning.

TAX Parcel #67-3-138.21

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company  
VS

DEFENDANT: **RICHARD CRELLIN MAYBERRY IN HIS CAPACITY AS EXECUTOR AND DEVISSE OF THE ESTATE OF CRELLIN D. MAYBERRY, DECEASED; CONSTANCE MARGARET FAGERLI a/k/a CONSTANCE CRELLIN MAYBERRY, IN HER CAPACITY AS HEIR OF, CRELLIN D. MAYBERRY, DECEASED**

SALE ADDRESS: 1600 West Lynn Drive, West Chester PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-367**

DEBT- **\$175,732.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-00677 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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# 47-4-28.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation  
VS

DEFENDANT: **PASTOR RICHARD A. REEVES, SR. a/k/a RICHARD A. REEVES, SR. and  
SHERYL Y.G. REEVES**

SALE ADDRESS: 208 Windy Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-368**

DEBT- **\$483,301.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2010-06879 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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 Schuylkill  
TAX Parcel #Tax Parcel/UIP #: 27-08C-0011/27-8C-11  
IMPROVEMENTS: A 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 WAMU Mortgage Pass-Through Certifications Series 2007-HY3 Trust

VS

DEFENDANT: **BORIS DUDCHENKO, JR. and NANCY WEEKS DUDCHENKO**

SALE ADDRESS: 240 Oakwood Lane, Valley Forge, PA 19481

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: **19-7-369**

DEBT- **\$76,429.33**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10692 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's

### PREMISES "A"

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the Third Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, and known as #318 Brower Street, bounded and described according to a survey made by Earl R. Ewing, R.S, on February 22, 1951, as follows, to wit:

BEGINNING at a point in the southerly side of Brower Street (30 feet wide), being 32.15 feet westerly from the westerly side of Quick Street (30 feet wide), a corner of lands now or late of Joseph D. Raggazino, et ux (316 Brower Street); thence along the same passing through the partition wall between #316 and #318 Brower Street, south 9° 30 minutes east, 66.65 feet to a point in the north face of a concrete block garage (passing through an iron pipe on line just north of the garage face); thence along the garage face (other lands of the grantor) south 80° 30 minutes west, 17.85 feet to a point; thence north 9° 30 minutes west, 66.65 feet to a point in the southerly side of Brower Street, 15.00 feet from and parallel to the center line thereof, north 80°, 30 minutes east, 17.85 feet to the place of beginning. Containing 1,189.70 square feet of land, be the same more or less.

### PREMISES "B"

ALL THAT CERTAIN lot or piece of land situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, being bounded and described according to a Plan and Survey made February 22, 1963, by Earl R. Ewing, Inc., Phoenixville, Pennsylvania as follows, to wit:

BEGINNING at a point on the southerly side of Brower Street, a corner of lands of William R. Russell south 9° 30 minutes east 45.83 feet to an iron pin a corner of other lands of Ann Becker, of which this was once a part, thence extending along the same the next two (2) following courses and distances to wit: (1) south 80° 30 minutes west 22.76 feet to an iron pin and thence (2) north 8° 3 minutes west 45.84 feet to an iron pin on the southerly side of said Brower Street.

Thence extending along the same north 80° 30 minutes east 21.60 feet to the first mentioned point and place of beginning. TAX Parcel # 15-13-223

PLAINTIFF: Deutsche Bank National Trust Company as trustee for Indymac Indx Mortgage Loan Trust 2006-AR6, Mortgage Pass-Through Certificates Series 2006-AR6S

VS

DEFENDANT: **NORMAN D. RIGHTER, JR. a/k/a N. DAVID RIGHTER, INDIVIDUALLY AND AS HEIR OF JACKUELYN M. RIGHTER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACKUELYN M. RIGHTER, DECEASED**

SALE ADDRESS: 318 Brower Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-370**

DEBT- **\$131,410.38**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10099 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Carcella and Forbes, made by Berger & Hayes, Inc., Professional Engineers & Professional Land Surveyors P.O. Box 505, 205 Barley Sheaf Road Thorndale, Pa 19372-0505 (610) 384-3870, dated 2-19-1996, last revised 4-22-1996, and recorder as Plan #16507, as follows to wit;

BEGINNING at a point on the northerly side of Coates Street, a corner of lot 2, thence extending along the line of Coates Street, south 80 degrees 11 minutes west 25.00 feet to a point on the easterly line of Chester Avenue (unimproved), thence extending along the line of same, north 09 degrees 49 minutes west 150.83 feet to a point on the southerly line Poplar Street (unimproved),

thence extending along the line of same, north 77 degrees 45 minutes east 25.025 feet to a point in the line of lot 2, aforementioned, thence extending along the line of same, south 09 degrees 49 minutes east 151.62 feet to the point of beginning.

BEING Lot 1 on said plan  
CONTAINING 3781 square feet.  
BEING UPI #16-2-98

BEING the same premises in which Housing Authority of the County of Chester, by deed dated 10/15/2004 and recorded 10/20/2004 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 6312, Page 1910 and in Instrument No. 10470823, granted and conveyed unto Monica L. Lavender

PLAINTIFF: First Tennessee Bank National Association s/b/m to First Horizon Home Loan Corp.  
VS

DEFENDANT: **MONICA L. LAVENDER**

SALE ADDRESS: 745 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-371**

DEBT- **\$137,678.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06279 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. 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.: 11-7-0030.300

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Downingtown Borough, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Chester Valley Engineers, Inc., consulting engineers, Paoli, Pa dated 11/4/1958 and revised 11/19/1959, as follows, to wit; beginning at a point on the northwesterly side of Mary Street (42 feet wide) which point is measured the 2 following courses and distances from a point of curve on the southwesterly side of Whelan Avenue (40 feet wide) (1) extending from said point of curve on a line curving to the right having a radius of 10 feet, the arc distance of 13.81 feet to a point of tangent and (2) south 72 degrees, 5 minutes west, 19.87 feet to the point and place of beginning; thence extending from said beginning point along the north-

westerly side of Mary Street, south 72 degrees, 5 minutes west, 16 feet to a point; thence extending north 17 degrees 55 minutes west, passing partly through the party wall between these premises and the premises adjoining to the southwest, 91.25 feet to a point; thence extending, north 72 degrees 5 minutes east, 16 feet to a point, thence extending south 17 degrees 55 minutes east passing partly through the party wall between these premises and the premises adjoining to the northeast 91.25 feet to a point on the northwesterly side of mart street, aforesaid; the first mentioned point and place of beginning

FEE simple title vested in Patrick Nwankwo., by deed from, Tara M. Saylor, now known as, Tara M. McCormick and Brady J. McCormick, wife and husband, dated 07/29/2005, recorded 08/05/2005, in the Chester County Recorder of Deeds, as Instrument No. 6575/129.

PLAINTIFF: U.S. Bank National Association, as Trustee relating to J.P. Morgan Mortgage Acquisition Corp. 2005-FRE1 Asset Backed Pass-Through Certificates, Series 2005-FRE1 c/o Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **PATRICK NWANKWO a/k/a PATRICK O. NWANKWO**

SALE ADDRESS: 305 Mary Street, Downingtown a/k/a Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-372**

DEBT- **\$42,877.79**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06393 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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PROPERTY situate in the West Brandywine Township,  
Chester County, Pennsylvania  
BLR# 29-4-70  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, as Indenture Trustee for Gmacm Home Equity Loan Trust 2004-He1

VS

DEFENDANT: **ANDREW J. HOERTZ a/k/a ANDREW HOERTZ**

SALE ADDRESS: 3250 Manor Road, Coatesville, PA 19320-1218

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: **19-7-373**

DEBT- **\$322,526.24**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-11735 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded 5/6/2004 as Plan No. 17023, as follows, to wit:

BEGINNING at a point on the northwesterly side of Smith Farm Drive (formerly Spring House Lane) (50 feet wide), a corner of Open Space on said Plan; thence extending from said beginning point and along Smith Farm Drive the two following courses and distances, viz: 1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 103.76 feet to a point of reverse curve, then 2) on the arc of a circle curving to the right having a radius of 9.00 feet the arc distance of 12.06 feet to a point of reverse curve on the northerly side of Wick Drive (50 feet wide); thence extending along Wick Drive on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 88.53 feet

to a point, a corner of Lot No. 3 on said Plan; thence leaving Wick Drive and extending along Lots 3 and 2 north 39 degrees 15 minutes 50 seconds west 118.27 feet to a point a corner of said Open Space on said Plan; thence extending along same the two following courses and distances, viz: 1) north 50 degrees 44 minutes 10 seconds east 135.38 feet to a point, thence 2) south 65 degrees 02 minutes 22 seconds east 94.84 feet to a point on the northwesterly side of Smith Farm Drive, the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING UPI Number 37-04-0192

PARCEL No.: 37-04-0192

BEING known as: 19 Smith Farm Road, Parkesburg, PA 19365

BEING the same property conveyed to Jane Bowman who acquired title by virtue of a deed from EMC Mortgage Corporation, by Integrated Asset Services Inc, its attorney in fact, dated August 27, 2007, recorded October 18, 2007, at Document ID 10796593, and recorded in Book 7288, Page 645, Office of the Recorded of Deeds, Chester County, Pennsylvania.

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

VS

DEFENDANT: **JANE BOWMAN, aka JANE M. BOWMAN, aka JANE MARIE BOWMAN**

SALE ADDRESS: 19 Smith Farm Road, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-374**

DEBT- **\$401,899.74**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10253 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

BEING Lot #227, as shown on said plan. Being Parcel ID 18-1-422 and being known for informational purposes only as 199 South Savanna Drive, Pottstown, PA

BEING the same premises which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

PLAINTIFF: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP  
VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

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: **19-7-375**

DEBT- **\$198,741.82**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-12154 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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 Malvern Borough, Chester  
County, Pennsylvania  
BLR# 2-1-30  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation f/k/a PHH Mortgage Services  
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELISSA  
M. MORRISON a/k/a MELISSA M. COHEN a/k/a MELISSA MARGARET MORRISON,**

**DECEASED**

SALE ADDRESS: 252 Miner Street, Malvern, PA 19355-2528

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". 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: **19-7-376**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-05089 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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PROPERTY situate in West Pikeland Township  
TAX Parcel #34-4-260  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust  
2005-3, Mortgage Loan Pass-Through Certificates, Series 2005-3  
VS  
DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**  
SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425  
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: **19-7-377**

DEBT- **\$239,337.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10999 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Coventry Township,  
Chester County, Pennsylvania  
BLR# 18-5-8  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Loandepot.Com, LLC  
VS

DEFENDANT: **MATTHEW WALTERLAZOWICKI**

SALE ADDRESS: 42 Anderson Road, Spring City, PA 19475-8630

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: **19-7-378**

DEBT- **\$94,494.35**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-03902 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 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, August 19th 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 land situation in the Township of Thornbury, County of Chester and the Commonwealth of Pennsylvania, being more particularly described as Lot No. 271, as shown and illustrated on a plan entitled, "Amended Subdivision Plan, Brandywine at Thornbury, Phase 4, Thornbury Township, Chester County, Pennsylvania dated October 1998 with revisions and filed in the Chester County, Register of Deeds Office on July 28, 1999 at Map No. 15012.

BEING the same premises which Storey Ellis, Robert L. Ellis, Jr. and Candace E. Ellis, by Deed dated 9/17/2003 and recorded 10/15/2003 in the Office of the Recorder of Deeds in and for the County of Chester and Commonwealth of Pennsylvania, in Book 5938 at Page 842, as Document ID: 10320087, granted and conveyed unto Robert R. Miller, II and Cynthia Sloan-Miller, in fee.

PLAINTIFF: COBA, Inc., assignee of TD Bank, N.A., f/k/a TD Banknorth, N.A.

VS

DEFENDANT: **ROBERT R. MILLER, II and CYNTHIA SLOAN-MILLER**

SALE ADDRESS: 115 Chaps Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **RYAN A. GOWER, ESQ., 215-979-1000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-379**

DEBT- **\$147,873.27**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-10478 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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ALL THE RIGHT, title, interest and claim of Marie Calvert  
McKee of, in and to:

ALL THE FOLLOWING described real estate situate in the  
Townships of Penn and London Grove, County of Chester  
Commonwealth of Pennsylvania. Having erected thereon a dwell-  
ing known and numbered as 640 West State Road, West Grove,  
PA 19390 Deed Book 497 Page 586, Parcel Number 58-04-0107-  
07C.

PLAINTIFF: Pennsylvania State Employees Credit Union

VS

DEFENDANT: **MARIE CALVERT McKEE and WALTER McKEE (DECEASED)**

SALE ADDRESS: 640 West State Road, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **19-7-380**

DEBT- **\$430,187.39**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-05472 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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### PREMISES A

ALL THAT CERTAIN message or tenement and tract on the south side of Hall Street, in the Second Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of lands now or late of E.B. Gikyson, Esq., on the south side of said Hall Street thence southwardly along said latter lands 150 feet to the north side of Walnut Street; thence along said side of said Walnut Street westwardly 50 feet to a corner of lands now or late of H. Neumann; thence at right angles to the said side of said Walnut Street northwardly along last mentioned lands 150 feet to a point in the south side of said Hall Street; thence along said side of said Hall Street 50 feet to the place of beginning.

CONTAINING 7,500 square feet of land be the same more or less.

### PREMISES B

ALL THAT CERTAIN frame message and lot of land,

located on the southerly side of Hall Street and known as No. 228 Hall Street, between Main Street and Gay Street in the Second

Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of lands now or late of the Hungarian American Club of Phoenixville, thence in a southerly direction along said latter lands one hundred and fifty feet to the northerly side of Walnut Street; thence along the northerly side of Walnut Street in a westerly direction at a distance of fifty feet to a corner of lands now or late of Jay Gordon; thence along said latter lands in a northerly direction one hundred and fifty feet to the southerly side of Hall Street; thence along the southerly side of Hall Street in an easterly direction, a distance of fifty feet to the place of beginning.

CONTAINING seven thousand five hundred square feet of land be the same more or less.

COUNTY Parcel No. 15-9-510

PLAINTIFF: Wilmington Savings Fund Society, FSB  
VS

DEFENDANT: **JOHN C. DAVISON and WILLIAM S. DAVISON**

SALE ADDRESS: 224 Hall Street, Phoenixville, Chester County, PA 19460

PLAINTIFF ATTORNEY: **REED SMITH, LLP/LAUREN S. ZABEL, ESQ., 215-851-8147**

**N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". 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: **19-7-381**

DEBT- **\$1,016,354.70**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2018-06951 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD 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, July 18th, 2019 @ 11 AM

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PROPERTY situate in the East Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-6-58.8  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **MICHAEL DRAINE and MICHELLE DRAINE**

SALE ADDRESS: 106 Halle Drive, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF