

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 15th @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, August 15, 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 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 sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, August 15th, 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, September 16th, 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

INDEX

Location	Defendant	Page
Borough of Elverson	Nina Mae Dimichele	45
Borough of HoneyBrook	Carlinda Troupe and William Franklin and Carlinda Troupe and William Franklin	20
Borough of HoneyBrook	Mitchell Moore	25
Borough of Kennett Square	Jason J. Nichols and Alicia Nichols	23-24
Borough of Malvern	Elegio Bonelli	11
Borough of South Coatesville	Kristin A. Burns and Eric S. Dickey	41
Borough of West Chester	Cheryl Brown	2
City of Coatesville	Carmen Allen and Dionna Allen	18
City of Coatesville	Ann Dolinger and Rodney R. Dolinger	30
City of Coatesville	Bashera R. Grove a/k/a Bashera Grove	34
City of Coatesville	Jamie Dominguez	42
City of Coatesville	Kathryn Taggart	47
Caln Township	William Duffy	19
East Bradford Township	Cathy A. Sadler	7
East Fallowfield Township	KJ Custom Homes, LLC	15
East Fallowfield Township	Beth Augustine DiEugenio aka Beth A. DiEugenio	33
East Goshen Township	Alex Szentlazloi	29
East Nottingham Township	Laura C. Kupsey and Daniel R. Kupsey	44
East Pikeland Township	Daniel Diantonio and Teresa Diantonio and United States of America c/o The United States District Court for the Eastern District of PA	38
East Vincent Township	Michael Groff and Kimberly Francis	17
East Whiteland Township	Charles A. Francis and Kathryn C. Francis	3
East Whiteland Township	Steven L. Blatman and Maria F. Hurley	4
East Whiteland Township	Edward F. Gill and George J. Gill, III.	6
Kennett Township	Babatunde Eboda and Monica Eboda	22
Kennett Township	Michael J. Fragale	39
New Garden Township	Jeffrey E. Hoopes and Tina M. Hoopes a/k/a Tina Hoopes, and United States of America	37
New Garden Township	Rae L. Diangelis, AKA Rae Lynn Diangelis	48
North Coventry Township	Rebecca Scholl Dunlap, a/k/a Rebecca Scholl DiStefano	10
North Coventry Township	Debra A. Williams-Milantoni	35
Pocopson Township	William J. Turner III	32
Thornbury Township	Robert R. Miller, II and Cynthia D. Sloan-Miller, AKA Cynthia Denise Sloan Miller	21
Tredyffrin Township	Sherrill E. Rowland	8
Upper Uwchlan Township	Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sara E. Sorensen, Deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Martin W. Sorensen, Sr., Deceased Mary E. Farquharson in Her Capacity as Heir of Sara E. Sorensen, Deceased and in her Capacity as Heir of Martin W. Sorensen, Sr., Deceased	26
Uwchlan Township	Suresh K. Chaudhary and Kavita Chaudhary	16
Uwchlan Township	Jaheen E. Beckett and Jacqueline Jones-Beckett	43
Valley Township	Crystal A. Berrier	9
Valley Township	Alfred Harden Ervin, Jr. A/K/A Alfred H. Ervin and Adelgunde N. Ervin A/K/A Aldelgunde N. Ervin	13
Warwick Township	Michael A. Keene AKA Michael Keene and Sherry L. Keene	27
West Brandywine Township	E Marie Whiteman a/k/a Evella M Whiteman and Richard I Whiteman, Jr.	36
West Caln Township	Fred Guilano	28
West Goshen Township	Jennifer L. Jones	40
West Marlborough Township	John P. Primano	46
West Nottingham Township	Dean A. Sullins	14
West Pikeland Township	Joe Bouska A/K/A Joseph R. Bouska and Sherrie Bouska	31
West Whiteland Township	Susan A. Jones	5
Westtown Township	Peter M. Adams and Karen M. Adams	12

Sheriff's Sale of Real Estate

SALE NO: **19-8-383**

DEBT- **\$1,992.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11610 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 Borough of West Chester, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 1-10-211

PLANTIFF: Borough of West Chester

VS

DEFENDANT: **Cheryl Brown**

SALE ADDRESS: 716 S. Penn Street, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-384**

DEBT- **\$3,917.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-66604 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Township of East Whiteland, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 42-6-210

PLANTIFF: Great Valley School District

VS

DEFENDANT: **Charles A. Francis & Kathryn C. Francis**

SALE ADDRESS: 12 Mystic Lane, E. Whiteland Township, PA 19355

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-386**

DEBT- **\$4,670.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07037 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 Whiteland, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 42-4-201

PLANTIFF: Great Valley School District

VS

DEFENDANT: **Steven L. Blatman & Maria F. Hurley**

SALE ADDRESS: 3 Beth Lane, E. Whiteland Township, PA 19355

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-387**

DEBT- **\$3,164.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08118 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 West Whiteland Township, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 41-4-231

PLANTIFF: West Whiteland Township

VS

DEFENDANT: **Susan A. Jones**

SALE ADDRESS: 24 Buttonwood Drive, West Whiteland, PA 19341

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-388**

DEBT- **\$6,148.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04427 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,
SITUATE in the Township of East Whiteland, Chester County, Commonwealth of Pennsylvania.
TAX PARCEL NO. 42-4K-57

PLANTIFF: Great Valley School District

VS

DEFENDANT: **Edward F. Gill & George J. Gill, III**

SALE ADDRESS: 11 Fawn Circle, E. Whiteland Township, PA 19355

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-393**

DEBT- **\$2,206.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08749 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 Bradford, County of Chester and Commonwealth of Pennsylvania.
TAX PARCEL NO. 51-8-160

PLANTIFF: East Bradford Township

VS

DEFENDANT: **Cathy A. Sadler**

SALE ADDRESS: 763 Shropshire Drive, East Bradford, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-394**

DEBT- **\$3,418.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06405 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN, unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Tredyffrin, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 43-9R-345

PLANTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Sherrill E. Rowland**

SALE ADDRESS: 345 Paoli Woods Drive, Tredyffrin Township, PA 19301

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-395**

DEBT- **\$84,772.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12090 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 205 Saint George Street, Coatesville, Pennsylvania 19320.

UPI# 31-2-131.01C

PLANTIFF: Northwest Bank

VS

DEFENDANT: **Crystal A. Berrier**

SALE ADDRESS: 205 Saint George Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-396**

DEBT- **\$29,869.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10130 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Roeder Tract prepared by Bursich Associates, Inc., dated 3/22/1994, last revised 11/16/1995 and recorded in Chester County Plan #13318 as follows, to wit:

Beginning at a point on the Southerly right of way line of Malvern Drive (60 feet wide) and a corner of Lot #2 as shown on said Plan; thence extending from said point of beginning along Malvern Drive, South 58 degrees 26 minutes 31 seconds East 200 feet to a point a corner of land now or late of Vernon B. and Susan H. Morris, Jr.; thence leaving Malvern Drive and along a line now or late of Vernon B. and Susan H. Morris South 39 degrees 46 minutes 51 seconds West 556 feet to a point, a corner of lot #4; thence extending along a line of Lot #4 North 48 degrees 11 minutes 51 seconds West 155 feet to a point a corner of Lot #2; thence extending along a line of Lot #2 North 35 degrees 03 minutes 27 seconds West 522.68 feet to a point on the Southerly right of way line of Malvern Drive, being the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

Being the same premises which Bruce E. Roeder and Diane Roeder by Deed dated 6/2/2000 and recorded 6/14/2000 in Chester County in Record Book 4768 Page 2217 conveyed unto Susan L. Scholl, in fee.

Being the same premises which Susan L. Scholl by Deed dated 9/24/2003 and recorded 10/7/2003 in Chester County in Record Book 5925 Page 40 conveyed unto Rebecca Scholl-Dunlap and Ronald L. Dunlap, in fee.

And the said Ronald L. Dunlap died on 12/15/2008.

Being the same premises which Rebecca Scholl-Dunlap by Deed dated 7/16/2014 and recorded 7/29/2014 in Chester County in Record Book 8961 Page 650 conveyed unto Rebecca Scholl-DiStefano, in fee.

Tax ID / Parcel No. 17-07-0018.010/ UPI 17-7-18.1

PLANTIFF: Santander Bank, N.A.

VS

DEFENDANT: **Rebecca Scholl Dunlap, a/k/a Rebecca Scholl DiStefano**

SALE ADDRESS: 972 Malvern Drive, Pottstown, PA 19465

PLANTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC 610-532-4222**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-398**

DEBT- **\$140,835.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-09612 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN BOROUGH OF MALVERN
TAX PARCEL # 02-02-0081

PLANTIFF: MTGLQ INVESTORS, L.P.

VS

DEFENDANT: **Elegio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-399**

DEBT- **\$297,124.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03409 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 WESTTOWN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 67-2R-89

PLANTIFF: Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage Inc.

VS

DEFENDANT: **Peter M. Adams & Karen M. Adams**

SALE ADDRESS: 1143 Cardinal Drive, A/K/A 1143 E. Cardinal Drive, West Chester, PA 19382-7816

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-400**

DEBT- **\$179,624.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12948 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, PA, dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423-9425, as follows, to wit:

BEGINNING at a point in the Northwestern side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve, thence (2) on a lone curving to the left having a radius of 305.00 feet an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and through said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes and 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement through the rear of premises. Lot owners shall be restricted against placement of any structures within the easement areas.

Property Parcel Number 38-2L-82

BEING THE SAME PREMISES with Alfred Harden Ervin, Jr. (erroneously recorded as Alfred Harden Irvin, Jr.) and Aldelgunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDELGUNDE N. ERVIN, as tenants by the entirety.

PLANTIFF: Wells Fargo Bank, N.A. s/b/m to World Savings Bank, FSB

VS

DEFENDANT: **Alfred Harden Ervin, Jr. A/K/A Alfred H. Ervin & Adelgunde N. Ervin A/K/A Aldelgunde N. Ervin**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-401**

DEBT- **\$209,298.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10606 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of ground with the improvements thereon erected, situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, known and numbered as 101 Aarons Land, bounded and limited as follows, to wit:
Tax ID Parcel No. 60-06-0141.060/ UPI 68-6-141.6

PLANTIFF: Eastern Savings Bank, FSB

VS

DEFENDANT: **Dean A. Sullins**

SALE ADDRESS: 101 Aarons Lane, Nottingham, PA 19362

PLANTIFF ATTORNEY: **JSDC LAW OFFICES 717-533-3280**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-402**

DEBT- **\$171,717.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10440 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 20, 2017 and recorded in the Office of the Chester County Recorder of Deeds on February 15, 2017, in Deed Book Volume 9493 at Page 17.
Tax Parcel No. 47-6-12.9

PLANTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as Trustee for Victoria Capital Trust

VS

DEFENDANT: **KJ Custom Homes, LLC**

SALE ADDRESS: 570 Pheasant Run, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-403**

DEBT- **\$157,402.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10862 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 IS SOLD SUBJECT TO MORTGAGE

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Arbordayle", made by Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 08/02/1988 and last revised 10/07/1988, and recorded in Chester County as Plan No. 9916, and being more fully described as follows, to wit:

BEGINNING at a point on the South side of Spring Run Lane, said point being in the bed of a 50 feet wide Sun Oil Easement, and said point also being the Southeast corner of Lot No. 18 as shown on said Plan; thence extending from said point on the arc of a circle curving to the left, having a radius of 700 feet, the arc distance of 93.43 feet to a corner of Lot No. 16; thence extending along same South 29 degrees 08 minutes 10 seconds West, 234.26 feet to a point, a corner of an Open Space Area, said point being in the bed of a 100 year Flood Plain and Stream Easement; thence extending along said Open Space and through said Easements, the two following courses and distances: (1) South 68 degrees 25 minutes 00 seconds West, 89.67 feet to a point; and (2) North 21 degrees 35 minutes 00 seconds West, 89.39 feet to a corner of Lot No. 18; thence extending along said Lot and out of said Easements North 36 degrees 31 minutes 10 second East, 255.20 feet to a point in the bed of the previously mentioned Sun Oil Easement said point being the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

Being the same premises which First Strafford Corporation by Deed dated 12/28/1989 and recorded 1/8/1990 in Chester County in Record Book 1842 Page 157 conveyed unto Suresh K. Chaudhary and Kavita Chaudhary, husband and wife, in fee.

Tax ID / Parcel No. 33-04J-0076 / UPI 33-4J-76

PLANTIFF: Santander Bank, N.A.

VS

DEFENDANT: **Suresh K. Chaudhary & Kavita Chaudhary**

SALE ADDRESS: 249 Spring Run Lane, Downingtown, PA 19335

PLANTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC 610-532-4222**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-404**

DEBT- **\$156,467.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-02194 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 VINCENT TOWNSHIP, CHESTER County, Pennsylvania
BLR # 21-5-55.10

PLANTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **Michael Groff & Kimberly Francis**

SALE ADDRESS: 223 Stony Run Road, Spring City, PA 19475-2412

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-405**

DEBT- **\$209,200.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11976 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 those two certain tracts of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, conveyed to Carmen Allen and Dionna Allen, joint tenants with right of survivorship, be deed dated 7/8/1990 and recorded 7/23/1990, from Thomas Peoples, of record in Book 2084, Page 174, Chester County Recorder of Deeds.
Parcel ID: 16-10-6

PLANTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MX1
VS
DEFENDANT: **Carmen Allen & Dionna Allen**
SALE ADDRESS: 370-374 S. First Avenue, Coatesville, PA 19320
PLANTIFF ATTORNEY: **WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP**
267-295-3364

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-406**

DEBT- **\$297,047.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02636 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 39-5-7

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **William Duffy**

SALE ADDRESS: 100 Ayerwood Drive, Downingtown, PA 19335-2442

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-407**

DEBT- **\$174,025.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08327 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that Certain tract of land with tenement erected thereon, situated in the Borough of Honey Brook, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., December 12, 1946 as follows:

Beginning at a stake in the north line of Spruce Street at a corner of residue land of Christian W. Uable distant 282.28 feet measured westwardly along said north curb line of Spruce Street from its point of intersection with the west curb line of Main Street; thence along the north curb line of Spruce Street South 57 degrees West, 65.50 feet to a stake, another corner of residue land of Christian H. Uable; thence along the same North 39 degrees 09 minutes West 200.03 feet to a stake in a line of land of Markis Patton; thence along the same and land of Barton Landis North 57 degrees East 65.50 feet to a stake another corner of residue land of Christian W. Uable; thence along the same South 39 degrees 09 minutes East 200.03 feet to the place of beginning
BEING parcel No. 12-04-0024

BEING the same premises which Brian K. Davidson and Cheryl L. Crossley, now known as Cheryl L. Davidson by Deed dated November 13, 2007 and recorded November 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7308 Page 1775, granted and conveyed unto Barry Troupe and Carlinda Troupe, Husband and Wife and William Franklin as joint Tenants with the right of survivorship.

PLANTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 c/o Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **Carlinda Troupe & William Franklin & Carlinda Troupe & William Franklin**

SALE ADDRESS: 885 Spruce Street, Honey Brook, PA 19344

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-408**

DEBT- **\$235,658.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01587 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 THORNBURY, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain or parcel of land situate in the Township of Thornbury, County of Chester and the Commonwealth of Pennsylvania, being more particularly described as Lot No. 271, as shown on 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 UPI NUMBER 66-3-276

PARCEL NO.: 66-3-276

BEING THE SAME PROPERTY CONVEYED TO ROBERT R. MILLER, II AND CYNTHIA D. SLOAN-MILLER, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ROBERT R. MILLER, II AND CYNTHIA D. SLOAN-MILLER, NO MARITAL STATUS SHOWN, DATED SEPTEMBER 17, 2003, RECORDED OCTOBER 15, 2003, AT DOCUMENT ID 10320087, AND RECORDED IN BOOK 5938, PAGE 842, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLANTIFF: LSF10 Master Participation Trust

VS

DEFENDANT: **Robert R. Miller, II & Cynthia D. Sloan-Miller, AKA Cynthia Denise Sloan Miller**

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

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-409**

DEBT- **\$756,163.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11590 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 KENNETT, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All That Certain lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Thirgen LLC, prepared by River Basin Engineering, dated 3/30/2004, last revised 10/28/2004 and recorded on 2/8/2005, as Plan #17329, as follows, to wit:

Beginning at a point in the bed of East Hillendale Road (T-343), being a corner of lands now or late of Betty J. Crosson and Karen Elaine Buckingham; thence leaving said point of beginning, leaving East Hillendale Road, along the lands now or late of Betty J. Crosson and Karen Elaine Buckingham and partly along lands now or late of Gerald F., Jr. and Sybil S. Curtin, South 22 degrees 41 minutes 16 seconds East, 342.23 feet to a point, marking a corner of Lot #2; thence along Lot #2, South 67 degrees 18 minutes 49 seconds West, 303.97 feet to a point in the line of Lot #3; thence along Lot #3 North 22 degrees 41 minutes 16 seconds West, 45.22 feet to a point in the line of lands now or late of Peter F. Petroll; thence along the said lands now or late of Peter F. Petroll, the 2 following courses and distances; (1) North 67 degrees 49 minutes 19 seconds East, 30.51 feet to a point; (2) North 22 degrees 41 minutes 16 seconds West, 330.57 feet to a point in the bed of the first mentioned East Hillendale Road; thence along the bed of East Hillendale Road, North 68 degrees 17 minutes 00 seconds East, 273.50 feet to the first mentioned point and place of beginning.

Being Lot #1 as shown on said Plan.

Containing 2.3745 acres of land, be the same more or less.

BEING UPI NUMBER 62-02-0068

PARCEL NO.: 62-02-0068

BEING THE SAME PROPERTY CONVEYED TO BABATUNDE EBODA AND MONICA EBODA, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM C. ANASTASIADIS CO., INC., A DELAWARE CORPORATION, DATED AUGUST 15, 2007, RECORDED AUGUST 17, 2007, AT DOCUMENT ID 10781078, AND RECORDED IN BOOK 7242, PAGE 2118, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-AR5

VS

DEFENDANT: **Babatunde Eboda & Monica Eboda**

SALE ADDRESS: 100 Black Cherry Lane, Chadds Ford, PA 19317

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-411**

DEBT- **\$176,078.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11436 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot No. 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving along said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

PLANTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-411X**

DEBT- **\$176,078.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11436 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

It being the intention of the Grantor herein to grant an easement across a stip approximately 4 feet wide along the Southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, by Deed dated December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto JASON J. NICHOLS and ALICIA NICHOLS, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by deed each with an undivided ½ interest as tenants by the entirety, as Joint tenants with right of survivorship and not as tenants in common.

AND the said David O. Barlow departed this life on or before January 13, 2004. Further the said Edna M. Barlow departed this life on or before December 30, 2007.

PARCEL No.: 3-1-7

PLANTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-412**

DEBT- **\$191,790.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08754 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 MESSUAGE AND LOT AND LAND, WITH HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED, SITUATE IN HONEYBROOK BOROUGH, CHESTER COUNTY, PENNSYLVANIA
UPI# 12-4-61

PLANTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **Mitchell Moore**

SALE ADDRESS: 4221 Horseshoe Pike, Honeybrook, PA 19344

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-413**

DEBT- **\$76,638.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09826 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 32-4-25, 32-4-30.52A

PLANTIFF: Santander Bank, N.A., Formerly Known as Sovereign Bank

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sara E. Sorensen, Deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Martin W. Sorensen, Sr., Deceased Mary E. Farquharson in Her Capacity as Heir of Sara E. Sorensen, Deceased and in her capacity as Heir of Martin W. Sorensen, Sr., Deceased**

SALE ADDRESS: 247 Byers Road, Chester Springs, PA 19425-9506

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-414**

DEBT- **\$105,580.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00682 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WARWICK, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL # TAX ID/UPI PARCEL NO. 19-06-0092.030/19-6-92.3
SOLD AS THE PROPERTY OF: MICHAEL A. KEENE AKA MICHAEL KEEN and SHERRY L. KEENE

PLANTIFF: KEY BANK, NA S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY

VS

DEFENDANT: **Michael A. Keene AKA Michael Keene & Sherry L. Keene**

SALE ADDRESS: 943 Mount Pleasant Road, Pottstown, PA 19465

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-415**

DEBT- **\$198,311.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10087 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN WEST CALN TOWNSHIP, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA
TAX PARCEL # 28-02-0001-010
SOLD AS THE PROPERTY OF: FRED GUILIANO

PLANTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
(CWALT 2006-15CB)

VS

DEFENDANT: **Fred Guiliano**

SALE ADDRESS: 109 Lilly Road, Honey Brook, PA 19344

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-416**

DEBT- **\$140,396.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12192 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED IN THE DECLARATION PLAN REFERRED TO BELOW AS SUMMIT HOUSE COMDOMINIUM, 1450 WEST CHESTER PIKE, EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
TAX PARCEL # 53-6-1522 86B
SOLD AS THE PROPERTY OF: ALEX SZENTLASZLOI

PLANTIFF: BAYVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Alex Szentlazloi**

SALE ADDRESS: 286 Summit House, West Chester, PA 19382

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-417**

DEBT- **\$70,024.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01342 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 CITY OF COATESVILLE
TAX PARCEL # 16-6-825
SOLD AS THE PROPERTY OF: ANN L. DOLINGER and RODNEY R. DOLINGER

PLANTIFF: MIDFIRST BANK
VS
DEFENDANT: **Ann Dolinger & Rodney R. Dolinger**
SALE ADDRESS: 87 Pennsylvania Avenue, Coatesville, PA 19320
PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-418**

DEBT- **\$617,828.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06785 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 TOWNSHIP OF WEST. PIKELAND

TAX PARCEL # 34-04-0251.0000

SOLD AS THE PROPERTY OF: JOE BOUSKA A/KA JOSEPH R. BOUSKA and SHERRIE BOUSKA

PLANTIFF: PNC BANK, N.A.

VS

DEFENDANT: **Joe Bouska A/KA Joseph R. Bouska and Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-419**

DEBT- **\$301,803.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01844 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 TOWNSHIP OF POCOPSON
TAX PARCEL # 63-04-0025
SOLD AS THE PROPERTY OF: WILLIAM J. TURNER III

PLANTIFF: Ditech Financial LLC FKA Green Tree Servicing LLC
VS
DEFENDANT: **William J. Turner III**
SALE ADDRESS: 1549 Rodney Drive , West Chester, PA 19382
PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-420**

DEBT- **\$158,115.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13151 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 EAST FALLOWFIELD, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF DOE RUN FARMS II, MADE BY BERGER AND HAYES, INC., DATED 02/13/1978 AND LAST REVISED 06/28/1978 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS UNDER PLAN NO. 2235
UPI# 47-7-55.42

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Beth Augustine DiEugenio aka Beth A. DiEugenio**

SALE ADDRESS: 105 Huntington Circle, Coatesville, PA 19320

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-421**

DEBT- **\$152,256.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06497 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 COATESVILLE CITY, CHESTER County, Pennsylvania
BLR# 16-6-894

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Bashera R. Grove a/k/a Bashera Grove**

SALE ADDRESS: 420 Walnut Street, Coatesville, PA 19320

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-422**

DEBT- **\$192,980.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11312 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 North Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots dated April 22, 1958, made by George F. Shaner, as follows, to wit:

BEGINNING at a point on the southerly side of Timberline Drive (50 feet wide) which point of beginning is measured the two following courses and distances from the southeasterly side of Shenkel Road, (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 40.94 feet to a point of tangent; (2) south 65 degrees 22 minutes east 159.02 feet to the point of beginning; thence extending from said point of beginning along the southerly side of Timberline Drive south 63 degrees 22 minutes east 130 feet to a point in line of Lot No. 12; thence extending along line of Lot no. 12 south 24 degrees 38 minutes west 165.40 feet to a point in line of lots now or late of Morris Nimmerrichter; thence extending along the land now or late of Nimmerrichter north 61 degrees 15 minutes west 130.34 feet to a point in line of lot No. 14; thence along line of Lot No. 14 North 24 degrees 38 minutes East 156 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on a plan of Lots as laid out for Victor L. Garner

UNDER AND SUBJECT to rights-of-way, conveyances, conditions, restrictions, limitations, reservations, easements as recorded in Deed Book H 41 page 646, all of which are incorporated herein by reference.

BEING TAX PARCEL NO. 17-02-0024.090 UPI 17-2-24.9

BEING the same premises in which Kathy J. Hindle Gwinn and Donna J. Pollard, Joint Successor Trustees of the David C. Reynolds and Kathryn N. Reynolds Revocable Livin Trust, Dated December 27, 2006, by deed dated 04/20/2012 and recorded 05/07/2012 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 8419, Page 2241, and/in Instrument No. 111778598, granted and conveyed unto Debra A. Williams-Milantoni

PLANTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Debra A. Williams-Milantoni**

SALE ADDRESS: 1472 Timberland Drive, Pottstown, PA 19465

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-423**

DEBT- **\$214,534.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07884 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a plan for Balderston Family Limited Partnership, made by John D. Stapelton III, registered land surveyor, Coatesville, PA., dated 7/29/1987, revised 9/30/1987, a follows, to wit: Beginning at a point on the title line in the bed of Swinehart Road (LR15235), said point also being a point in a corner of lot #3; thence extending from said beginning point along the title line in the bed of Swinehart Road (LR 15235), south 00 degrees 17 minutes 20 seconds west, 150.01 feet to a corner of lot #1; thence extending along same, north 89 degrees 16 minutes 39 seconds west, 347.25 feet to a point a corner of lot #2, aforesaid; thence extending along same the following 2 courses and distances: north 00 degrees 41 minutes 00 seconds west, 150.05 feet and (2) south 89 degrees 16 minutes 39 seconds east, 349.79 feet to a point on the title line in the bed of Swinehart Road the first mentioned point and place of beginning. Being lot #2, as shown on said plan.

Fee Simple Title Vested in Richard I. Whiteman, Jr. and E Marie Whiteman, his wife, as tenants by entireties by deed from William Balderston and Mary Anna P. Balderston, General Partnership of Balderston Family Limited Partnership (not clear), dated 01/15/1988, recorded 01/19/1988, in the Chester County Clerk's Office in Deed Book 1031, Page 11.

PARCEL NO.: 29-04-0134.100 UPI 29-4-134.10

PLANTIFF: HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **E Marie Whiteman a/k/a Evella M Whiteman & Richard I Whiteman, Jr**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343-1038

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-424**

DEBT- **\$30,395.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01609 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF NEW GARDEN, Chester County, Pennsylvania, and being known as 150 Walnut Run Road, Landenberg, Pennsylvania 19350.
UPI# 60-5-96.4

PLANTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **Jeffrey E. Hoopes & Tina M. Hoopes a/k/a Tina Hoopes, and United States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

PLANTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-425**

DEBT- **\$218,017.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07699 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EAST PIKELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A TWO LOT PLAN OF SUBDIVISION AND SURVEY PREPARED FOR ROBERT J. AND EDWARD M. STEVENS BY POLARIS SURVEYING AND FORESTRY OF JEFFERSONVILLE, PENNSYLVANIA, DATED APRIL 26, 1994 AND LAST REVISED OCTOBER 6, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, WEST CHESTER, COUNTY OF CHESTER, STATE OF PENNSYLVANIA AS PLAN NUMBER 12700
UPI# 26-4H-26

PLANTIFF: Legacy Mortgage Asset Trust 2017-GS1
VS

DEFENDANT: **Daniel Diantonio & Teresa Diantonio & United States of America c/o The United States District Court for the Eastern District of PA**

SALE ADDRESS: 32 Galicia Drive, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-426**

DEBT- **\$1,086,723.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07085 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 KENNETT
TAX PARCEL # TAX ID/UPI PARCEL NO. 62-05-0029/62-5-29
SOLD AS THE PROPERTY OF: MICHAEL J. FRAGALE

PLANTIFF: M&T BANK S/B/M HUDSON CITY SAVINGS BANK
VS

DEFENDANT: **Michael J. Fragale**

SALE ADDRESS: 821 Burrows Run Road, Kennett Township aka Chadds Ford, PA 19317

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-427**

DEBT- **\$223,497.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02567 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 THOSE TWO CERTAIN lots of land with the buildings and improvements thereon erected, SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, being Lots No. 10 and 11 in Plan of Chatwood, laid out Johnston R. Wilson, recorded in the Office for the Recording of Deeds in a for Chester County, Pennsylvania, in Plan Book No. 1, page 56, bounded and described according to said plan as follows, to wit:

BEGINNING at a point of intersection of the middle lines of Strasburg Road (50 feet wide) and Maple Lane (46 feet wide); thence extending along the middle line of Maple Lane, South 18 degrees, 50 minutes East, a distance of 182.87 feet to a point in the middle line of Chestnut Alley (15 feet wide); thence extending along the same, South 89 degrees, 9 minutes, West, 87.26 feet to a point in the line dividing Lots No. 10 and 9 on said plan; thence along said dividing line North 18 degrees, 50 minutes West, 182.87 feet to a point in the aforesaid center line of Strasburg Road; thence extending along same, North 89 degrees, 9 minutes East, 87.26 feet to the first mentioned point and place of beginning.

BLR # 52-05F-0159

TITLE TO SAID PREMISES VESTED IN Jennifer L. Jones by deed from Nicholas Parise and Deborah L.P. Tillman, dated 7/23/2004 and recorded 8/26/2004 in Book 6263 Page 952

PLANTIFF: MTGLQ INVESTORS, L.P.

VS

DEFENDANT: **Jennifer L. Jones**

SALE ADDRESS: 840 West Chester Pike, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-428**

DEBT- **\$165,465.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13445 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF SOUTH COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or parcel of land with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania bounded and described according to a Subdivision plan for Branford Woods Made by Lake, Roeder, Hillard and Beers, Oxford, PA Dated 8/10/2001 Last Revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows to wit:

Beginning at a point on the Southeasterly side of Branford Way, said Point being a corner of Lot #23 (as shown on said plan); thence from said point of beginning extending along said road North 57 degrees 09 minutes 45 seconds East 20.00 feet to a point being a corner of Lot #21; thence leaving said road extending along Lot #21 passing through the partition wall division the buildings on lots #21 and #22 South 32 degrees 50 minutes 15 Seconds East 96.33 feet to a point in line of Open space, being a corner of Lot #21; thence extending partially along said open space South 57 degrees 09 minutes 45 seconds West 20.00 feet to a point, being a corner of lot #23; thence leaving said open space extending along lot #23 and passing through the partition wall dividing the buildings on Lots #22 and #23 North 32 degrees 50 minutes 15 seconds West 96.33 feet to the first Mentioned point and place of beginning lot #22 on the above mentioned plan, together with all and singular the buildings and improvements, ways, streets, alley, driveways, passages, waters, water-courses, Rights, liberties, privileges, hereditaments and appurtenances.

BEING UPI NUMBER 09-10-0047.220

PARCEL NO.: 01-10-0047.220

BEING THE SAME PROPERTY CONVEYED TO ERIC S. DICKEY AND KRISTIN A. BURNS, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM NICOLE M. JONES, DATED NOVEMBER 21, 2008, RECORDED DECEMBER 3, 2008, AT DOCUMENT ID 10888783, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: U.S. BANK NATIONAL ASSOCIATION

VS

DEFENDANT: **Kristin A. Burns & Eric S. Dickey**

SALE ADDRESS: 17 Branford Way, Coatesville, PA 19320

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-429**

DEBT- **\$62,243.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03366 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Fifth Ward of the City of Coatesville, being one-half of Lot No. 86 on plan of building lots of Mendenhall and Harlan, designated at No. 606 Merchant Street, bounded and described as follows: BEGINNING at a point in the South line of Merchant Street a corner of land now or late of James A. Potts; THENCE Southerly course by said Potts' land 136 feet to the North line of a 20 feet alley; THENCE an Easterly course 25 feet to a corner of land now or late of Joseph L. Sydam; THENCE by the same a Northerly course 160 feet to the South line of Merchant Street; THENCE along said line a Westerly course 25 feet to the place of beginning.

CONTAINING 4000 square feet of land, be the same more or less

PARCEL NO. 1606-010100

BEING the same premises which Bruce Halloway, also known as Bruce Holloway by Deed dated September 29, 2006 and recorded October 19, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6984 Page 1072, granted and conveyed Jamie Dominguez, in fee.

PLANTIFF: U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-20, Asset- Backed Certificates, Series 2006-20 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **Jamie Dominguez**

SALE ADDRESS: 606 Merchant Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-430**

DEBT- **\$249,593.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02025 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 33-5F-66

PLANTIFF: Branch Banking and Trust Company Successor by Merger to Susquehanna Bank
VS
DEFENDANT: **Jaheen E. Beckett & Jacqueline Jones-Beckett**
SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341-1497
PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-431**

DEBT- **\$295,199.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04392 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 EAST NOTTINGHAM
TAX PARCEL # 69-03-0064.930
SOLD AS THE PROPERTY OF: LAURA C. KUPSEY and DANIEL R. KUPSEY

PLANTIFF: Shellpoint Mortgage Servicing

VS

DEFENDANT: **Laura C. Kupsey & Daniel R. Kupsey**

SALE ADDRESS: 924 Old Library Lane, Oxford, PA 19363

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-432**

DEBT- **\$218,743.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01491 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain piece or parcel or Tract of land situate in the Borough of Elverson, Chester County, Pennsylvania, and being known as 113 South Chestnut Street, Elverson, Pennsylvania 19520.
UPI# 13-4-9

PLANTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **Nina Mae Dimichele**

SALE ADDRESS: 113 South Chestnut Street, Elverson, PA 19520

PLANTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

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

Sheriff's Sale of Real Estate

SALE NO: **19-8-433**

DEBT- **\$133,733.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-09880 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or parcel of land situate in PA Route 842 West Marlborough Township, Chester County, Pennsylvania being Parcel "A" on plan of property owner by the late Alfred H. Powell, Jr. and Phyllis M. Powell, and by Alfred H. Powell, III bounded and described according to a survey made by George E. Regester, Jr. and Sons, Inc. Registered Land Surveyors, dated February 27, 1974, and being Plan P-358, as follows, to wit:

BEGINNING at a point set in the title line of Pa. Route 842 leading on the easterly direction to Upland and westerly direction to PA. Rout 841, said point marking the Northeasterly corner of this about to be described tract and northwesterly corner of land of Parcel "B", about to be conveyed to Donald E. Mitten from Alfred H. Powell, Jr. and Phyllis M. Powell, his wife, said point of beginning being set North 86° 40' 14" West measured along said title of Pa. Route #842, marking the northeasterly corner of land of African Methodist Episcopal Church and the Northwesterly corner of land of Walter R. Wicks, Jr., 321.14 feet to said point of beginning; thence leaving said point of beginning and leaving said title line of Pa. Route #842 and by said land of Parcel "B", South 03° 19' 46" West, 162.80 feet to an iron pin set for the southeasterly corner of this and set in line of remaining land of Alfred H. Powell, Jr.; thence by said land of Alfred H. Powell, Jr. the following two (2) courses and distances, to wit:

1. North 86° 40' 14" West, 113.47 feet to an iron pin,
2. North 03° 19' 46" East, 162.80 feet to a PK nail set for the northwesterly corner of this and set in the title line of said Pa. Route #842; thence by said title line, South 86° 40' 14" East, 113.47 feet to a point being the first mentioned point and place of Beginning.

CONTAINING 0.424 acres of land, be the same more or less.

Parcel # 48-7-27.1

BEING THE SAME premises which Tina M. Powell, n/k/a Tina M. Carroll, be Deed dated February 5, 2003 and recorded February 24, 2003, in Deed Book 5580, page 1803, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto John P. Primiano, in fee.

PLANTIFF: Wells Fargo Bank, N.A. as trustee for WaMu Mortgage pass-through Certificate Series 2004-PR2 Trust

VS

DEFENDANT: **John P. Primiano**

SALE ADDRESS: 253 Clonmell Upland Road, West Grove, PA 19390

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-434**

DEBT- **\$126,732.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13426 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 dwelling house erected thereon, designated at #69 Palmer Avenue, situated in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., May 8, 1941, as follows: BEGINNING at a point in the East curb line of Chester Avenue, distant 20 feet from the South line of Olive Street, measuring Southwardly along the said East curb line of Chester Avenue, a corner of land of Gennie Hewczuk; thence along the same North 80 degrees and 44 minutes East, 160 feet to a spike in the West line of Palmer Avenue; thence along the same South 09 degrees and 16 minutes East, 22.83 feet to a spike, a corner of other land of The Home Building and Loan Association of Coatesville; thence along the same South 80 degrees and 44 minutes West, 160 feet to a point in the said East curb line of Chester Avenue; thence along the same North 09 degrees 16 minutes West 22.83 feet to the place of beginning.

CONTAINING Three thousand six hundred fifty-two square feet of land, be the same more or less.

BEING TAX PARCEL NO: 16-06-0842 UPI 16-6-843

BEING the same premises in which Kathryn Taggart, formerly known as Kathryn Linton, who acquired title incorrectly as Katherine Linton, a married woman and former surviving spouse of Robert Linton, by deed dated 05/24/2004 and recorded 06/01/2004 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 6174, Page 152, and Instrument No. 10418976, granted and conveyed unto Kathryn Taggart, a married woman

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

VS

DEFENDANT: **Kathryn Taggart**

SALE ADDRESS: 69 Palmer Avenue, Coatesville, PA 19320

PLANTIFF 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 4PM.

Sheriff's Sale of Real Estate

SALE NO: **19-8-435**

DEBT- **\$240,786.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05115 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 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, August 15, 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 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 16, 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 IN, IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land, situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Lattanzio Brothers, made by H2 Engineering, Registered Surveyors, dated September 8, 1977 and revised October 15, 1977 there being Lot 5 of Subdivision Plan, as follows:

Beginning at a point set in the title line of Public Road T-333 known as Starr Road leading in an easterly direction PA Route 41 and a westerly direction to Penn Green Road, said point marking the northeasterly corner of this about to be described tract and the northwesterly corner of Lot 4 on said Plan, said point being set South 87 degrees, 11 minutes, 58 seconds West measured along said title line from a point set at the point of intersection of the title line of said Public Road T-333 with the title line of Public Road LR 15036 known as Newark Road leading in a northerly direction to Baltimore Pike and a southerly direction to Delaware 271.58 feet to the said point of beginning, thence leaving said point of beginning, leaving said title line of Public Road T-333, and by said land of Lot 4 and partly by land of Lot 3, South 2 degrees, 48 minutes, 02 seconds East, 316 feet to a point marking the southeasterly corner of this land a corner of other lands of Lattanzio Brothers of which this was a part; thence by said other lands the following two courses and distances, to wit: (1) South 87 degrees, 11 minutes, 58 seconds West, 150 feet to a point (2) North 2 degrees, 48 minutes, 02 seconds West, 316.00 feet to a joint marking the northwesterly corner of this and set in the title line of Public Road T-333 aforementioned; thence by said title line North 87 degrees, 11 minutes, 58 seconds East, 150.00 feet to a point being the first mentioned point and place of beginning Containing 1.088 acres of land be the same more or less.

BEING UPI NUMBER 60-3-265.3

PARCEL NO.: 60-3-265.3

BEING THE SAME PROPERTY CONVEYED TO LOUIS L. DIANGELIS AND RAE L. DIANGELIS, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JEFFERY C. DUNN AND DAWN D. DUNN, HUSBAND AND WIFE, DATED JULY 9, 2003, RECORDED JULY 11, 2003, AT DOCUMENT ID 10270110, AND RECORDED IN BOOK 5781, PAGE 1340, CHESTER COUNTY, PENNSYLVANIA RECORDS.

INFORMAITONAL NOTE: LOUIS L. DIANGELIS DIED AUGUST 3, 2009, PURSUANT TO THE TENANCY LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL OF HIS INTEREST PASSED TO RAE L. DEANGELIS.

PLANTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Rae L. Diangelis, AKA Rae Lynn Diangelis**

SALE ADDRESS: 296 Starr Road, Landenberg, PA 19350

PLANTIFF 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 4PM.