

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 19th @ 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, September 19, 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, October 21st, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **19-9-436**

DEBT- **\$3,758.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06458 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, September 19, 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, October 21, 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 Brandywine Township, Chester County, Pennsylvania.
TAX PARCEL NO. 29-6-59

PLANTIFF: West Brandywine Township

VS

DEFENDANT: **Roger S. Wenk**

SALE ADDRESS: 104 Freedom Valley Circle, West Brandywine, PA 19320

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: **19-9-437**

DEBT- **\$4,881.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06561 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

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All that certain message and tract of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania.
TAX PARCEL NO. 29-8-9

PLANTIFF: West Brandywine Township

VS

DEFENDANT: **Joseph W. Stern, Jr. & Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, West Brandywine, PA 19320

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: **19-9-439**

DEBT- **\$1,722.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01414 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

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ALL THAT CERTAIN lot or piece of ground with the tenement and improvements thereon erected bounded and described in accordance with an official survey and plan as follows:

SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania

TAX PARCEL NO. 16-4-262

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Arcelia Adams**

SALE ADDRESS: 124 Country Run Drive, Coatesville, PA 19320

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: **19-9-440**

DEBT- **\$95,373.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03698 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

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All that certain two story brick dwelling and lot of land known as No. 19 Fairview Terrace, situate on the Southerly side of High Street between Fairview Street and Taylor Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plat of Fairview Terrace made by Boyle Irwin, C.E. February 1, 1927 as follows, to wit:

Having a frontage of 14.05 feet on the Southerly side of High Street, laid out 60 feet wide, and extending of that width there from in a Southerly direction between parallel lines a distance of 130 feet to the Northerly side of Needle Street, laid out 20 feet wide, the Easterly line passing through the center of the division wall dividing the house hereby conveyed from the house known as No. 15 Fairview Terrace, and the Westerly line passing through the center of the partition wall dividing the house hereby conveyed from the adjoining house known as No. 20 Fairview Terrace, and being bounded on the North by High Street, on the East by No. 18, on the South by Needle Street and the West by No. 20 Fairview Terrace.

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

PLANTIFF: HSBC BANK USA, N.A. AS TRUSTEE FOR PHH ALTERNATIVE MORTGAGE TRUST SERIES 2007 2

VS

DEFENDANT: **Christopher Raimondo**

SALE ADDRESS: 552 West High Street, Phoenixville, PA 19460

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-9-441**

DEBT- **\$255,328.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00601 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

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Property situate in the EAST CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 39-4-101.3

PLANTIFF: The Bank of New York Mellon Trust Company, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust Ebo I for The Benefit of The Holders of The Series 2017-2

VS

DEFENDANT: **Jeffrey Snyder & Denise Snyder**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-442**

DEBT- **\$387,644.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12955 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

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Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 32-4-130

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **John Dlutowski**

SALE ADDRESS: 174 Magnolia Drive, Chester Springs, PA 19425-3611

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-443**

DEBT- **\$156,937.64**

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

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Property situate in the SPRING CITY BOROUGH, 1ST, CHESTER County, Pennsylvania
BLR # 14-7-56

PLANTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Christopher Barbuto**

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

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-444**

DEBT- **\$479,781.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05187 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

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PROPERTY SITUATE IN New Garden Township
TAX PARCEL #60-06-0091

PLANTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: **Kathleen Morgan**

SALE ADDRESS: 9 West Shore Court, Landenburg, PA 19350

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: **19-9-445**

DEBT- **\$218,039.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-00303 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

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Pennsylvania bounded and described as follows:

Beginning at an iron pin set in a line of land of P. Cresci and at a corner of land of DiNorscia et al; thence extending along land of said DiNorscia et al, thence extending along land of said DiNorscia et al, North eight degrees seventeen minutes West four hundred twenty three and nineteen hundredths feet (passing over an iron pin on the south side of State Highway South sixty three degrees fifty one minutes West four hundred ninety two and four hundredths feet to a point a corner of land of M.P. Yeatman; thence extending along land of M.P. Yeatman south twenty five degrees fourteen minutes East two hundred thirty eight and sixty four hundredths feet to an iron pin set in a line of land of N. Mittoscio; thence extending along land of said Mittoscio and land of P. Cresci North eighty eight degrees no minutes East four hundred one and fourteen hundredths feet to the first mentioned point and place of beginning.

Containing three and two hundred eighty five thousandths acres of land be the same more or less.

Being the same property as transferred by deed dated 06/26/2008, recorded 07/01/2008, from Robert Y, Cooper and Lois Scott, to Kay Lynn Cooper Lutsky aka Kay Lynn Cooper, recorded in book 7469, page 1018.

PLANTIFF: FINANCE OF AMERICA REVERSE LLC

VS

DEFENDANT: **Kay Lynn Cooper a/k/a Kay L. Cooper a/k/a Kay Lynn Cooper Lutsky**

SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-9-446**

DEBT- **\$186,031.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03352 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

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ALL THAT CERTAIN lot or parcel of land situated in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 18, 2016 and recorded in the Office of the Chester County Recorder of Deeds on August 23, 2016, in Deed Book Volume 9374 at Page 1335 and Instrument# 11492252.
Tax Parcel No. 43-06R-0016

PLANTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1

VS

DEFENDANT: **Martiza E. Farquharson & Arthur Farquharson**

SALE ADDRESS: 980 Mount Pleasant Avenue, Wayne, PA 19087

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: **19-9-447**

DEBT- **\$246,820.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01940 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

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

All that certain lot or parcel of land with buildings and improvements thereon erected situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to an Overall Lot Line Revision Plan of Bailey Station, made by D.L. Howell & Associates, dated 8/21/2002, last revised 7/28/2006 and recorded 8/24/2006 as Plan # 17922 as follows, to wit:

Beginning at a point of curve on the Southwesterly side of the cul-de-sac of Stockley Lane, said point being a corner of Lot #6W (as shown on said plan): Thence from said point of beginning extending along said cul-de-sac the 2 following courses and distances: 1) On a line curving to the right having a radius of 20.00 feet an arc distance of 19.47 feet to a point of reverse curve, thence 2) On a line curving to the left having a radius of 60.00 feet an arc distance of 83.60 feet to a point, being a corner of Lot #4W; Thence leaving said cul-de-sac extending along Lot #4W South 27 degrees 49 minutes 00 seconds West 95.93 feet to a point in line of Open Space, being a corner of Lot #4W; Thence extending along said Open Space the 2 following courses and distances: 1) North 64 degrees 12 minutes 28 seconds West 52.35 feet to a point, thence 2) North 21 degrees 44 minutes 12 seconds West 73.21 feet to a point, being a corner of Lot #6W; Thence leaving said Open Space extending along Lot #6W North 45 degrees 57 minutes 21 seconds East 120.49 feet to the first mentioned and place of beginning.

Being Lot #5W on the above mentioned.

BEING UPI NUMBER 39-4-407

PARCEL NO.: 39-4-407

BEING THE SAME PROPERTY CONVEYED TO MICHAEL GALLAGHER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JAMES J. MALERVY II AND MARY E. MALERVY, HUSBAND AND WIFE, DATED APRIL 21, 2017, RECORDED APRIL 24, 2017, AT DOCUMENT ID 115239060, AND RECORDED IN BOOK 9528, PAGE 25, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: Michael Gallagher

SALE ADDRESS: 2758 Stockley Lane, Downingtown, PA 19335

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: **19-9-448**

DEBT- **\$86,850.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01311 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, September 19, 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, October 21, 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 TREDYFFRIN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain, message or dwelling and lot or piece of ground, situate in the Township of Tredyffrin, aforesaid, bounded and described as follows:

Beginning in the middle of Summit Avenue opposite the middle of the division wall dividing the message erected on the hereon described premises from that adjoining on the North, thence by land of McClelland and passing through the middle of said division wall, North 62 degrees 20 minutes East, 89.5 feet; thence by the same land, North 65 degrees 16 minutes East; 70.7 feet to a line of land belonging to Sarah and Horace Witworth; thence by the same South 27 degrees 51 minutes East, 30.2 feet to an iron pin, a corner of land belonging to now or formerly of Mary E. Kincade; thence by the Kincade land, South 62 degrees 09 minutes West, 160.1 feet to an iron pin in the middle of Summit Avenue; thence along the middle of the same, North 27 degrees 51 minutes West, 34.35 feet to the first mentioned point and place of beginning.

BEING UPI NUMBER 43-09L-0022

PARCEL NO.: 43-09L-0022

BEING THE SAME PROPERTY CONVEYED TO PERRY T. CLARKE AND KIMBERLY CLARKE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS VALENTINE AND JOAN VALENTINE, HUSBAND AND WIFE, DATED MARCH 17, 1992, RECORDED MARCH 27, 1992, AT DOCUMENT ID 089382, AND RECORDED IN BOOK 2870, PAGE 448, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PERRY T. CLARKE DIED JANUARY 14, 2014, AND PURSUANT TO THE TENANCY BY THE ENTIRETY ON THE ABOVE REFLECTED DEED ALL OF HIS RIGHTS, TITLE AND INTEREST PASSED TO KIMBERLY CLARKE.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Kimberly Clarke**

SALE ADDRESS: 21 Summit Avenue, Tredyffrin, AKA Paoli, PA 19301

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: **19-9-449**

DEBT- **\$279,761.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01980 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, September 19, 2019 @ 11 AM

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Property situate in the EAST FALLOWFIELD TOWNSHIP, CHESTER County, Pennsylvania
BLR # 47-4-107.4

PLANTIFF: PNC Bank National Association Successor by Merger to National City Bank, Sucessor by Merger to Commonwealth United Mortgage A Division of National City Bank of Indiana

VS

DEFENDANT: **Winston Greene, Jr a/k/a Winston Greene & Sheron Brown-Greene**

SALE ADDRESS: 35 Wilmington Road, E Fallowfield, PA 19320-4135

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-450**

DEBT- **\$109,438.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04109 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, September 19, 2019 @ 11 AM

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ALL AN EXTRACT OF LAND OF WASYLE KOZACHESON, AS DESCRIBED IN DEED BOOK N-13, VOL. 310, PAGE 133 & C, HEREDITAMENT AND APPURTENANCES, SITUATE IN THE BOROUGH OF SOUTH COATESVILLE, COUNTY OF CHESTER, SURVEYED BY EDGAR LAUB, BOUNDED AND DESCRIBED, RECORDED IN DEED BOOK 5550, PAGE 1968, RECORDED ON 01/28/2003.
UPI# 9-2-21.1 & 9-2-21

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Darius L. Green**

SALE ADDRESS: 119 Gibbons Ave A/K/A 119 & 121 Gibbons Ave, Coatesville, PA 19320

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES 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: **19-9-451**

DEBT- **\$214,780.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02922 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-9-911

SOLD AS THE PROPERTY OF: JOHN BREZNICKY AKA JOHN W. BREZNICKY and BARRY J. BREZNICKY

PLANTIFF: NEW RESIDENTIAL MORTGAGE LLC

VS

DEFENDANT: **John Breznicky AKA John W. Breznicky & Barry J. Breznicky**

SALE ADDRESS: 517 Onward Avenue Unit 137, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-452**

DEBT- **\$206,724.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02610 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN THE TOWNSHIP OF EAST BRANDYWINE
TAX PARCEL # 30-5C-3
SOLD AS THE PROPERTY OF: ANDREW F. WALLS

PLANTIFF: CITIBANK, N.A, AS TRUSTEE FOR CMLTI ASSET TRUST
VS
DEFENDANT: **Andrew F. Walls**
SALE ADDRESS: 141 Hopewell Road, Downingtown, PA 19335
PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-453**

DEBT- **\$317,807.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02728 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN THE TOWNSHIP OF NEWLIN
TAX PARCEL #TAX ID/UPI PARCEL NO. 49-02-0052.060/49-2-52.6
SOLD AS THE PROPERTY OF: NANCY JENZANO

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

DEFENDANT: **Nancy Jenzano**

SALE ADDRESS: 901 Stargazers Road A/K/A 901 Star Gazers Road, Coatesville, PA 19320

PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-454**

DEBT- **\$464,660.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10076 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, September 19, 2019 @ 11 AM

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Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 32-3-605

PLANTIFF: U.S. Bank Trust National Association, as Trustee for Cvi Xx Mortgage Loan Trust I
VS
DEFENDANT: **Erika R. Frederickson & Mark L. Frederickson**
SALE ADDRESS: 418 Prescott Drive, Chester Springs, PA 19425-3675
PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-455**

DEBT- **\$1,370.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02741 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN Lot or piece of ground situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-10-227

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Terry Elvira**

SALE ADDRESS: 305 Community Lane, Coatesville, PA 19320

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: **19-9-456**

DEBT- **\$118,390.90**

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

Thursday, September 19, 2019 @ 11 AM

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Property situate in the TREDYFFRIN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 43-5-494

PLANTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But at Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Michel A. Vogl**

SALE ADDRESS: 85 Old Forge Crossing, A/K/A 85 Old Forge Xing, Devon, PA 19333-1119

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-457**

DEBT- **\$180,595.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12564 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, September 19, 2019 @ 11 AM

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Property situate in the EAST VINCENT TOWNSHIP, CHESTER County, Pennsylvania
BLR# 21-4-46

PLANTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 108 Bethel Road, Spring City, PA 19475-3300

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-458**

DEBT- **\$956,057.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13390 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, September 19, 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, October 21, 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 ground SITUATE in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Briarlea made by Crossan-Raimato, Inc., Professional Land Surveyors, dated November 22, 2004, last revised February 16, 2005 and recorded in Chester County Recorder of Deeds Office as Plan No. 17790 as follows, to wit:

BEGINNING at a point on the westerly side of Remington Way, a corner of Open Space on said Plan; thence extending from the beginning point along Remington Way South 00 degrees 29 minutes 27 seconds East 111.00 feet to a corner of Lot 6 on said Plan; thence extending along Lot 6 South 89 degrees 30 minutes 33 seconds West 152.82 feet to a point in line of aforementioned Open Space; thence extending along Open Space North 00 degrees 29 minutes 27 seconds West 111.00 feet; thence extending along same North 89 degrees 30 minutes 33 seconds East 152.82 feet to the first mentioned point of beginning.

BEING Lot 7 on said Plan.

Title to said Premises vested in Doretta Hubbard by Deed from NVR dated December 29, 2006 and recorded January 9, 2007 in the Chester County Recorder of Deeds in Book 7053, Page 2304 as Instrument Number 10719197.

UPI # 59-8-144.9

PLANTIFF: Wells Fargo Bank, National Association, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2
VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-9-459**

DEBT- **\$161,986.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12220 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, and being bounded and described according to a survey made by Earl R. Ewing, R.S., on October 7, 1955, as follows, to wit:

BEGINNING at a spike in the center line of a public road, said spike being 901.28 feet, South 51 degrees 50 minutes West, from a spike in another public road, the said first described public road leading to Ridge Road, (Legislative Route 15071) a corner of lands recently conveyed by the grantors to Edwin T. Boettger, Et ux; thence at right angles to said public road, crossing over an iron pin set 16.50 feet from the point of beginning in a Southerly direction, a distance of 209.00 feet to a iron pin in line of remaining lands of the grantors; thence along the same, North 51 degrees 50 minutes East, a distance of 209.00 feet to an iron pin, a corner of remaining lands of the grantors; thence along the same and paralleling to the first described course, a distance of 209.00 feet, crossing over an iron pin set 16.50 feet from a spike in the center line of the aforesaid public road; thence along the center line of the aforesaid public road, South 51 degrees 50 minutes West, 209.00 feet to a spike, the first mentioned point and place of beginning.

Containing 1.002 acres, be the same more or less.

UPI # 21-4-46

PLANTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 108 Bethel Road, Spring City, PA 19475

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-9-460**

DEBT- **\$36,464.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12589 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

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Property situate in the WEST CHESTER BOROUGH, CHESTER County, Pennsylvania
BLR# 1-9-1220

PLANTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Graystone Tower Bank s/b/m The First National Bank of Chester County

VS

DEFENDANT: **Malcom King, Sr., in His Capacity as Administrator and Heir of the Estate of Phyllis M. King a/k/a Phyllis M. Sewell King, Aaron King, in His Capacity as heir of the Estate of Phyllis M. King a/k/a Phyllis M. Sewell King, Jean L. King, Jr., in His Capacity as Heir of The Estate of Phyllis M. King a/k/a Phyllis M. Sewell King, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Phyllis M. King, Deceased**

SALE ADDRESS: 520 South Matlack Street, West Chester, PA 19382-3708

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-461**

DEBT- **\$64,255.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02195 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, September 19, 2019 @ 11 AM

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Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania
BLR# 16-6-426

PLANTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle National Bank, as Trustee for Bcf L.L.C. Mortgage Pass-Through Certificates, Series 1997-R3

VS

DEFENDANT: **Novella Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Stefanie Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Jennifer Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, John F. Rodriguez, in His Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased**

SALE ADDRESS: 547 Olive Street, Coatesville, PA 19320-3611

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-462**

DEBT- **\$310,914.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03196 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, September 19, 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, October 21, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania
BLR# 38-02-0023.590

PLANTIFF: Ditech Financial LLC

VS

DEFENDANT: **Hardeo Boodhansingh & Renata Boodhansingh**

SALE ADDRESS: 252 Coleridge Lane, Coatesville, PA 19320-5952

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-463**

DEBT- **\$313,323.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11735 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, September 19, 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, October 21, 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 Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as "park manor" made by T.G. Colesworthy, County Surveyor, dated May, 1950 as follows, to wit: Beginning at a point of reverse curve on the Easterly side of Marshall Drive (Fifty feet wide); said point of reverse curve being at the distance of Seventeen and ninety two one-hundredths feet measured on the arc of a circle curving to the right having a radius of Ten feet from a point of compound curve on the Northerly side of Hillside Drive (forty feet wide); thence extending northwardly along the said side of Marshall Drive, on the arc of a circle curving to the left having a radius of Three hundred Sixty Six and ninety five one-hundredths feet, the arc distance of Fifty two and two one-hundredths feet to a point; thence extending Northeastwardly on the arc of a circle curving to the right having a radius of Two hundred thirty one and thirty seven one-hundredths feet, the arc distance of Three and eighty one-hundredths feet to a point of tangent; thence extending North fifty six degrees, twenty three minutes, forty seconds East, One hundred thirty and forty one-hundredths feet to a point; thence extending North seventy three degrees, fifty five minutes East, One and eighteen one-hundredths feet to a point; thence extending South four degrees, thirty five minutes, forty seconds West, One hundred twenty eight and ninety three one-hundredths feet to a point on the Northerly side of Hillside Drive aforesaid, thence Extending Northwestwardly along the Northerly side of Hillside Drive, on the arc of a circle curving to the left having a radius of One hundred seventy eight and eighty seven one-hundredths feet, the arc distance of Sixty four and fifty one-hundredths feet to a point of reverse curve in the same; thence extending Northwestwardly still along the said side of Hillside Drive, on the arc of a circle curving to the right having a radius of One hundred feet, the arc distance of Thirty eight and twenty seven one-hundredths feet to a point of compound curve in the same; thence extending on the arc of a circle curving to the right having a radius of Ten feet, the arc distance of Seventeen & ninety two one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

UPI# 1-2-89

BEING Lot #50 as shown on said plan.

Being the same premises which Norman B. Sowell, III and Patricia G. Sowell by deed dated __-__-1983 and recorded 4-8-2004 in Chester County in Record Book 6115 Page 1514 conveyed unto Patricia G. Sowell, in fee.

PLANTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **Patricia G. Semple**

SALE ADDRESS: 531 Marshall Drive, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-9-464**

DEBT- **\$243,435.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02447 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, September 19, 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, October 21, 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 West Bradford, Chester County, Pennsylvania, and being known as 1016 Ericsson Drive, Coatesville, Pennsylvania 19320.
UPI#5-4Q-41

PLANTIFF: Lakeview Loan Servicing, LLC.

VS

DEFENDANT: **Deborah A. Conner & William J. Dunn, Jr.**

SALE ADDRESS: 1016 Ericsson Drive, 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: **19-9-465**

DEBT- **\$146,821.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02136 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN THE TOWNSHIP OF NEW LONDON
TAX PARCEL # 71-03-0022.030
SOLD AS THE PROPERTY OF: JAMSHED AKHTAR

PLANTIFF: QUICKEN LOANS INC.

VS

DEFENDANT: **Jamshed Akhtar**

SALE ADDRESS: 1322 West State Road, New London, PA 19352

PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-466**

DEBT- **\$422,625.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02691 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP
TAX PARCEL # 69-03-0064.800 / UPI NO. 69-3-64.80
SOLD AS THE PROPERTY OF: DENISE CHIRIACO and FRANK CHIRIACO

PLANTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDES OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12

VS

DEFENDANT: **Denise Chiriaco & Frank Chiriaco**

SALE ADDRESS: 739 Slate Hill Drive, Oxford, PA 19363

PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-467**

DEBT- **\$28,407.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02404 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN unit in the property known, named and identified as Goshen Valley Condominium II, in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L.196, by the Recording on 11/01/1977 in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration, dated 10/3/1977 and recorded in Misc. Deed Book 390 page 479, a First Amendment thereto dated 8/14/1978 and recorded 9/12/1978 in Misc. Deed Book 418, page 114, a Second Amendment thereto dated 7/31/1979 and recorded 8/02/1979 in Misc. Deed Book 450, page 65 and a Third Amendment thereto dated 3/18/1980 and recorded 3/18/1980 in Misc. Deed Book 472, page 546, a Fourth Amendment thereto dated 10/29/1980 and recorded 10/31/1980 in Misc. Deed Book 495, page 133 and Amended in Misc. Deed Book 504, page 186, a Fifth Amendment to the Declaration of Condominium recorded in Misc. Deed Book 512, page 46, a Declaration Plan, dated 10/31/1977 and recorded as Plan No. 1351 and a Code of Regulations dated 10/31/1977 and recorded in Misc. Deed Book 390, Page 508, Amended in Misc. Deed Book 554, page 318, a Second Amendment in Misc. Deed Book 594, page 424, being designated on said Declaration Plan as Unit No. 1806, and more fully described in such Declaration Plan together with a proportionate undivided interest in the Common Elements, as the same is set forth in said Amendments.

Being UPI 53-6-520

BLR# 53-6-520

BEING THE SAME PREMISES: The said Rian Poltrone became seized of the interest granted and conveyed, in fee, by Thomas J. Timlin as evidenced by Deed dated 2/21/2001 and recorded 3/5/2001 in the Office of the Recorder in Chester County, in Book 4905, page 1041, et c.

PLANTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Rian Poltrone, A/K/A Rian M. Poltrone**

SALE ADDRESS: 1806 Valley Drive, 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: **19-9-468**

DEBT- **\$162,585.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02420 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, September 19, 2019 @ 11 AM

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Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 52-5P-45

PLANTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A.

VS

DEFENDANT: **Juan Colon a/k/a Juan R. Colon**

SALE ADDRESS: 846 South High Street, West Chester, PA 19382

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-469**

DEBT- **\$290,957.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02237 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN NEW GARDEN TOWNSHIP
TAX PARCEL # 60-07-0009.450
SOLD AS THE PROPERTY OF: THOMAS CROWLEY AND MARGARET MCGIRR

PLANTIFF: M&T BANK

VS

DEFENDANT: **Thomas Crowley & Margaret McGirr**

SALE ADDRESS: 28 Wilkinson Drive, Landenberg, PA 19350

PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-470**

DEBT- **\$222,897.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02130 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, September 19, 2019 @ 11 AM

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PROPERTY SITUATE IN THE TOWNSHIP OF WEST BRADFORD
TAX PARCEL # 50-2-20
SOLD AS THE PROPERTY OF: ALAN C. DIFELICE

PLANTIFF: BAYVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Alan C. DiFelice**

SALE ADDRESS: 1465 Poorhouse Road, Downingtown, PA 19335

PLANTIFF ATTORNEY: **KML LAW GROUP 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: **19-9-471**

DEBT- **\$319,184.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07494 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, September 19, 2019 @ 11 AM

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All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Wedgewood Park (formerly Westtown Park North) made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli PA., dated April 27, 1956, and last revised April 30, 1964, as follows, to wit.

Beginning at a point on the Northwestern side of the Larchwood Road (50 feet wide) which point is measured the three following courses and distances from a point of curve on the Northwestern side of Oakbourne Road (40 feet wide): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) North 16 degrees, 1 minute, 20 seconds West, 658.58 feet to a point of curve and (3) on line curving to the right having a radius of 198.31 feet, the arc distance of 269.61 feet to the point and place of beginning; thence extending from said beginning point, North 28 degrees, 7 minutes, 40 seconds West, 193.38 feet to a point; thence extending North 70 degrees, 6 minutes East, 155.14 feet to a point; thence extending South 17 degrees, 7 minutes, 40 seconds East 193.65 feet to a point on the Northwestern side of Larchwood Road, aforesaid; thence extending along the same the following two courses and distances: (1) South 72 degrees, 52 minutes, 20 seconds West 80.22 feet to a point of curve; and (2) or a line curving to the left having a radius of 198.31 feet, the arc distance of 38.7 feet to the first mentioned point and place of beginning.

Containing 26,105 square feet of land be the same more or less.

Being Lot No. 7, House No. 13, as shown on said plan.

Being UPI# 52-7-26.2

BEING THE SAME PREMISES which Ralph J. Hanby and Nancy J. Hanby by deed dated 3/15/04 and recorded 3/18/04 in the office of the recorder of deeds in and for the county of Chester as instrument number 10390590, granted and conveyed unto Alejandro Franco and Sara J. Franco.

PLANTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4

VS

DEFENDANT: **Sara J. Franco a/k/a Sara Jean Franco and Alejandro Franco**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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: **19-9-472**

DEBT- **\$341,381.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10811 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, September 19, 2019 @ 11 AM

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All that certain piece or parcel or Tract of land situate in the Township of East Goshen, Chester County, Pennsylvania, and being known as 246 Seneca Drive, Malvern, Pennsylvania 19355
UPI# 53-2K-6

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

VS

DEFENDANT: **John D. Higgins & Katherine M. Higgins**

SALE ADDRESS: 246 Seneca Drive, Malvern, PA 19355

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: **19-9-473**

DEBT- **\$238,581.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13429 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN NEW LONDON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF PROPERTY OF MONTGOMERY BROTHERS MADE BY APR ASSOCIATION, LAND SURVEYORS, DATED JANUARY 24, 1977.
UPI# 71-1-52.6

PLANTIFF: J.P.Morgan Mortgage Acquisition Corp.

VS

DEFENDANT: **Cynthia L. Ferrera**

SALE ADDRESS: 105 Lewisville Road, Lincoln University, PA 19352

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES 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: **19-9-474**

DEBT- **\$111,096.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11274 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

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ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, on which is located the West house of a block of two frames dwelling houses, designated as No. 626 Walnut Street, bounded and described as follows, to wit:

BEGINNING on the South curb line of Walnut Street at a point 225 feet East of the East curb line of Sixth Avenue; thence Eastwardly along the said South curb line of Walnut Street, 30 feet 6 inches to a point opposite the center of the middle dividing partition wall separating the premises herein conveyed from the premises immediately adjoining on the East and known as 628 Walnut Street; thence at right angles to said Walnut Street; thence at right angles to said Walnut Street and passing through the said center line of the middle partition wall, 150 feet Southwardly to the North line of a 15 feet wide alley; thence along the North side of said alley Westwardly; 30 feet 6 inches to a point in line of land now or late of Charles D. Lynn; thence at right angles to said alley, Northwardly 150 feet to the South curb line of Walnut Street, the place of beginning.

Tax ID: 16-6-1043

Title is vested in Griselda Hernandez, by deed from Roy G. Wood, III and Bernadette M. Wood, husband and wife, dated 02/15/07, recorded 02/22/07, Book 7088, page 2357.

PLANTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-5 c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Griselda Hernandez**

SALE ADDRESS: 626 Walnut Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

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

Sheriff's Sale of Real Estate

SALE NO: **19-9-475**

DEBT- **\$234,837.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10633 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN BRICK MESSAGE AND LOT OF LAND, HEREDITAMENTS AND APPURTENANCES, SITUATE ON THE NORTHERLY SIDE OF WOLLERTON STREET, BETWEEN DARLINGTON AND NEW STREETS AND BEING NO. 203 WOLLERTON STREET, IN THE BOROUGH OF WEST CHESTER, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE NORTHERLY LINE OF WOLLERTON STREET A CORNER OF LAND BELONGING TO ESTHER CORCORAN; THENCE EXTENDING ALONG THE NORTHERLY LINE OF WOLLERTON STREET IN A WESTERLY DIRECTION, A DISTANCE OF 23 FEET TO A CORNER OF ANOTHER HOUSE AND LOT NO. 203 WOLLERTON STREET, NOW OR LATE OF VINCENT J. GRAUTEN ET UX; THENCE LEAVING THE SAID STREET AND BY ANOTHER HOUSE AND LOT OF THE SAID VINCENT J. GRAUTEN ET UX., EXTENDING IN A NORTHERLY DIRECTION AND PASSING THROUGH THE CENTER OF A DIVISION WALL, A DISTANCE OF 65.5 FEET TO A POINT IN LINE OF OTHER LAND, NOW OR LATE OF THE SAID VINCENT J. GRAUTEN ET UX; THENCE EXTENDING BY SAID LAND IN AN EASTERLY DIRECTION, A DISTANCE OF 23 FEET TO A POINT IN LINE OF LAND BELONGING TO ESTHER CORCORAN AFORESAID; THENCE EXTENDING BY SAID LAND IN A SOUTHERLY DIRECTION, A DISTANCE OF 66.5 FEET TO THE FIRST MENTIONED IRON PIN AND PLACE OF BEGINNING.

CONTAINING 506.5 SQUARE FEET OF LAND BE THE SAME MORE OR LESS.

Title to said premises is vested in Barry S Harshbarger and Deborah A Harshbarger, husband and wife, by deed from Barry Harshbarger, Executor under the Estate of Kathryn E. Harshbarger dated March 28, 2000 and recorded April 3, 2000 in Deed Book 4733, page 261.

TAX I.D. # 01-09-0197

PLANTIFF: LSF10 Master Participation Trust

VS

DEFENDANT: **Barry S. Harshbarger & Deborah A. Harshbarger**

SALE ADDRESS: 302 Wollerton Street, West Chester, PA 19382

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: **19-9-476**

DEBT- **\$871,154.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13326 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, September 19, 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, October 21, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

TRACT 1:

PREMISES "A" – ALL THAT CERTAIN lot, piece or parcel of ground, situate in West Marlborough Township, Chester County, Pennsylvania, being Parcel "B" on plan of properties now or formerly of Roland E. Sharpless, dated February 1, 1963, and last revised August 4, 1967, by George E. Regester, Jr. and Sons, Registered Surveyors, bounded and described as follows, to wit:

BEGINNING at a point sent on the Southerly line of a 20 feet wide right of way to be used in common by the grantee, grantor herein, their heirs and assigns, said point marking a Northeast corner of this and Northwest corner of lands of Arthur T. Pratt, et ux; said point of beginning being North 87 degrees 19 minutes West 205.00 feet from a spike sent in the title line in the bed of a public road being Legislative Route #15036; said spike in road marking a Northeast corner of lands of Arthur T. Pratt, et ux., and said spike also being set on the Southerly line of said 20 feet wide right of way leading through Parcel "A" to lands of Edward J. Sharpless on the West; thence leaving said point of beginning and by the lands of the first mentioned Arthur T. Pratt, et ux., South 02 degrees 00 minutes West, 523.66 feet to a point sent in a line of lands now or formerly of Elwood Steel; thence by lands now or formerly of Elwood Steel North 87 degrees 19 minutes West, 104.34 feet to a point sent for a Southwest corner of this and a Southeast corner of lands of Edward J. Sharpless; thence by the lands of Edward J. Sharpless North 02 degrees 00 minutes East, 523.66 feet to a point set for a Northwest corner of this and a Southwest corner of Parcel "A" on said plan; said point also being set on the Southerly line of the aforesaid 20 feet wide right of way; thence by the line of said Parcel "A" by a line being the Southerly line of said 20 feet wide right of way, South 87 degrees 19 minutes East, 104.34 feet to the fore mentioned point and place of beginning.

CONTAINING 1.254 acres of land be the same more or less.

PREMISES "B" – ALL THAT CERTAIN message and tract of land, situate in West Marlborough Township, Chester County, Pennsylvania, being Parcel "A" on plan of properties now or formerly of Roland E. Sharpless, dated February 1, 1963, and revised August 4, 1967, by George E. Regester, Jr. and Sons, Registered Surveyors, bounded and described as follows, to wit:

PLANTIFF: ROBERTS & LOSITO, L.P., Successor in interest to Henry M. Roberts and Michael A. Losito, t/a Roberts, Roberts and Losito, a Partnership

VS

DEFENDANT: **Brothers Mushroom, LLC**

SALE ADDRESS: 1639 Newark Road, Kennett Square, PA 19348

PLANTIFF ATTORNEY: **GRETCHEN STERNS, ESQUIRE 570-624-7040**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **19-9-476X**

DEBT- **\$871,154.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13326 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, September 19, 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, October 21, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

BEGINNING at a point set at the intersection of title lines in the bed of a public road known as Newark Road and being Legislative Route #15036 with the title line in the bed of another public road leading in a Southwest direction to Chatham, being Township Road T-355; said point marking an original Northeast corner of lands of Roland E. Sharpless, of which this was a part; thence leaving said point of beginning and by said title line in the first mentioned public road known as Newark Road, being Legislative Route #15036, South 02 degrees 00 minutes West 116.09 feet to a spike set for a Southeast corner of this and a Northeast corner of lands of Arthur T. Pratt, et ux., said spike also being set on the Southerly line of a 20 feet wide right of way to be used in common by the grantees, grantor herein, their heirs and assigns; said right of way leading in a Westerly direction through this described tract form said public road being Legislative Route #15036 to the lands of Edward J. Sharpless, on the West; thence leaving said public road and by a line being the Southerly line of said 20 feet wide right of way and by the lands of Arthur T. Pratt, et ux., and also by the lands of Roland E. Sharpless, North 87 degrees 19 minutes West, 309.34 feet to a point set in a line of lands of Edward J. Sharpless; thence by the lands of said Edward J. Sharpless and crossing over said 20 feet wide right of way North 02 degrees 00 minutes 00 seconds East, 504.26 feet to the point set in the aforesaid public road being Township Road T-355; thence by the title line of said public road, North 73 degrees 33 minutes 30 seconds East, 326.06 feet to the first mentioned point and place of beginning.

CONTAINING 3.960 acres of land be the same more or less.

UNDER AND SUBJECT TO the use of said 20 feet wide right of way as granted to Edward J. Sharpless by Roland E. Sharpless in Deed Book Z-34, at page 382, dated February 28, 1963, as follows:

BEGINNING at a spike set in the center of a public road, Legislative Route #15036, leading from Toughkenamon to London Grove; said spike of beginning being in the Southerly line of said 20 feet wide right of way at the Northeast corner of lands of Arthur Pratt, et ux., and being South 02 degrees 00 minutes West, 611.09 feet from a point set at the intersection of said Legislative Route #15036 with another public road leading Westerly to Chatham; thence leaving said point of beginning and by the Southerly line of said 20 feet wide right of way (being partly by the North line of said Arthur Pratt and through lands of Roland E. Sharpless) North 87 degrees 19 minutes West, 309.34 feet to a point set in the line of lands of Edward Sharpless, said point being South side and ending of said 20 feet wide right of way and said point being North 02 degrees 00 minutes East, 523.66 feet from the Southeast corner of lands of Edward J. Sharpless.

PLANTIFF: ROBERTS & LOSITO, L.P., Successor in interest to Henry M. Roberts and Michael A. Losito, t/a Roberts, Roberts and Losito, a Partnership

VS

DEFENDANT: **Brothers Mushroom, LLC**

SALE ADDRESS: 1639 Newark Road, Kennett Square, PA 19348

PLANTIFF ATTORNEY: **GRETCHEN STERNS, ESQUIRE 570-624-7040**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **19-9-476XX**

DEBT- **\$871,154.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13326 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, September 19, 2019 @ 11 AM

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TRACT II

ALL

THAT CERTAIN lot or piece of ground situate in West Marlborough Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by George E. Register, Jr., Registered Surveyor, dated March 14, 1957, as follows:

BEGINNING at a spike set West of the centerline of a macadam roadway of a public road leading from Toughkenamon to London Grove, at a corner of land of Elwood Steel; thence along said public road North 02 degrees 00 minutes East, 523.66 feet to a spike; thence leaving said road and along other land of Roland E. Sharpless (of which this was a part), by a line passing 50 feet South of, and parallel to the South face of South wall of mushroom houses erected on land of said Sharpless North 87 degrees 19 minutes West, 205 feet (passing over various pins on line) to an iron pin; thence still by land of said Sharpless South 02 degrees 00 minutes West, 523.66 feet (passing over iron pin on line) to an iron pin set in a line of land of first mentioned Elwood Steel; thence, along land of Elwood Steel; South 87 degrees 19 minutes East, 205 feet (passing over an iron pin set 17.13 feet from then next described point) to the first mentioned point and place of beginning.

CONTAINING 2.464 acres of land, be the same more or less.

TRACT III

ALL

THAT CERTAIN tract or lot of land with improvements thereon erected, situate in West Marlborough Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of a public road leading from Chatham, said point being 448.33 feet on a course on South 73 degrees 33 minutes West of the intersecting center lines of the public road leading to Chatham and the public road leading from Toughkenamon to London Grove, thence extending South 2 degrees West, 993.17 feet to a point, a corner of lands of Steele; thence extending South 88 degrees 2 minutes East along the same 116 feet; thence extending along other lands North 2 degrees East and parallel to the first above mentioned course 1,025 feet, more or less, to a point in the center line of the aforementioned road leading to Chatham; thence extending along in the said center line of said road South 73 degrees 33 minutes West, 120 feet more or less, to the beginning.

UPI # 48-8-42, 48-8-43, 48-8-43.1

PLANTIFF: ROBERTS & LOSITO, L.P., Successor in interest to Henry M. Roberts and Michael A. Losito, t/a Roberts, Roberts and Losito, a Partnership

VS

DEFENDANT: **Brothers Mushroom, LLC**

SALE ADDRESS: 1639 Newark Road, Kennett Square, PA 19348

PLANTIFF ATTORNEY: **GRETCHEN STERNS, ESQUIRE 570-624-7040**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **19-9-477**

DEBT- **\$1,508.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11963 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, September 19, 2019 @ 11 AM

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All those two certain lots of land situate in Valley Township, Chester County, Pennsylvania.
TAX PARCEL NO. 38-2P-28

PLANTIFF: Township of Valley

VS

DEFENDANT: **Janealma P. Edinger**

SALE ADDRESS: 158 Rainbow Road, Valley Township, PA 19320

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: **19-9-478**

DEBT- **\$1,715.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02000 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

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ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-7-165

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Gary T. Gallimore**

SALE ADDRESS: 1128 Stirling Street, Coatesville, PA 19320

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: **19-9-479**

DEBT- **\$1,834.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02169 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, September 19, 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, October 21, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situated in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-40

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Darryl D. Tucker**

SALE ADDRESS: 1115 Olive Street, Coatesville, PA 19320

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: **19-9-480**

DEBT- **\$1,160.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01631 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-4-263

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Francisco Santos**

SALE ADDRESS: 122 Country Run Drive, Coatesville, PA 19320

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: **19-9-481**

DEBT- **\$1,182.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01974 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, September 19, 2019 @ 11 AM

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

TAX PARCEL NO. 16-4-346

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Morris E. Gordon**

SALE ADDRESS: 119 Wesley Lane, Coatesville, PA 19320

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: **19-9-482**

DEBT- **\$1,719.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03379 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-6-1140

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Kim E. Temple**

SALE ADDRESS: 131 S. Eighth Avenue, Coatesville, PA 19320

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: **19-9-483**

DEBT- **\$161,260.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11879 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN message and lot or tract of land with the hereditaments and appurtenances thereon erected, situate in Caln Township, Chester County, Pennsylvania, being Lot No. 6 as shown on the plan of Hill Crest, as prepared for Chester County Builders, Inc., by Peter J. Short, Jr., Civil Engineer and Surveyor, dated April 7, 1952, and last revised September 30, 1992, bounded and described as follows, to wit.

BEGINNING at a point in the center line of a public road, thirty-three feet wide leading from Coatesville U.S. Veterans Hospital Road to the Old Lancaster Road, said point being at a distance of three hundred fifty-five feet measured North twenty-seven degrees, thirty minutes West, from the intersection of the public road leading from the Coatesville U.S. Veterans Hospital Road to the Old Lancaster Road with the center line of the public road leading from Coatesville to U.S. Veterans Hospital; thence from the point of beginning and along the center line of the aforementioned public road leading from Coatesville U.S. Veterans Hospital Road to the Old Lancaster Road, North twenty-seven degrees, thirty minutes West, eighty feet to a corner of Lot No. 7, North sixty-two degrees, thirty minutes East, one hundred seventy-nine and thirty one-hundredths feet to a point a corner common to Lots Nos. 7, 16, and 17 on said Plan; thence along Lot No. 17, South twenty-five degrees, forty-six minutes, ten seconds East, eighty feet and three one-hundredths feet to a corner common to Lots Nos, 5, 17, and 18 on said Plan; thence along Lot No. 5 South sixty-two degrees, twenty minutes West, one hundred seventy-six and eighty-eight one-hundredths feet to the place of BEGINNING.

CONTAINING 14,247 square feet of land, be the same more or less.

Tax Parcel # 39-3-92

BLR# 39-3-92

The said George H. Fryberger, Sr. and Margaret F. Fryberger became seized of the interest granted and conveyed, in fee, by George H. Fryberger, Sr. and Margaret F. Fryberger Revocable Living Trust as evidenced by Deed dated 12/03/2005 and recorded 2/23/2006 in the Office of the Recorder in Chester County, in Book 6772, page 1899, et c.

PLANTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **George H. Fryberger, Sr. & Margaret F. Fryberger**

SALE ADDRESS: 6 Moore Road, Coatesville, PA 19320

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: **19-9-484**

DEBT- **\$227,767.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09370 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, September 19, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of land together with the building thereon erected. Hereditaments and appurtenances situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Survey made by J. Vernon Keech, R.S. October 19, 1950 as follows to will: BEGINNING at a point in the centerline of the Strasburg Road at a corner of land or late of Myron T. Roger and Thelma V. Roger, his wife; thence along said land passing over an iron pin North 5 degrees 43 minutes East 319.82 feet to an iron pin in line of land now or late Thodore S. Stavena; thence along said land South 88 degrees 30 minutes East 110 feet to an iron pin a corner land now or late of C.L. Haskins; thence along said lands South 8 degrees 34 minutes West 383.3 feet passing over a concrete marker to a point in the centerline of the Strasburg Road; thence along the same North 81 degrees 28 minutes West 110 feet to the first mentioned point and place of beginning.

CONTAINING .823 acres of land be the same more or less.

BEING THE SAME premises which Charles H. Shaffer, by his Attorney-in-fact Shirley J. Fryberger, duly constituted and appointed by Letter of Attorney dated 9/13/85 and Shirley J. Fryberger, by Deed dated 10/4/1985 and recorded 10/8/1985 in Chester County in Record Book 96 Page 458 conveyed unto Donald C. Miller and Joyce L. Miller, his wife, in fee.

BLR# 47-5-57

BEING THE SAME PREMISES: DEED, DATED 5/23/13, CONVEYING FROM WILLIAM E. HARKER AND KATHERINE CASTOR, F/K/A KATHERINE HARKER, FORMERLY HUSBAND AND WIFE TO WILLIAM E. HARKER, INDIVIDUALLY, RECORDED 12/23/13, IN Bk 11, INSTRUMENT 11323963.

PLANTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **William E. Harker & Katherine Harker**

SALE ADDRESS: 2211 Strasburg Road, Coatesville, PA 19320

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: **19-9-485**

DEBT- **\$227,095.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12319 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, September 19, 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, October 21, 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 CERTAIN lots or pieces of ground, SITUATE in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Sadsbury Park – Phase 2A and recorded in Chester County as Plan #18995.

ALL THAT CERTAIN Unit, lot or piece of ground, SITUATE in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a certain Declaration of Covenants, Conditions and restrictions for Sadsbury Park, a Planned Community date 5/17/2011 and recorded 6/17/2011 in Record Book 8179 page 1 and First Amendment to Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 5/20/2011 and recorded 5/20/2011 in Record Book 8181 page 798, and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 9/07/2011 and recorded 9/13/2011 in Record Book 8246 page 694, and Third Amendment of Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 1/11/2012 and recorded 1/17/2012 in Record Book 8338, page 238, and Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 2/2/2012 and recorded 2/9/2012 in Record Book 8356 page 13 and Fifth Amendment to Declaration of Covenants, Conditions and Restrictions dated 4/4/2012 and recorded 4/4/2012 in Record Book 8394, page 2231 and Sixth Amendment to Declaration of Covenants, Conditions and Restrictions dated 12/12/2012 and recorded 12/13/2012 in Record Book 8588 page 1160; Seventh Amendment to Declaration of Covenants, Conditions and Restrictions dated 01/24/2013 and recorded 01/24/2013 in Record book 8623 page 1298, as amended, as follows, to wit:

BEING Lot #49, as shown on said plan.

BEING Parcel #37-4-243

BEING THE SAME PREMISES which NVR, Inc., trading as Ryan Homes, by Deed dated May 29, 2013 and recorded May 31, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8730, page 110, granted and conveyed unto CORA M. LISKA and DANIEL W. LISKA, wife and husband.

ALSO BEING THE SAME PREMISES which by Order of Court dated August 31, 2018 in the United States Bankruptcy Court of the District of Arizona in Chapter 7 Proceedings Case No. 0:18-BK-03083-PS the undivided one half full fee interest in and to the subject premises of Daniel Liska and the bankruptcy estate was confirmed to have been sold via trustee's auction sale to Hultfelt Management Corp., as trustee of the PH Trust.

PARCEL NO.: 37-4-243

PLANTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Daniel W. Liska & Cora M. Liska Hultfelt Management Corp. A/K/A Hultfelt Management Corp., as Trustee of the PH Trust**

SALE ADDRESS: 308 Trego Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **POWERS KIRN 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: **19-9-486**

DEBT- **\$65,066.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02280 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, September 19, 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, October 21, 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# 16-2-189

PLANTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **Estella Mack Chambers**

SALE ADDRESS: 641 Merchant Street, Coatesville, PA 19320-3337

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 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: **19-9-487**

DEBT- **\$107,283.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03258 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, September 19, 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, October 21, 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, piece or parcel of land with the building thereon erected, situate in London Britain Township, Chester County and State of PA, more particularly bounded and described as follows, to wit:
BEGINNING at a point in the center of Good Hope Road, said point being a corner of land now or formerly of Larry Smith, Robert H. Johnson and Martha A. Carlin; thence thereby along land of Martha A. Carlin, North 27° 12' 20" West, 297.75 feet to a point in line of Frederic A. Lang; thence the following two courses and distances separating land of Frederic A. Lang from land about to be conveyed: (1) North 46° 45' East, 267.71 feet to a pipe; (2) thence South 43° 15' East 286.15 feet to a point in the center of Good Hope Road; thence thereby along the center of said road, South 46° 45' West, 350 feet to the point and place of BEGINNING.
CONTAINING 2.0289 acres of land, more or less.
BEING THE SAME PREMISES which Robert H. Johnson and Hazel Adele Baldwin, by Deed dated 5/12/1997 and recorded 5/23/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4180, Page 958, granted and conveyed unto Robert M. Danyo.
PARCEL NO.: 73-4-11.1

PLANTIFF: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.

VS

DEFENDANT: **Robert M. Danyo & Marguerite L. Stabosz**

SALE ADDRESS: 101 Northbank Road, Landenberg, PA 19350

PLANTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

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