

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 17th @ 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, October 17, 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, October 17th, 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, November 18th, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-10-488**

DEBT- **\$1,933.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02417 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in the City of Coatesville, County of Chester,
Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-2-98.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Lisa Johnson & John C. Tinson**

SALE ADDRESS: 747 Coates 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: **19-10-489**

DEBT- **\$1,756.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00516 DIRECTED 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 tract of land together with the improvements thereon erected, hereditaments and appurtenances, SITUATE on the South side of Franklin Avenue in Valley Township, Chester County, Pennsylvania.
TAX PARCEL NO. 38-2-84.1

PLANTIFF: Township of Valley

VS

DEFENDANT: **Alberta Schmidt**

SALE ADDRESS: 90 St. George Street, 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: **19-10-490**

DEBT- **\$1,959.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08540 DIRECTED 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, Hereditaments and Appurtenances, SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania
TAX PARCEL NO. 67-3-392

PLANTIFF: Westtown Township

VS

DEFENDANT: **Melissa M. Sommer**

SALE ADDRESS: 1203 Halifax Court, Westtown Township, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-491**

DEBT- **\$1,675.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02166 DIRECTED 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 brick dwelling and lot or tract of land, said dwelling being designated as 813 Walnut Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-6-884

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Linda A. Jacks**

SALE ADDRESS: 813 Walnut 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: **19-10-492**

DEBT- **\$1,763.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02425 DIRECTED 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 tract of land situated on the North side of Coates Street, between Sixth Avenue and Seventh Avenue, in the Fifth Ward of the City of Coatesville, Chester County, Pennsylvania.
TAX PARCEL NO. 16-2-88

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Carmella A. Young**

SALE ADDRESS: 627 Coates 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: **19-10-493**

DEBT- **\$5,116.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06461 DIRECTED 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 Tract of land, Situate in East Whiteland Township, Chester County, Pa.
TAX PARCEL NO. 42-4Q-138

PLANTIFF: Great Valley School District

VS

DEFENDANT: **Mark H. Hasen & Laura E. Hasen**

SALE ADDRESS: 38 Fahnestock Road, East Whiteland Township, PA 19355

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-494**

DEBT- **\$1,817.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02199 DIRECTED 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 lot of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-7-185

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Carmella Young**

SALE ADDRESS: 97 S. Eleventh 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: **19-10-495**

DEBT- **\$3,101.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04675 DIRECTED 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 buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 67-4L-11

PLANTIFF: Westtown Township

VS

DEFENDANT: **Peter E. Aleszczyk & Mary Kathleen Splain & United States of America**

SALE ADDRESS: 113 Piedmont Road, Westtown Township, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-497**

DEBT- **\$1,027.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00492 DIRECTED 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 land with the buildings and improvements thereon erected SITUATED in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-4-381

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Todd A. Butler**

SALE ADDRESS: 126 Mayfield 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: **19-10-498**

DEBT- **\$18,979.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12524 DIRECTED 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 piece or parcel or Tract of land situate in Tredyffrin Township, Chester County, Pennsylvania, and being known as 1126 Bartlett Road, Chesterbrook, Pennsylvania 19087.
#43-5-245

PLANTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **Christopher T. Sharpe a/k/a Christopher Taylor Sharpe**

SALE ADDRESS: 1126 Bartlett Road, Chesterbrook, PA 19087 a/k/a 1126 Bartlett Road, Wayne, PA 19087 a/k/a 1126 Bartlett Road, Tredyffrin Township, Wayne, PA 19087

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: **19-10-499**

DEBT- **\$566,069.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12-09196 DIRECTED 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 NOTTINGHAM TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 69-3-161

PLANTIFF: Bank of America, N.A Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **Matthew J. Gibson**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352-1729

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: **19-10-500**

DEBT- **\$165,688.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04417 DIRECTED 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 NORTH COVENTRY TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 17-3-307.5

PLANTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **Scott F. Breidenbach, Esq., in His Capacity as Administrator of The Estate of Marsha J. Benyo Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marsha J. Benyo, Deceased**

SALE ADDRESS: 1353 South Keim Street, Pottstown, PA 19465-7678

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: **19-10-501**

DEBT- **\$255,260.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 17-01576 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
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Property situate in the NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 71-3-24.3G

PLANTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Barry A. Bolt**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352-1006

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: **19-10-502**

DEBT- **\$125,638.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04318 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc. dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

BEGINNING at a point on the easterly side of Lloyd Avenue, said point being the Southwesterly corner of Lot 55 as shown on said plan and being on the center line of a 20 feet wide right of way extending between Lot 52 and Lot 55 and being on the northwesterly corner of the about to be described tract, thence extending on said center line which is the boundary between Lots 52 and Lot 55, South 88 degrees 00 minutes 00 seconds East 137.58 feet to appoint, a corner common to Lots 52, 53 and 55; thence along Lot 53, South 02 degrees 00 minutes 80 seconds West, 80.00 feet to a point in line of Lot 51 as shown on said plan; said point being on the center line of a 20 feet wide easement extending between Lot 52 and Lot 51; thence extending along center line which is the boundary between Lot 51 and Lot 52, North 88 degrees 00 minutes 00 seconds West 137.50 feet to a point on the aforementioned easterly side of Lloyd Avenue; thence along said side of Lloyd Avenue passing through the aforementioned 20 feet wide easement and 20 feet wide right of way, North 02 degrees 00 minutes 00 seconds East 80.00 feet to the first mentioned point and place of beginning.

BEING Lot # 52 on said plan.

UNDER AND SUBJECT to various conditions, agreements, obligations and easements for installation, maintenance and repair including but not limited to the following: common driveway, water, sewer, gas, electric, telephone, cable TV and Storm water control systems.

SUBJECT to the use by owners of Lots 53, 54 and 55 to that part of the subject premises including the 20 feet wide driveway as shown on Recorded Plan #2337.

TOGETHER with the use of that part of the above mentioned 20 feet wide driveway not included in subject premises.

SUBJECT to a proportionate share of the cost of maintenance of said 20 feet wide common driveway.

SUBJECT to a life Estate Herein Granted by Grantors/Grantees to Alice S. Henley.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on 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 them, the said grantors, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Robert E. Childs and Patricia Henley Childs as Tenants by the Entirety by deed from Robert E. Childs, Patricia Henley Childs and Alice S. Henley, dated 9/11/2007, recorded 3/4/2008, in the Chester County Clerk's Office in Deed Book 7376, Page 2179 as Instrument No. 10826085.

PLANTIFF: Matrix Financial Services Corporation

VS

DEFENDANT: Robert E. Childs & Patricia Henley Childs

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

PLANTIFF ATTORNEY: STERN & EISENBERG 215-572-8111

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-503**

DEBT- **\$543,584.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06236 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the WEST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 50-6-12.3

PLANTIFF: Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, NA
VS

DEFENDANT: **Christina M. Davis a/k/a Christina Davis & Matthew Hunter Davis a/k/a M. Hunter Davis**

SALE ADDRESS: 1129 Highgrove Drive, West Chester, PA 19380-1677

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: **19-10-504**

DEBT- **\$155,144.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11531 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made by C. Timothy Slack, Professional Engineer, Coatesville, Pennsylvania, dated May 21, 1959 and last revised February 12, 1960 as follows, to wit;

Beginning at a point in the East right of way line of Kings Way Drive (a fifty feet wide street) the Northwest corner of Lot #4, at the distance of four hundred and seventy-seven feet northwestwardly from the intersection of the center line of Kings Highway (thirty-three feet wide) with the easterly right of way line of Kings Way Drive; thence along the easterly right of way line of Kings Way Drive, North eleven degrees forty-seven minutes West, one hundred and twenty-four feet to a corner of Lot #6; thence along Lot #6, North seventy-seven degrees fifty-three minutes, thirty-eight seconds East one hundred fifty and thirteen one-hundredths feet to a point in line of land now or late of Ernest Pyle; thence along said land the two following courses and distances (1) South four degrees forty-two minutes East six and eight one-hundredths feet to an iron pin (2) South fourteen degrees twenty-one minutes East one hundred thirty-four and seventy-four one-hundredths feet to a corner of Lot #4; thence along Lot #4, South eighty-four degrees fifty-four minutes West one hundred fifty-six and twenty-four one-hundredths feet to the first mentioned point and place of beginning.
#39-3-21.8

PLANTIFF: loanDepot.com, LLC

VS

DEFENDANT: **Frederick D. Hyland Jr.**

SALE ADDRESS: 915 Kingsway 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: **19-10-505**

DEBT- **\$73,135.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03141 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

All that certain piece, parcel or tract of land, situate on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania, and being known as Illes Manor Section 2 on a subdivision Plan-Final for Michael Illes, prepared by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated July 8, 1980 and last revised March 12, 1981, Drawing Number 3529-80 and being more fully bounded and described.

Beginning at a point on the North side of Charles Street said point also being a corner of Lot #12 on said plan, thence extending from said beginning point along Lot 12, North 33 degrees 48 minutes 50 seconds West 97.58 feet to a point in line of lands of National R.R. Passenger Corp., thence extending along same north 76 degrees 44 minutes 25 seconds East 81.53 feet to a point along Lot 14 on said plan thence extending along same South 11 degrees 48 minutes 50 seconds East 96.64 feet to a point on the North side of Charles Street, thence extending along same South 78 degrees 11 minutes 10 seconds West 81.50 feet to the first mentioned point and place of beginning.

Containing 8,036 square feet of land be the same more or less.

Being Lot 13 on said Plan.

BEING UPI NUMBER 38-05C-0086.070

PARCEL NO.: 38-05C-0086.070

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: PNC Bank, National Association

VS

DEFENDANT: **Susan F. Boyd Noel, AKA Susan F. Boyd-Noel**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-506**

DEBT- **\$114,958.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01483 DIRECTED 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, October 17, 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, November 18, 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 # 16-11-27

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Lara A. Mancino**

SALE ADDRESS: 446 Oak Street, Coatesville, PA 19320-3710

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: **19-10-507**

DEBT- **\$59,606.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04487 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 28-4-121.2

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **Michele L. Ella**

SALE ADDRESS: 149 Old Wilmington Road, Coatesville, PA 19320-1144

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: **19-10-508**

DEBT- **\$162,916.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13079 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain lot or piece of ground, situate in the Township of Westtown, County of Chester and State of PA, bounded and described according to a survey of land grant farm final plan of property for Martha Lane Roehrs by Howard W. Doran, Inc., Registered Surveyor, dated 6/17/1974 and last revised 8/16/1974 as follows, to wit:

Beginning at a point of tangent on the Southwesterly side of East Cardinal Drive (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet from a point of tangent on the Southeasterly side of Overhill Road (50 feet wide); thence extending from said beginning point and along the Southwesterly side of East Cardinal Drive on the arc of a circle curving to the left having a radius of 532.86 feet, the arc distance of 132.05 feet to a point of tangent; thence extending South 55 degrees 28 minutes 41 seconds West 242.26 feet to a point; thence extending North 28 degrees 37 minutes 33 seconds west 217.40 feet to a point on the Southeasterly side of Overhill Road; thence extending along the same North 69 degrees 40 minutes 34 seconds East 224.97 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of East Cardinal Drive, being the point and place of beginning.

#67-2R-89

PLANTIFF: Branch Banking and Trust Company, a North Carolina Corporation, as Successor in interest to Susquehanna Bank

VS

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

SALE ADDRESS: 1143 Cardinal Drive, a/k/a 1143 East Cardinal Drive, 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: **19-10-509**

DEBT- **\$106,498.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01302 DIRECTED 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, October 17, 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, November 18, 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 trace of land, upon which is built a house No. 152 South Fourth Avenue, Coatesville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E. 8-5-1944 as follows:

Beginning at a point in the West curb line of South Fourth Avenue, a corner of land of Willard E. Stern and Maude T. Stern, distant 400.73 feet South of the South curb line of Walnut Street; thence along the West curb line of South Fourth Avenue, South 00 degrees 12 minutes West 20.29 feet to a point a corner of lot with a house designated as No. 154 South Fourth Avenue thereon erected; thence along the same and passing through the center of the middle dividing partition between the house designated as No. 152 South Fourth Avenue erected on the lot herein conveyed and the aforesaid house designated as No. 154 South Fourth Avenue erected on the lot immediately adjoin it on the South, North 89 degrees 48 minutes West, 85.75 feet to a point in the East curb line of a 3 feet wide private alley; thence along the same, North 00 degrees 12 minutes East, 20.29 feet to a point in line of land of the aforesaid Willard E. Stern and Maude T. Stern; thence along the same, South 89 degrees 48 minutes East, 85.74 feet to the place of beginning.

Containing 1,740 square feet of land, more or less.

Title to said Premises vested in Khader Mohammed by Deed from Crystal Thomas dated February 12 2008 and recorded April 24, 2008 in the Chester County Recorder of Deeds in Book 7417, Page 2349 as

Instrument Number 10839396.

#16-10-96

PLANTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Khader Mohammed & Saika S. Siddiqui**

SALE ADDRESS: 152 South 4th Avenue, Coatesville, PA 19320

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: **19-10-510**

DEBT- **\$156,515.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01287 DIRECTED 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, October 17, 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, November 18, 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, County of Chester, Commonwealth of Pennsylvania described according to a Plan of Lots known as Dogwood Dell made by George E. Regester, Jr. and Sons, Inc. Registered Land Surveyors Kennett Square PA dated 2/14/1973 last revised 6/25/1973, as follows.

BEGINNING at a point on the southerly side of Dogwood Dell cul-de-sac, which point is measured the 6 following courses and distances from a point formed by the intersection of the southwesterly side of Dogwood Dell Drive (extended) with the title line in the bed of Manor Road (Pennsylvania Route #82) (as shown on Plan): (1) extending from said point of intersection on a line curving to the right having a radius of 130.38 feet the arc distance of 98.47 feet to a point of tangent; (2) south 11 degrees west 155.30 feet to a point of curve; (3) on a line curving to the left having a radius of 175 feet the arc distance of 400 feet to a point of tangent; (4) north 55 degrees 21 seconds east 75.57 feet to a point of curve; (5) on a line curving to the right having a radius of 297.05 feet the arc distance of 178.86 feet to a point of tangent and (6) north 89 degrees 57 minutes 21 seconds east 683.30 feet to a point of curve, the point and place of beginning; thence extending from said beginning point around Dogwood Dell drive cul-de-sac, on a line curving to the left having a radius of 50 feet the arc distance of 118.70 feet to a point; thence extending along the center line of a certain 15 feet wide drainage easement, north 52 degrees 51 minutes 19 seconds east 300.52 feet to a point in line of land now or late of George M. Baker; thence extending along the same south 08 degrees 45 minutes 10 seconds west 614 feet to an iron pin a corner of land now or late of John G. Peters; thence extending along the center line of a 50 feet wide right of way (future), north 17 degrees 53 minutes 27 seconds west 315.17 feet to the first mentioned point and place of beginning.

CONTAINING 1.565 acres of land, be the same more or less.

BEING UPI # 29-7-136.9

BEING THE SAME PREMISES which Dianne Lee Geissinger, by Deed dated January 28, 2011 and recorded February 2, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8112, Page 53, granted and conveyed unto MIGUEL A. VELAZQUEZ and VICTORIA A. VELAZQUEZ.

PLANTIFF: Bank of America, N.A.

VS

DEFENDANT: Miguel A. Velazquez & Victoria A. Munson F/K/A Victoria A. Velazquez

SALE ADDRESS: 28 Dogwood Dell Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-511**

DEBT- **\$219,554.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02366 DIRECTED 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, October 17, 2019 @ 11 AM

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Property situate in the WEST WHITELAND TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 41-05G-0109

PLANTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Douglas J. Moran, Deceased**

SALE ADDRESS: 305 Namar Avenue, Exton, PA 19341-2740

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: **19-10-512**

DEBT- **\$278,692.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-09984 DIRECTED 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 WEST WHITELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania described according to a Plan for Valley View, made by Carroll Engineering Corporation dated 5/11/2000 bounded and described as follows to wit:

Beginning at a point on the Northeasterly side of Tall Pines Drive, a corner of Lot #65 on said plan, thence extending along said side of lot #65 North 71 degrees 16 minutes, 30 seconds East 80.00 feet to a point and corner of lands of Open Space Area as shown on said plan, thence extending along said side of Lands of Open Space Area South 18 degrees 43 minutes, 30 seconds East 24.00 feet to a point and corner of Lot #67 on said plan, thence extending along said side of Lot #67 South 71 degrees 16 minutes, 30 seconds West 80.00 feet to a point in the Northeasterly side of said Tall Pines Drive, thence extending along said side of Tall Pines Drive, North 18 degrees 43 minutes, 30 seconds West 24.00 feet to the first mentioned point and place of the beginning.

BEING UPI NUMBER 41-05-0157.370

PARCEL NO.: 41-05-0157.370

BEING THE SAME PROPERTY CONVEYED TO CHARLES HENRY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CHARLES R. HENRY AND MICHELLE H. HENRY, HIS WIFE, DATED APRIL 13, 2007, RECORDED APRIL 27, 2007, AT DEED BOOK 7144, PAGE 2376, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLANTIFF: Midfirst Bank, a Federally Chartered Savings Association

VS

DEFENDANT: **Charles Henry**

SALE ADDRESS: 257 Tall Pines Drive, West Chester, PA 19380

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: **19-10-514**

DEBT- **\$69,968.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04052 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN CITY OF COATESVILLE
TAX PARCEL # 16-2-278
SOLD AS THE PROPERTY OF: VERNYELL D. WILLIAMS

PLANTIFF: U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency)
VS
DEFENDANT: **Vernyell D. Williams**
SALE ADDRESS: 724 Merchant Street, Coatesville, PA 19320
PLANTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-515**

DEBT- **\$284,572.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04004 DIRECTED 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, October 17, 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, November 18, 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 parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Wiltshire at Oxford" made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 11/6/1996, last revised 6/26/1998 and recorded 8/26/1998 as Plan #14559 as follows, to wit: BEGINNING at a point on the northeasterly side of Schoolview Lane, said point being a corner of Lot #14 (as shown on said plan); thence from said point of beginning extending along said lane North 77 degrees 11 minutes 49 seconds West 109.92 feet to a point, being a corner of Lot #12; thence leaving said lane extending along Lot #12 North 12 degrees 48 minutes 11 seconds East 141.74 feet to a point in line of Open Space, being a corner of Lot #12; thence extending partially along said Open Space South 67 degrees 14 minutes 29 seconds East 111.60 feet to a point, being a corner of Lot #14; thence leaving said Open Space extending along Lot #14 South 12 degrees 48 minutes 11 seconds West 122.45 feet to the first mentioned point and place of beginning.
BEING Lot #13 on the above-mentioned Plan.
Parcel #69-3-63.14
BEING THE SAME PREMISES which Oxford Land, L.P., a Pennsylvania Limited Partnership, by Deed dated April 14, 2004 and recorded April 21, 2004 in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Record Book 6127 page 718, Doc #10402463 granted and conveyed unto Richard J. Spalding and Tamara L. Spalding, as tenants by the entirety, in fee.

PLANTIFF: U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2017-8 Mortgage-Backed Notes, Series 2017-8

VS

DEFENDANT: **Richard J. Spalding & Tamara L. Spalding**

SALE ADDRESS: 148 Schoolview Lane, Oxford, PA 19363

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: **19-10-516**

DEBT- **\$161,469.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04729 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

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

SAID driveway described as follows:

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

UPI NO. 28-5-171

BEING THE SAME PREMISES which Barbara A. Southern, by Deed dated December 27, 2013 and recorded December 30, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8866, Page 1895, granted and conveyed unto ANDREW J. SCIARRETTA, JR.

PARCEL NO.: 28-5-171

PLANTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Andrew J. Sciarretta, Jr.**

SALE ADDRESS: 102 Hardy Lane, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-517**

DEBT- **\$222,542.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04107 DIRECTED 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, October 17, 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, November 18, 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 message, tenement and tract of land situate in the Borough of Elverson, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of land of H. Bernard Fox in the road leading from Elverson to Morgantown, thence North along said land a distance of 150 feet to a corner of other land of said Joseph F. Mauger, thence West along same a distance of 100 feet to another corner of land of said Joseph F. Mauger, thence South along same a distance of 150 feet to the public road, thence East along same a distance of 100 feet to the place of beginning.

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

The improvements thereon being commonly known as 62 W Main Street, Elverson, PA 19520.

Being the same lot or parcel of ground which by Deed dated 11/26/01 and recorded among the Land Records of Chester County, State of Pennsylvania, in Liber/Book 5176. Folio/page 1280, was granted and conveyed/assigned by and between John L. Lakeman and Nancy M. Lakeman, unto John L. Lakeman.

PARCEL NUMBER: 13-3-7

PLANTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **John L. Lakeman**

SALE ADDRESS: 62 West Main Street, Elverson, PA 19520

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: **19-10-518**

DEBT- **\$94,043.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00284 DIRECTED 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, October 17, 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, November 18, 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 situate on the North side of Ridge Avenue in the Borough of Spring City, County of Chester and State of Pennsylvania, being Lot No.86 on a plan of lots laid out by William P. Snyder, known as the Emery Addition to Spring City, which plot remains of record in the Recorder's Office in Chester County in Deed Book T-10, Page 72.

Also all that certain lot of land, with the building and improvements thereon erected, situate on the North side of Ridge Avenue, in the Borough of Spring City, in the block immediately west of Cedar Street being adjoining Lots Nos. 86, 87 and 20 feet to the eastern side of Lot No. 88 on the Plan of lots made by W.P. Snyder of the Emery Addition to Spring City, which plot remains of record in the Recorder's Office in Chester County, in Deed Book T-10, Page 72, Lots Nos. 86 and 87.

#14-1-7

PLANTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **Kari Newman**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-519**

DEBT- **\$290,733.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07921 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain unit in the property known, named and identified in the Declaration o Covenants, Easements and Restrictions for Green Street Mews, located in Downingtown Borough, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act, by the recording in the County of Chester Department of Records of a Declaration dated August 27, 2007, and recorded in Record Book 7250 page 1994, being and designated as Unit No. 26, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING Known as Unit #26, Green Street Mews.

Tax ID/Parcel No. UPI: 11-8-239.26

BLR # 11-8-239.26

BEING THE SAME PREMISES: The said Robert M. Lilley III became seized of the interest granted and conveyed, in fee, by Green Street Mews LLC as evidenced by Deed dated 12/4/2007 and recorded 12/6/2007 in the Office of the Recorder in Chester County, in Book 7321, page 1544, et c.

PLANTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1

VS

DEFENDANT: **Robert M. Lilley III**

SALE ADDRESS: 326 Jefferson Avenue, Downingtown, 19335

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: **19-10-520**

DEBT- **\$40,136.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10362 DIRECTED 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, October 17, 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, November 18, 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 Charlestown, Chester County, Pennsylvania, and being known as 2079 Bodine Road a/k/a 2081 Bodine Road, Charlestown Township, Malvern, Pennsylvania, 19355.
#35-7-5

PLANTIFF: Branch Banking and Trust Company
VS

DEFENDANT: **William Lees Jr. a/k/a W. David Lees, Jr a/k/a William David Lees, Jr & Ernestine R. Lees**

SALE ADDRESS: 2079 Bodine Road a/k/a 2081 Bodine Road, Charlestown Township, 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: **19-10-521**

DEBT- **\$103,035.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03828 DIRECTED 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, October 17, 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, November 18, 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 parcel in the City of Coatesville, Chester County, Pennsylvania, being approximately 19.6 x 150.
#16-6-805

PLANTIFF: Pennsylvania Housing Finance Agency
VS

DEFENDANT: **Rhonda Jones-Moore & Willie B. Moore**

SALE ADDRESS: 631 Walnut Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PURCELL, KRUG & HALLER 717-234-4178**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-10-522**

DEBT- **\$138,985.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02149 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan dated February 19, 1996 and last revised April 22, 1996 by Berger & Hayes, Professional Engineers and Professional Land Surveyors (Thorndale, PA), as follows: BEGINNING at a point on the North right of way line and curb line of Coates Street (33 feet wide), a corner of Lot #1, said point also being located, N 80° - 11' - E, 25.00 feet from the East right of way line Chester Avenue as measured along the aforesaid North right of way line and curb line of Coates Street; thence leaving said right of way line of Coates Street and along Lot #1, N 09° - 49' - W, passing through the diving partition of a dwelling erected on Lot #1 and Lot #2, 151.62 feet to a point on the South right of way line of Poplar Street (20 feet wide – unimproved); thence along said Poplar Street, N 77° - 45' - E, 25.025 feet to a point, a corner of Lot #3, thence leaving said Poplar Street and along Lot #3, S 09° - 49' - E, 152.42 feet to a point on the aforesaid North right of way line and curb line of Coates Street; thence along said North right of way line and curb line of Coates Street, S 80° - 11' - W, 25.00 feet to the first mentioned point and place of beginning. CONTAINING: 3,801 Square Feet of land be the same more or less.

Fee Simple Title Vested in Lisa Johnson and John C. Tinson by deed from Housing Authority of the County of Chester., dated 12/31/2003, recorded 01/07/2004, in the Chester County Clerk's Office in Deed Book 6032, Page 2057.

PARCEL NO.: 16-02-0098.010

PLANTIFF: Wells Fargo Bank, National Association successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2004-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **Lisa Johnson & John C. Tinson**

SALE ADDRESS: 747 Coates Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-523**

DEBT- **\$265,170.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02845 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN BOROUGH OF KENNETT SQUARE
TAX PARCEL #3-3-37.3
SOLD AS THE PROPERTY OF: BOX HEAD CONSTRUCTION INC

PLANTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not in its individual capacity, but solely as owner trustee of Residential Credit Opportunities Trust II

VS

DEFENDANT: **Box Head Construction Inc.**

SALE ADDRESS: 200 East Linden Street, Kennett Square, PA 19348

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: **19-10-524**

DEBT- **\$100,024.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04289 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 32-6-25.32

PLANTIFF: Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
VS
DEFENDANT: **David C. Jorgensen & Kelly S. Jorgensen**
SALE ADDRESS: 87 Moore Road, Downingtown, PA 19335-4568
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: **19-10-527**

DEBT- **\$127,625.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03233 DIRECTED 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, October 17, 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, November 18, 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 HONEY BROOK TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 22-8-24.2

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Jeffrey Hardy, Jr**

SALE ADDRESS: 131 Cupola Road, Honey Brook, PA 19344-9768

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: **19-10-528**

DEBT- **\$297,773.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07021 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN TOWNSHIP OF EAST COVENTRY

TAX PARCEL # 18-4-130.4A

SOLD AS THE PROPERTY OF: BONNIE DRUMHELLER Solely in Her Capacity as Heir of Raymond S. Drumheller Deceased, NICOLE GARGUS Solely in Her Capacity as Heir of Raymond S. Drumheller Deceased and The Unknown Heirs of Raymond S. Drumheller Deceased

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

DEFENDANT: **Bonnie Drumheller Solely in Her Capacity as Heir of Raymond S. Drumheller Deceased, Nicole Gargus Solely in Her Capacity as Heir of Raymond S. Drumheller Deceased, the Unknown Heirs of Raymond S. Drumheller Deceased**

SALE ADDRESS: 1087 Ebelhare Road, Pottstown, PA 19465

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-529**

DEBT- **\$87,399.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04123 DIRECTED 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, October 17, 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, November 18, 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 parcel of land, situate Myrtle Burgess dated 5/3/96 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

BEGINNING at a point on the title line in Valley Hill Road, a point on line of lands now or late of Thomas and Catherine Jenkins; thence from the point of beginning along said title line South 89 degrees 04 minutes 00 seconds West 140.66 feet; thence leaving said title line, North 00 degrees 57 minutes 00 seconds East 120.87 feet; thence North 89 degrees 03 minutes 00 seconds West 92.16 feet to a point on the East lien of a 33 feet wide Private Easement for Ingress, Egress and Utilities; thence along the same North 00 degrees 57 minutes 00 seconds East 288.75 feet to a point on the line of lands now or late of Donald and Vera Goodman; thence along said lands South 89 degrees 03 minutes 00 seconds East 151.80 feet to a point on the line of the aforesaid lands of Jenkins; thence along said lands of the Jenkins the following 3 courses and distances; (1) South 00 degrees 57 minutes 00 seconds West 288.75 feet; (2) South 89 degrees 03 minutes 00 seconds East 80.68 feet; (3) South 00 degrees 49 minutes 00 seconds West 116.25 feet to the point of beginning.

BEING the same premises which Myrtle Lillian Burgess, also known as Myrtle L. Burgess, by Deed dated April 23, 1999 and recorded in Chester County on April 27, 1999, in Deed Book 4551, page 1800, conveyed unto Myrtle L. Burgess, in fee.

#35-7-38

PLANTIFF: Ditech Financial LLC

VS

DEFENDANT: **Gail Burgess a/k/a Gail M. Burgess**

SALE ADDRESS: 2109 Valley Hill Road, Malvern, PA 19355

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: **19-10-530**

DEBT- **\$112,100.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07336 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the TREDYFFRIN TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 43-6A-351

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Toby T. George**

SALE ADDRESS: 151 Drummers Lane, Wayne, PA 19087-1524

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: **19-10-531**

DEBT- **\$309,985.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 16-06126 DIRECTED 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, October 17, 2019 @ 11 AM

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Property situate in the SADSBUURY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 37-4-115, 37-4-116

PLANTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **Joseph J. Zydinsky**

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365-2140

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: **19-10-532**

DEBT- **\$195,418.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13358 DIRECTED 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, October 17, 2019 @ 11 AM

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All the right, title, interest and claims of Margaret B. Ball and Guy G. Ball, Sr., in and to the following described property:

All that certain tract of land situate in the Township of West Nottingham.

Het a dwelling known as 40 Park Road, Nottingham, PA 19362

Being the same premises, which Keele B. King and Catherine E. King, his wife, by deed dated January 11, 1975 and recorded in Chester County in Record Book 145 Page 157 conveyed unto Guy G. Ball, Sr. and Margaret B. Ball, his wife.

Uniform Parcel Identifier Tax Parcel No. 68-6-11.2.

PLANTIFF: U.S. Bank National Association, as Trustee for the Igloo Series III Trust

VS

DEFENDANT: **Margaret B. Ball & Guy G. Ball, Sr.**

SALE ADDRESS: 40 Park Road, Nottingham, PA 19362

PLANTIFF ATTORNEY: **KEVIN J. CUMMINGS, ESQUIRE 412-566-1212**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-10-533**

DEBT- **\$206,968.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11041 DIRECTED 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, October 17, 2019 @ 11 AM

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Property situate in Uwchlan Township
Tax Parcel #33-5F-244
Sold as the property of: Kenneth A. Fetterhoff and Steven V. Fetterhoff.

PLANTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **Kenneth A. Fetterhoff & Steven V. Fetterhoff**

SALE ADDRESS: 203 South Snowdon Court, Exton, PA 19341

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: **19-10-534**

DEBT- **\$403,850.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 19-02412 DIRECTED 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, October 17, 2019 @ 11 AM

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All that certain lot or tract of land situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan of Fernleigh, now known as Valley Forge Woods prepared by Chester Valley Engineers, Inc., dated March 7, 1990 and last revised December 1, 1992 and recorded in the Office of the Recorder of Deeds in Chester County as Plan # 12041, as follows, to wit:

Beginning at a point on the southeasterly side of Shelbourne Lane (50 feet wide) a corner of Lot 190 on said Plan; thence extending along the southeasterly side of Shelbourne Lane North 45 degrees 47 minutes 26 seconds East 97.00 feet to a point; thence extending along Lot 192 on said Plan South 44 degrees 12 minutes 34 seconds East 235.00 feet to a point; thence extending along Lot 181 and 182 and through an easement on said Plan South 45 degrees 47 minutes 26 seconds West 97.00 feet to a point, thence extending along Lot 190 aforementioned North 44 degrees 12 minutes 34 seconds West 235.00 feet to the point and place of beginning. Being Lot #191 on said Plan.

Under and subject, nevertheless, to all reservation, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Deed Book Volume 4495, Page 1299, et seq.

#27-6-745

PLANTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **Michael R. Harth & Wendy J. Harth**

SALE ADDRESS: 350 Shelbourne Lane, Phoenixville, PA 19460

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: **19-10-535**

DEBT- **\$204,562.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00121 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All the right, title, interest and claims of Elizabeth Sue Lorah in and to the following described property:
All that certain lot or piece of ground situate in the Borough of Honey Brook.
Het a dwelling known as 430 Wawassan Drive, Honey Brook, PA 19344
Being the same premises which Donald C. Bradley, Jr. and Mary F. Bradley, his wife, by Deed dated April 2, 1993 and recorded in Chester County in Record Book 3537 Page 691 conveyed unto Theodore R. Lorah, Jr. and Elizabeth Sue Lorah, his wife. Theodore R. Lorah, Jr. died on January 31, 2009 and his interest in the property vested in his wife, Elizabeth Sue Lorah by operation of law.
Uniform Parcel Identifier Tax Parcel No. 12-2-8.9

PLANTIFF: U.S. Bank National Association, as Trustee for the Igloo Series III Trust
VS
DEFENDANT: **Eliazabeth Sue Lorah**
SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344
PLANTIFF ATTORNEY: **KEVIN J. CUMMINGS, ESQUIRE 412-566-1212**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-10-536**

DEBT- **\$172,788.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09367 DIRECTED 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, October 17, 2019 @ 11 AM

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All that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by T.G. Colesworthy County Surveyor, dated May 1953, as follows, to wit:

Beginning at a point on the southwesterly side of Adams Street (40 feet wide) at the distance of 224.37 feet northwestwardly from the northwesterly side of Rosedale Avenue (40 feet wide); thence extending South 65 degrees, 45 minutes West, partly through the center of the party wall, 99.27 feet to a point on the northeasterly side of said alley, 18.42 feet seconds West, along the northeasterly side of said alley, 18.42 feet to a point; thence extending North 65 degrees, 45 minutes, East, partly through the center of the party wall, 100.28 feet to a point on the southwesterly side of Adams Street, aforesaid, thence extending South 24 degrees, 15 minutes East, along the said side of Adams Street, 18.17 feet to the first mentioned point and place of beginning.

#1-10-176

PLANTIFF: Broad Street Funding Trust I

VS

DEFENDANT: **Sharon Jancovic, Known Surviving Heir of Katherine M. Mealey, Gerald Mealey, Known Surviving Heir of Katherine M. Mealey, Unknown Surviving Heirs of Katherine M. Mealey**

SALE ADDRESS: 704 South Adams 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: **19-10-537**

DEBT- **\$341,618.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01016 DIRECTED 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, October 17, 2019 @ 11 AM

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All that certain lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Lower Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of McDonald Run made by Crossan-Raimato, Inc., West Grove, PA dated 9-23-1998 and last revised 10-14-1999 and recorded as Plan File No. 15411, as follows, to wit:

Beginning at a point on the Southwesterly side of McDonald Lane at a common corner of Lots #7 and #8 as shown on said Plan; thence from said beginning point and extending along the side of said road South 79 degrees 31 minutes 46 seconds East 194.50 feet to a point, a corner of Lot #6; thence extending along the same South 10 degrees 28 minutes 14 seconds West 224.04 feet to a point in line of Lot #4, thence extending along the same and along Lot #3 North 79 degrees 31 minutes 46 seconds West 194.50 feet to a point, a corner of Lot #8, aforesaid; thence extending along the same North 10 degrees 28 minutes 14 seconds East 224.04 feet to a point, being the first mentioned point and place of beginning.

Fee Simple Title Vested in TRACY FULLER, A MARRIED MAN by deed from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE., dated 09/20/2017, recorded 12/22/2017, in the Chester County Clerk's Office in Deed Book 9672, Page 719.

PARCEL NO.: 56-09-0026.070

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Tracy Fuller**

SALE ADDRESS: 130 McDonald Way, Oxford, PA 19363

PLANTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-538**

DEBT- **\$159,754.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04142 DIRECTED 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, October 17, 2019 @ 11 AM

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All that certain lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, conveyed to Loretta A. Iezzi, by deed dated 3/22/2010 and recorded 12/16/2011, from Robert A. Iezzi and Loretta A. Iezzi, of record in Book 8317, Page 1900, etc. with the Chester County Recorder of Deeds.
Parcel ID: 41-06-0195

PLANTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **Loretta A. Iezzi**

SALE ADDRESS: 1432 West Woodbank Way, West Chester, PA 19380

PLANTIFF ATTORNEY: **WEBER GALLAGHER SIMPSON STAPELTON FIRES & NEWBY LLP**
267-295-3364

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-539**

DEBT- **\$223,563.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08156 DIRECTED 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, October 17, 2019 @ 11 AM

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

All that certain lot or piece of ground, situate in the City of Coatesville, County of Chester and State of Pennsylvania and being described from a Plan of property of Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 3/13/1998, last revised 8/4/1998 and recorded 8/27/1998 in Chester County as Plan No. 14562 and being more fully described, as follows, to wit:

Beginning at a point on the west side of Eighth Avenue said point also being the Southeast corner of lands now or formerly of Oscar L. Moore, as shown on said plan; thence extending from said point and place of beginning and extending along Eighth Avenue South 17 degrees 00 minutes 00 seconds East 76.00 feet to a point; thence extending South 73 degrees 00 minutes 00 seconds West 160.00 feet to a point along Palmer Avenue; thence extending along said Palmer Avenue north 17 degrees 00 minutes 00 seconds West 76.00 feet to a point; thence extending North 73 degrees 00 minutes 00 seconds East 160.00 feet to the first mentioned point and place of beginning.

Being Lot No. 2 as shown on said Plan.

Containing 12,0160 square feet of land, more or less.

BEING UPI NUMBER 16-6-602.1

PARCEL NO.: 16-6-602.1

BEING THE SAME PROPERTY CONVEYED TO FRANCIS GREEN AND CARMEN GREEN, HUSBAND AND WIFE, WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM THE TRINITY UNITED BIBLE CHURCH, DATED DECEMBER 30, 1998, RECORDED JANUARY 7, 1999, AT INSTRUMENT NUMBER 6848754, DEED BOOK 4486, PAGE 2210, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A

VS

DEFENDANT: **Carmen Green & Francis Green**

SALE ADDRESS: 46 South 8th Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-540**

DEBT- **\$210,315.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00817 DIRECTED 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 SADSBUURY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 37-4-53-27

PLANTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for American Home Mortgage Investment Trust 2005-2

VS

DEFENDANT: **Cynthia R. Reinhard & James R. Reinhard**

SALE ADDRESS: 101 Slate Ridge Road, Coatesville, PA 19320-1669

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: **19-10-541**

DEBT- **\$86,444.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04593 DIRECTED 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, October 17, 2019 @ 11 AM

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Property situate in the PARKESBURG BOROUGH, CHESTER County, Pennsylvania
BLR # 8-5-291.1

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: **James C. Fetterman & Clinton W. Fetterman**

SALE ADDRESS: 418 3rd Avenue, A/K/A 418 West Third Avenue, Parkesburg, PA 19365-1406

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: **19-10-542**

DEBT- **\$64,210.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13386 DIRECTED 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, October 17, 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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan, Pennington Farms, made by the Design Coalition, Architects-Planners, Parkesburg, Pennsylvania, dated 4-24-1984, last revised 8-3-1984, recorded 1-9-1985, in Plan File No. 5381, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ridge Avenue, said point of beginning also being a corner of Lot No. 7, as shown on said plan; thence extending from said point of beginning along the Southeasterly side of Ridge Avenue, North 81° 40' East, 103.24 feet to a point a corner of Lot No. 9; thence extending along same, South 8° 26' 22" East, 154.46 feet to a point on the Northwesterly side of a proposed 20 feet wide Sanitary Sewer Easement; thence extending along same, South 81° 33' 38" West, 103.24 feet to a point a corner of Lot No. 7; thence extending along same, North 8° 26' 22" West, 154.65 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 8 as shown on said plan.

BEING THE SAME PREMISES which Hennessy Brothers, Inc. and Lawrence F. Welsch, by Deed dated February 13, 1989 and recorded February 14, 1989 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1433, Page 198, granted and conveyed unto Douglas T. Delestienne and Sharon N. Delestienne.

PARCEL NO.: 7-3-147.11

PLANTIFF: Trumark Financial Credit Union S/B/M to Keystone Federal Credit Union
VS

DEFENDANT: **Douglas T. Delestienne a/k/a Douglas Delestienne & Sharon N. Delestienne
a/k/a Sharon Delestienne**

SALE ADDRESS: 502 Ridge Avenue, Atglen, PA 19310

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.

Sheriff's Sale of Real Estate

SALE NO: **19-10-543**

DEBT- **\$123,716.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06558 DIRECTED 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, October 17, 2019 @ 11 AM

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All that certain lot or land situate in Valley Township, Chester County, Pennsylvania
Tax Parcel No.: 38-2Q-14.4

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

VS

DEFENDANT: **Jennie P. Morton**

SALE ADDRESS: 929 W. Chestnut Street, Coatesville, PA 19320-1899

PLANTIFF ATTORNEY: **GRIM, BIEHN & THATCHER 215-257-6811**

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

Sheriff's Sale of Real Estate

SALE NO: **19-10-544**

DEBT- **\$274,281.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04522 DIRECTED 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, October 17, 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, November 18, 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 West Bradford Township, County of CHESTER, Commonwealth Of Pennsylvania, described according to a Plan of Subdivision of "Bradford Glen" Phase IV and V made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 5/26/81, and last revised 12/17/81 and recorded in Plan File No. as follows, to wit:

BEGINNING at a point on the Southwesterly side of Barbara Drive (36 feet wide) at a corner of Lot #367 on said Plan; thence extending from said beginning point, along Lot #367, south 23 degrees 20 minutes 46 seconds West 100 feet to a point on the Northeasterly side of a 275 feet wide Philadelphia Electric Co easement; thence extending along the same North 66 degrees 39 minutes 14 seconds West 55 feet to a point a corner of Lot #369 on said Plan; thence extending along the same North 23 degrees 20 minutes 46 seconds East 100 feet to a point on the Southwesterly side of Barbara Drive; thence extending long the same South 66 degrees 39 minutes 14 seconds East 55 feet to the first mentioned point and place of beginning.

BEING the same premises which Phillip A. Marcus and Janet I. Marcus, by Indenture bearing date 10/25/1995 and recorded 10/31/1995 in the Office of the Recorder of Deeds &c., in and for the said County of Chester in Record Book 3955, Page 2340 etc., granted and conveyed unto Aishat A. Sogunro and Olusiyan D. Sogunro, in fee.

TAX PARCEL # 50-5A-343

PLANTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **Margaret Lombertino & Michael Lombertino**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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: **19-10-545**

DEBT- **\$568,101.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08569 DIRECTED 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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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, November 18, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the EAST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 52-4L-157

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **James E. Frantz & Suzanne Frantz**

SALE ADDRESS: 1633 Eldridge Drive, West Chester, PA 19380-6456

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.