

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 21st @ 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, November 21, 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, November 21st, 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, December 23rd, 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: **19-11-546**

DEBT- **\$2,573.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06543 DIRECTED 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, November 21, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania.
TAX PARCEL NO. 29-4-184.3

PLANTIFF: West Brandywine Township

VS

DEFENDANT: **Maxie E. Evans & Faye S. Evans**

SALE ADDRESS: 192 Springton Road, West Brandywine, PA 19343

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: **19-11-547**

DEBT- **\$4,093.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09828 DIRECTED 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 Unit in the property known, named and identified in the Declaration Plan referred to below as Westtown Mews Condominium, located at West Chester Pike (Pa Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of PA.
TAX PARCEL NO. 67-2-292

PLANTIFF: Westtown Township

VS

DEFENDANT: **Richard J. Di Pretore & Michele T. Di Pretore**

SALE ADDRESS: 1518 Manley Road Apt B-45, 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: **19-11-548**

DEBT- **\$1,756.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00567 DIRECTED 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 property known as 358 Walnut Street, City of Coatesville, Pennsylvania.
TAX PARCEL NO. 16-5-345.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Monica Denise Brandon & Kenneth Huggins**

SALE ADDRESS: 358 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: **19-11-549**

DEBT- **\$1,757.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00512 DIRECTED 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, comprising together a single tract of land located in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania.
TAX PARCEL NO. 38-2Q-48

PLANTIFF: Township of Valley

VS

DEFENDANT: **Ronald V. Washington**

SALE ADDRESS: 926 W. Lincoln Highway, 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: **19-11-552**

DEBT- **\$2,321.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01946 DIRECTED 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 upon which is erected the West house of a block of two brick dwelling houses, designated as No. 257 East Chestnut Street, Hereditaments and Appurtenances, Situated in the 3rd Ward of the City of Coatesville, Chester County, Pennsylvania.
TAX PARCEL NO. 16-5-77

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Michael Wagoner**

SALE ADDRESS: 257 E. Chestnut 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: **19-11-554**

DEBT- **\$2,533.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00897 DIRECTED 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 THOSE TWO CERTAIN lots or pieces of ground on which is located a frame dwelling house, hereditaments and appurtenances, situate in Valley Township, Chester County, Pennsylvania.
TAX PARCEL NO. 38-5F-42

PLANTIFF: Township of Valley

VS

DEFENDANT: **Ronald F. Sloyer & Payge A. Sloyer**

SALE ADDRESS: 1596 Valley Road, Valley Township, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-555**

DEBT- **\$1,827.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04148 DIRECTED 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 designated as lot No. 123, on a plan of building lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 38-2Q-192

PLANTIFF: Township of Valley

VS

DEFENDANT: **Ramona L. Taylor**

SALE ADDRESS: 827 Lafayette 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: **19-11-557**

DEBT- **\$1,813.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03842 DIRECTED 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 ground with the buildings thereon erected, being Situate in the 4th Ward of the City of Coatesville and partly in the Township of Caln.
TAX PARCEL NO. 16-7-284

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Robert Fallon, Jr.**

SALE ADDRESS: 123 S. Thirteenth 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: **19-11-558**

DEBT- **\$331,897.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08730 DIRECTED 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 EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a plan of Wellington Hunt, drawn by Edward B. Walsh and Associates, Civil Engineers, dated 2/28/1990 and last revised 9/24/1996, said Plan recorded in Chester County as Plan No. 13594, as follows, to wit:

Beginning at a point in the southwesterly side of Martingale Circle (50 feet wide), said point being a corner of Lot No. 29 on said plan; thence extending from said point of beginning along the southwesterly side of Martingale Circle, south 68 degrees 30 minutes 00 seconds east 185.00 feet to a point, a corner of Lot No. 31 on said plan; thence extending along same, south 21 degrees 30 minutes 00 seconds west 230.00 feet to a point, a corner of lands marked "open space" on said plan; thence extending along same north 77 degrees 46 minutes 27 seconds west 198.50 feet to a corner of Lot No. 29; thence extending along same, north 21 degrees 30 minutes 00 seconds east 301.94 feet to the first mentioned point and place of beginning.

Being Lot No. 30 as shown on the above mentioned plan.

BEING THE SAME PROPERTY CONVEYED TO ANDREW TERRELL AND DAPHNE TERRELL, HUSBAND AND WIFE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DREW R. LARSEN, DATED MAY 24, 2011, RECORDED JUNE 2, 2011, AT DOCUMENT ID 11102201, AND RECORDED IN BOOK 8187, PAGE 416, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA. TAX PARCEL # 47-6-61.42

PLANTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Andrew Terrell & Daphne Terrell**

SALE ADDRESS: 319 Martingale Circle, East Fallowfield, 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: **19-11-560**

DEBT- **\$78,849.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04592 DIRECTED 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, Situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, Pa., dated 4/16/1973 and recorded as Chester County Plan 49 page 18, as follows, to wit: BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southeasterly corner of this about to be described lot at the Northeasterly corner of lands now or late of Walter Reinhart, said point being measured South 14° 29' 14" East, 863.85 feet along said title line from a point of intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhart's land North 81° 39' 43" West, 463.60 feet to a point; thence extending still along the same South 54° 31' 43" West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 9° 29' 54" West, 333.61 feet to a point at the Southwesterly corner of Lot No. 16, as shown on said Plan; thence extending along the same North 81° 2' 19" East, 350 feet to a point in line of Lot No. 13, as shown on said Plan; thence extending along the same and Lot No. 14 the two following courses and distances: (1) South 9° 29' 54" East, 156.15 feet to a point; and (2) South 81° 39' 43" East, re-crossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South 14° 29' 14" East, 54.25 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated 5/10/1999 and recorded 5/11/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4561, Page 886, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell.

Mitzi Baron-Campbell departed this life on May 3, 2011.

TAX PARCEL NO. 69-7-98.12

PLANTIFF: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CHARTER ONE BANK, N.A. A DIVISION OF RBS CITIZENS, N.A.

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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: **19-11-561**

DEBT- **\$80,348.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04934 DIRECTED 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 OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF NEW LONDON, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION OF LAND BELONGING TO EDWARD M. LAFFERTY, JR., MADE BY ROLAND A. DUNLAP DATED MARCH 7, 1983, LAST REVISED MAY 17, 1983 AND RECORDED IN CHESTER COUNTY AS PLAN # AS FOLLOWS TO WIT:
BEGINNING AT A SPIKE ON THE TITLE LINE IN THE BED OF STATE ROAD (LR 15008), A CORNER OF LANDS NOW OR LATE OF DONALD KELL; THENCE FROM THE BEGINNING AND EXTENDING ALONG STATE ROAD, NORTH 36 DEGREES 30 MINUTES 00 SECONDS EAST, 199.10 FEET TO A POINT, A CORNER OF LOT #2 ON SAID PLAN; THENCE LEAVING STATE ROAD, CROSSING THE EASTERLY SIDE THEREOF AND EXTENDING ALONG SAID LOT #2, THE THREE (3) FOLLOWING COURSES AND DISTANCES; (1) SOUTH 25 DEGREES 48 MINUTES 00 SECONDS EAST, 428.01 FEET TO A POINT; (2) SOUTH 36 DEGREES 30 MINUTES WEST, 86.66 FEET TO A POINT; AND (3) NORTH 53 DEGREES 30 MINUTES WEST, 80.00 FEET TO A POINT IN LINE OF LANDS OF DONALD KELL, AFORESAID; THENCE EXTENDING ALONG SAID LANDS, THE TWO (2) FOLLOWING COURSES AND DISTANCES; (1) NORTH 36 DEGREES 30 MINUTES 00 SECONDS EAST, 61.59 FEET TO A POINT; AND (2) NORTH 48 DEGREES 44 MINUTES 02 SECONDS WEST, RECROSSING STATE ROAD, 300.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.
TAX PARCEL # 71-1-52.1B

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Jo Anne W. Norris a/k/a Jo Ann W. Norris**

SALE ADDRESS: 1121 State Road, Lincoln University, PA 19352

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: **19-11-562**

DEBT- **\$135,168.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03900 DIRECTED 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, November 21, 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, December 23rd, 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 West Chester, County of Chester and Commonwealth of Pennsylvania, described according to a Plot Plan made for W.C. Homes, Inc., said plan made by Thomas G. Colesworthy, County Surveyor, Dated August 3, 1956 and last revised September 24, 1958, as follows, to wit:

Beginning at a point in the Northwestern side of Market Street (60 feet wide) at the distance of 301.75 feet Southwestwardly measured along the said side of Market Street from its point of intersection with the Southwesterly side of Brandywine Street (50 feet wide) said point of beginning; also being a point on the center line of a certain 20 feet wide joint driveway; thence extending from said point of beginning Southwestwardly measured along the said side of Market Street, 29.75 feet to a point; thence extending Northwestwardly on a line parallel with Everhart Avenue partly through the party wall; 150 feet to a point; thence extending Northeastwardly 29.75 feet to a point; thence extending Southeastwardly on a line parallel with Everhart Avenue partly along the center line of the aforementioned joint driveway, 150 feet to the first mentioned point and place of beginning.

Being #521 West Market Street.

Together with the free and common use, right, liberty and privilege of the aforesaid joint drive, as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lot or ground bounding on the Northeast. Subject, however, to the proportionate part of the expense of keeping the same in good order and repair.

Being Registry Parcel #1-8-363.5

PLANTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-W3 VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOPHER ECKERT**

SALE ADDRESS: 521 West Market Street, West Chester, PA 19382

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: **19-11-563**

DEBT- **\$140,166.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04671 DIRECTED 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, November 21, 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, December 23rd, 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 NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P. PALMER, BY GEORGE E. REGISTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982 LAST REVISED 2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390) KNOWN AS WALNUT RUN ROAD AT THE NORTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD NORTH 84 DEGREES 52 MINUTES 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 05 DEGREES 04 MINUTES 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT #2, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 84 DEGREES 52 MINUTES 00 SECONDS WEST, CROSSING THE EASTERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD 730.50 FEET TO A POINT ON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 60-5-96.4

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

DEFENDANT: **JEFFREY E. HOOPES & TINA M. HOOPES A/K/A TINA HOOPES; UNITED STATES OF AMERICA**

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

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: **19-11-564**

DEBT- **\$387,891.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06157 DIRECTED 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, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and State of Pennsylvania bounded and described according to a Plan of "Sherwood Pines" Sections I and II, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/6/1982 and last revised 7/7/1982 and recorded 12/1/1982 in Chester County Plan No. 4203, as follows, to wit:

BEGINNING at a point on the cul-de-sac, at the end of Little John Circle, at a corner of Lot No. 19 on said Plan; thence extending from said beginning point along Lot No. 19, South 06 degrees, 50 minutes 33 seconds East, 176.82 feet to a point on the Northerly right of way line of the Route 1 By-pass; thence extending along the same, the two following courses and distances; (1) South 83 degrees 09 minutes 27 seconds West, 115.20 feet to a point and (2) South 89 degrees 29 minutes 00 seconds West, 183.86 feet to a point, a corner of Lot No. 1; thence extending along the same, North 67 degrees 03 minutes 18 seconds East, 185.75 feet to a point, on the cul-de-sac at the end of Little John Circle, aforesaid; thence extending along the same, the three following courses and distances: (1) on a line curving to the left, having a radius of 50.00 feet, the arc distance of 135.86 feet to a point of reverse curve: (2) on a line curving to the right, having a radius of 25.00 feet, the arc distance of 21.03 feet to a point of tangent and (3) North 66 degrees 00 minutes East, 6.66 feet to the first mentioned point and place of beginning.

BEING Lot #20 on said plan.

BEING Parcel Number: 60-1-37.22/60-01-0037.220

PLANTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Greenpoint Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

VS

DEFENDANT: **Glenn Hall & Joann Hall**

SALE ADDRESS: 5 Little John Circle, Avondale, PA 19311

PLANTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of 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: **19-11-565**

DEBT- **\$83,898.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01771 DIRECTED 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, November 21, 2019 @ 11 AM

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Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 39-1-46.4

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

DEFENDANT: **Bernadette Campbell, in Her Capacity as Heir of William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased & Cathy Campbell, in Her Capacity as Heir of William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased & William H. Campbell, III, in His Capacity as Heir of William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased & Joshua N. Johnson, in His Capacity as Heir of William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased & Michael Campbell-Tate, in His Capacity as Heir of William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased & Gabrielle N. Campbell-Tate, in Her Capacity as Heir of William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased & Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William H. Campbell, Sr a/k/a William H. Campbell a/k/a William Henry Campbell, Sr, Deceased**

SALE ADDRESS: 1104 Caln Meetinghouse Road, Coatesville, PA 19320-2113

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-566**

DEBT- **\$272,003.31**

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

Thursday, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN, lot or piece of land with the buildings and improvements thereon erected. SITUATE in the Township of West Whiteland, in the County of Chester and State of Pennsylvania, bounded and described in accordance to a final plan of "Poets Woods", made by J.R. Williams Company, Engineers West Chester Pennsylvania, dated 3/22/1976 and recorded as Chester County Plan No. 635 as follows, to wit: BEGINNING at a point on the Easterly side of Sonnet Lane (50 feet wide) at a corner of lot known as 660 West Boot Road, which point is measured the four following courses and distances along the roadside from a point on the southerly side of Boot Road (60 feet wide) (1) Leaving the southerly side of Boot Road, along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Easterly side of Sonnet Lane (2) South 01 degrees, 54 minutes, 00 seconds East 42 feet to a point of curve (3) along the arc of a circle curving to the left having radius of 150 feet the arc distance of 49.19 feet to a point of tangent and (4) South 24 degrees, 26 minutes, 53 seconds East 144.39 feet to the beginning point; thence leaving the Easterly side of Sonnet Lane and extending along lot 660 West Boot Road and 650 West Boot Road, North 72 degrees, 50 minutes, 00 seconds East 308.24 feet to a point in line of land of Edward Wroten; thence along said Wroten's land, South 11 degrees, 51 minutes, 00 seconds East 124.44 feet to a point a corner of lot 1311 Sonnet Lane; thence along lot 1311 Sonnet Lane, and along the Southerly side of a 20 feet wide drainage easement, South 72 degrees, 50 minutes, 00 seconds West 280.82 feet to a point on the Easterly side of Sonnet Lane, aforesaid; thence along the same, North 24 degrees, 26 minutes, 53 seconds West 125 feet to the first mentioned point and place of Beginning. Containing 36,489 square feet to the first mentioned point and place of beginning. Fee Simple Title Vested in Karen Warren and Brian O'Neill, their heirs and assigns, as as Tenants by the Entirety deed from, David C. McMahan and Irma M. McMahan, dated 03/15/2005, recorded 03/17/2005, in the Chester County Recorder of deeds in Deed Book B 6437, Page 1333. Tax Parcel No. 41-08-0132.040

PLANTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Brian O'Neill & Karen Warren**

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-567**

DEBT- **\$40,407.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07357 DIRECTED 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, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN tract of land, together with the improvements erected thereon designated as No. 903 Lumber Street, in the City of Coatesville, County of Chester Commonwealth of Pennsylvania, bounded and described according to a new description by D.H. Rogers, R.S., as follows:

BEGINNING at a point on the North curb line of Lumber Street, a corner of land now or late of Leon Field, et ux, known as No. 901 Lumber Street, which point is 21.89 feet East of the East curb line of 9th Avenue; thence by said land now or late of Leon Field, et ux, North 9 degrees 16 minutes West 66.5 feet and passing through the center of the middle dividing partition wall dividing the premises herein being conveyed from the premises immediately adjoining on the West to a point in line of land now or late of Gladys Martin, et al, thence by the same North 80 degrees 44 minutes East 14.25 feet to a point a corner of land now or late of Leon Field, et ux, known as No. 905 East Lumber Street; thence by the same and passing through the center of the middle dividing partition wall dividing the premises herein conveyed from the premises immediately adjoining on the East, South 9 degrees 16 minutes East, 66.5 feet to a point in the North curb line of Lumber Street; thence by the same South 80 degrees 44 minutes West 14.25 feet to the place of beginning.

BEING Chester County UPI 16-2-323.1.

BEING the same premises which Tresa A. Washington, by deed dated 12/20/2002 and recorded 1/13/2003 in the Office for the recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 5530, page 1245, granted and conveyed unto Edwin Flamer, in fee.

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

VS

DEFENDANT: **DARIUS GREEN A/K/A DARIUS L GREEN**

SALE ADDRESS: 905 Lumber Street F/K/A 903 Lumber Street, Coatesville, PA 19320

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: **19-11-568**

DEBT- **\$535,520.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11916 DIRECTED 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, November 21, 2019 @ 11 AM

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All that certain lot or piece of ground, situate in the Township of Birmingham, County of Chester and State of Pennsylvania, conveyed to Kenneth S. Balagur and Kimberly A. Reitz, husband and wife, by deed dated 10/30/2002 and recorded 11/7/2002, from Edgar Tufts and Ann S. Tufts Trust Agreement, By Edgar Tufts, Trustee and Ann S. Tufts, Trustee, of record in Book 5448, Page 1360, etc, with the Chester County Recorder of Deeds.

Parcel ID: 65-4-40.37

PLANTIFF: FIRSTRUST BANK

VS

DEFENDANT: **KENNETH S. BALAGUR & KIMBERLY A. REITZ**

SALE ADDRESS: 731 Pheasant Run, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-569**

DEBT- **\$372,123.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04316 DIRECTED 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, November 21, 2019 @ 11 AM

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All that certain unit in the Condominium known as Exton Limited Condominium at Exton Station located in the Township of West Whiteland County of Chester, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the Recording in Chester County Recorder of Deeds of a Declaration dated 12/23/1987 and recorded in Record Book 1007 page 545 being and designated as Unit No. 43 together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.9607843%

TITLE TO SAID PREMISES VESTED IN Dana Y. Bowles by deed from James D. Hollister and Beverly A. Griffiths, dated 1/31/2007 and recorded 2/13/2007 as Book 7082 Page 1283
BLR # 41-5-706

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

VS

DEFENDANT: **Dana Bowles, A/K/A Dana Y. Bowles**

SALE ADDRESS: 969 Roundhouse Court, West Chester, PA 19380

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: **19-11-570**

DEBT- **\$192,649.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-09494 DIRECTED 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, November 21, 2019 @ 11 AM

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Property situate in the WEST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania
BLR # 29-3-9

PLANTIFF: Branch Bank and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks
VS

DEFENDANT: **Raymond E. Hooper a/k/a Raymond Hooper**

SALE ADDRESS: 159 Barons Hill Road, A/K/A 159 Baron Hill Rd, Honey Brook, PA 19344-1269

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-572**

DEBT- **\$74,140.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03234 DIRECTED 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, November 21, 2019 @ 11 AM

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Property situate in the WEST GROVE BOROUGH, CHESTER County, Pennsylvania
BLR # 5-4-212

PLANTIFF: The Bank of New York Mellon f/k/a The Bank of New York Successor in Interest to JP Morgan Chase Bank as Trustee for Gsrpm 2002-1

VS

DEFENDANT: **Richard Shatley a/k/a Richard E. Shatley, in His Capacity as Heir of Kathleen M. Palcso a/k/a Kathleen M. Combs a/k/a Kathleen Palcso Shatley, Deceased & John Paul Combs, in His Capacity as Heir of Kathleen M. Palcso a/k/a Kathleen M. Combs a/k/a Kathleen Palcso Shatley, Deceased & Christopher Combs, in His Capacity as Heir of Kathleen M. Palcso a/k/a Kathleen M. Combs a/k/a Kathleen Palcso Shatley, Deceased & Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathleen M. Palcso a/k/a Kathleen M. Combs a/k/a Kathleen Palcso Shatley, Deceased**

SALE ADDRESS: 109 East Summit Avenue, West Grove, PA 19390-1216

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-575**

DEBT- **\$16,033.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05667 DIRECTED 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, November 21, 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, December 23rd, 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, 4TH, CHESTER County, Pennsylvania
BLR # 16-6-598

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

VS

DEFENDANT: **Lynn Ann Lawson, in Her Capacity as Executrix and Devisee of the Estate of George H. Lawson**

SALE ADDRESS: 32 South 8th Avenue, A/K/A 32 South Eighth Avenue, Coatesville, PA 19320-3665

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-576**

DEBT- **\$89,290.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05250 DIRECTED 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, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN message and lot of land SITUATE on Maple Alley, In the Borough of Kennett Square, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the North side of Maple Alley at a corner of lands of Lewis Burwell and the premises herein conveyed; thence along the North side of Maple Alley North sixty-five degrees, East twenty-six feet eight inches to a corner of land now or late of Charles Giambastiani; thence along said Giambastiani land, North thirteen and one quarter degrees West, twenty-three feet to a corner of land of said Charles Giambastiani and other land of M. Emma Taylor, formerly Mary A. Taylor; thence along Taylor land, South seventy-six and three quarters degrees West, twenty-seven feet, six inches to a stake a point of Intersection of other land of Lewis Burwell, and the premises herein conveyed; thence along the said Burwell land, South thirteen and one quarter degrees, East twenty-six feet, three inches to the place of beginning. CONTAINING six hundred sixty-one and eight tenths square feet, be the same more or less. UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded Instruments, plans, Deeds of Conveyance, or visible on ground.

Parcel ID: 0303 00320000

Fee Simple Title Vested in Richard Tackett by deed from Richard Angelo Johnson and Barbara A. Johnson aka Barbara Ann Randolph, dated 9/9/2015, recorded 11/25/2015, in the Chester County Clerk's Office in Deed Book 9223, Page 262 as Instrument No. 11444830. Note: Barbara A. Johnson, life tenant, joins in conveyance to extinguish her interest.

PLANTIFF: Village Capital & Investment, LLC

VS

DEFENDANT: **Richard Tackett & Vanessa Tackett**

SALE ADDRESS: 407 East Maple Street, Kennett Square, PA 19348

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-577**

DEBT- **\$338,501.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05138 DIRECTED 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, November 21, 2019 @ 11 AM

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Premises "A"

All That Certain tract of land (composed of two Lots of land) designated as Lot(s) No(s). 93 (and 94) on a plan of lots known as Megargee Heights, duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 76, situated in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by J.W. Harry, C.E., dated May 4, 1940, as follows.

Beginning at a point in the South curb line of Oak Street, (forty feet wide) distant three hundred sixty feet Westwardly from the point of intersection of the said South curb line of Oak Street with the West curb line of Fourteenth Avenue, measuring along the said South curb line of Oak Street, a corner of Lot No. 92 on said plan of Megargee Heights; thence along said Lot No. 92 on said plan South four degrees fifty six minutes thirty seconds East one hundred sixty eight feet to a point in the North line of Spruce Street, (twenty feet wide); thence along said North Line of Spruce Street South eighty five degrees three minutes thirty seconds West one hundred twenty eight and thirty six one-hundredths feet to a point, a corner of other land of the said Sante Piscoglio and Concetta Piscoglio his wife, grantors herein, formerly of D. Henry Meredith, and also a point in the boundary line between the Township of Caln and the City of Coatesville; thence along said other land of the said Sante Piscoglio and Concetta Piscoglio, his wife, grantees herein, and also along the said boundary line between the Township of Caln and the City of Coatesville, North no degrees forty three minutes West one hundred sixty eight and forty six one-hundredths feet to a point in the South curb line of Oak Street; thence along the said South curb line of Oak Street; thence along the said South curb line of Oak Street, North eighty five degrees, three minutes, thirty seconds East one hundred fifteen and ninety six one hundredths feet to the place of beginning.

Premises "B"

All That Certain lot of land, being Lot No. 259 on a Plan of Lots known as Drumpellier, Coatesville, PA, bounded and described as follows:

Beginning at the intersection of the East curb line of Thirteenth Avenue with the South curb line of Oak Street; thence by the latter in an Eastwardly direction about one hundred fifteen and one fourth feet to a point in the East line of the said Stirling Estates Tract; thence by the latter line South forty four minutes East, about one hundred sixty eight and forty six hundredths feet to Spruce Street; thence by the latter in a Westwardly direction about one hundred two and twenty six hundredths feet to the East curb line of Thirteenth Avenue; thence by the latter in a Northerly direction about one hundred sixty eight feet to the place of beginning.

BEING THE SAME PREMISES which Adele McLennan, by Deed dated November 21, 2017 and recorded November 29, 2017 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9658, Page 557, Instrument # 11579997, granted and conveyed unto JENNIFER M. KEESHAN and PAUL J. DURKIN, as joint tenants with right of survivorship.

PARCEL NO.: 39-03Q-0035/ UPI 39-3Q-35

PLANTIFF: PRIMARY RESIDENTIAL MORTGAGE, INC.

VS

DEFENDANT: JENNIFER M. KEESHAN A/K/A JENNIFER KEESHAN & PAUL J. DURKIN

SALE ADDRESS: 1306 Oak Street, 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: **19-11-578**

DEBT- **\$316,195.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08825 DIRECTED 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, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN tract of land situate in the Village of Parkerford, Township of East Coventry, County of Chester and State of Pennsylvania, situate on the Southeast corner of the Schuylkill Road and the Linfield Road, bounded and described as follows:

BEGINNING at a point in the middle of the Schuylkill Road at the intersection of the Linfield Road; thence along the middle of the Linfield Road North 44 degrees 20 minutes East 168 feet 6 inches; thence South along other lands of Laura May Bauman 54 degrees 50 minutes East 148 feet 9 inches to an iron pin set for a corner of this and other lands of Laura May Bauman; thence South along the line of a post fence 150 feet to a point in the middle of the Schuylkill Road; thence along the middle of the said Schuylkill Road 40 degrees 50 minutes West 172 feet 9 inches to the place of beginning.

CONTAINING .65 of an acre of land, more or less.

Title to said Premises vested in Robert B. McConnell by Deed from Ronald Steiner dated June, 28 2007 and recorded July 18, 2007 in the Chester County Recorder of Deeds in Book 7214, Page 2276 as Instrument Number 10771840.

Tax Parcel #18-5-86

PLANTIFF: Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 1499 Old Schuylkill Road a/k/a 1501 Old Schuylkill Road, Spring City, PA 19475

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: **19-11-579**

DEBT- **\$335,365.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04202 DIRECTED 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, November 21, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Beaver Creek Estates Phase III, made by John D. Stapleton, III, Registered Surveyors, dated 5/24/1985, and recorded 4/22/1986, in Chester County as Plan No. 6269, as follows, to wit: BEGINNING at a point on the cul-de-sac of Cochran Drive at a corner of Lot No. 20 as shown on said plan; thence extending along said driveway the 3 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 42.05 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 21.03 feet to a point of tangent; and (3) South 89 degrees 57 minutes 37 seconds West 94.10 feet to a corner of Lot No. 18; thence extending along same North 0 degrees 2 minutes 23 seconds West 299.99 feet to a corner of lands now or late of Charles L. and Daniel M. Tabas; thence extending along same North 89 degrees 57 minutes 37 seconds East 150 feet to a corner of Lot No. 20; thence extending along same South 0 degrees 2 minutes 23 seconds East 274.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 as shown on said plan.

Title to said Premises vested in April Fanning a/k/a April L. Fanning by Deed from Brian J. Davis et al dated June 24, 2005 and recorded September 9, 2005 in the Chester County Recorder of Deeds in Book 6612, Page 1467 as Instrument Number 10572744.

Tax Parcel # 29-7-31.12K

PLANTIFF: U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-2 Home Equity Pass-Through Certificates, Series 2006-2
VS

DEFENDANT: **April Fanning a/k/a April L. Fanning and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 23 Cochran Road, 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: **19-11-580**

DEBT- **\$167,440.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10060 DIRECTED 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, November 21, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN dwelling house and lot of land known as No. 255 First Avenue in the Second Ward of the Borough of Phoenixville, bounded and described according to a survey made by William E. Knapp, Jr., Civil Engineers 5/17/1922 as follows, to wit:

BEGINNING on the North property line of First Avenue and also a corner of lands now or late of Joseph D. Biehl; thence along the same and passing through the division wall dividing the house known as No. 253 First Avenue from the house on the hereby conveyed premises, North 4 degrees 30 minutes West, 49.52 feet to lands now or late of Sarah A. Spare, Md.; thence along the same South 85 degrees 30 minutes West, 24.60 feet to a corner of lands now or late of William S. Emery; thence along and by the same South 4 degrees 30 minutes East, 49.52 feet to the property line of First Avenue; thence along the said North property line of First Avenue North 85 degrees 30 minutes East, 24.60 feet to a corner of lands now or late of William S. Emery, the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO OBERT CHULU AND JENNIFER A. FINNEGAN, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM MICHAEL D. CONNOLLY AND EMILY L. CONNOLLY, HUSBAND AND WIFE, DATED JUNE 23, 2008, RECORDED JUNE 26, 2008, AT DOCUMENT ID 10856573, AND RECORDED IN BOOK 7466, PAGE 584, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 15-13-0244

PLANTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Obert Chulu & Jennifer Finnegan, AKA Jennifer A. Finnegan**

SALE ADDRESS: 255 1st Avenue, Phoenixville, PA 19460

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: **19-11-581**

DEBT- **\$241,141.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07595 DIRECTED 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, November 21, 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 Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Reeder and Magarity, Professional Engineers, dated December 16, 1954, as follows:

BEGINNING at a point on the Northwesterly side of Thistlewood Lane (Forty feet wide) at the distance of Sixteen and nine one-hundredths feet measured North Sixty-four degrees, fourteen minutes East, along same from its intersection with the Northeasterly side of Hightop Road (Forty feet wide) (both lines produced); thence extending from said beginning point and along the said Northwesterly side of Thistlewood Lane, North Sixty-four degrees, fourteen minutes East, Eighty-nine and Seventy-nine one-hundredths feet to a point; thence extending North Twenty-five degrees, forty-six minutes West, one hundred ten feet to a point; thence extending South Sixty-four degrees, fourteen minutes West, one hundred thirty feet to a point on the Northeasterly side of Hightop Road, aforesaid; thence extending along same, South Thirty-eight degrees, eight minutes East, Ninety-six and fifty-two one-hundredths feet to a point of curve in the same; and thence extending on a line curving to the left Having a radius of Twenty feet the arc distance of Twenty-seven and ten one-hundredths feet to the first mentioned point and place of beginning.

BEING LOT #210 HOUSE #1203 THISTLEWOOD LANE.

Tax Parcel # 52-3R-42

PLANTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **ROBERTA C. PYLE**

SALE ADDRESS: 1203 Thistlewood Lane, West Chester (West Goshen Township), PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-582**

DEBT- **\$90,384.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01794 DIRECTED 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, November 21, 2019 @ 11 AM

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

All that certain lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a plan of Brandywine Greene for Creagh Knoll Associates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers Paoli PA dated May 16, 1977, as follows, to wit: Beginning at a point on the northeasterly side of New Hampshire Lane, said point being measured along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 35.72 feet from a point of curve on the southeasterly side of Creagh Knoll Lane; thence from said beginning point and extending along lands designated as open space the 2 following courses and distances: (1) north 00 degrees 9 minutes 30 seconds west 119.36 feet to a point and (2) south 88 degrees 45 minutes east 54.19 feet to a point a corner of Lot 36 shown on said Plan; thence extending south 1 degree 15 minutes west 120 feet to a point on the northeasterly side of New Hampshire Lane aforesaid; thence extending along the side of same the 2 following courses and distances: (1) north 88 degrees 45 minutes west 45.50 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 5.81 feet to the first mentioned point and place of beginning.

Being Lot 35 on said plan.

BEING THE SAME PROPERTY CONVEYED TO LINDA M. CAMPBELL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM LINDA M. CAMPBELL, DATED MAY 8, 2006, RECORDED MAY 15, 2006, AT INSTRUMENT NUMBER 10649951, AND RECORDED IN BOOK 6842, PAGE 1165, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 50-06A-0045-0000

PLANTIFF: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
VS

DEFENDANT: **Linda M. Campbell, AKA Linda Campbell & The United States of America,
Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 1103 New Hampshire Lane, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-583**

DEBT- **\$133,107.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12629 DIRECTED 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, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Londonderry, County of Chester and State of Pennsylvania, Bounded and described as follows, viz;

Beginning at a post in the public road, a corner of land late of Abraham Chandler; thence by the same south 52 ½ degrees east 17 perches to a post in the public road; thence along the same by land now or late of Ebenezer Booth, South 76 ½ degrees west 21.8 perches to a post in line of land now or late of Joseph Ramsey, and by the same North 26 ½ degrees east 17.4 perches to the place of beginning.

Containing 145 square perches by the same more or less.

Title to said Premises vested in James C. Ayers, Frances R. Ayers and William Riale a/k/a William C. Riale by Deed from Latta E. McClellan and Musetta E. McClellan dated June 28, 1977 and recorded June 30, 1977 in the Chester County Recorder of Deeds in Book 51, Page 374.

Tax Parcel # 46-4-16

PLANTIFF: U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2

VS

DEFENDANT: **Mary E. Moore a/k/a Mary E. Blain, known heir of William Riale a/k/a William C. Riale, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under William Riale a/k/a William C. Riale, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under James C. Ayers, Deceased**

SALE ADDRESS: 101 Baker Road, Cochranville, PA 19330

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: **19-11-584**

DEBT- **\$392,804.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12522 DIRECTED 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, November 21, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recorder of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 21 Hickory Court, Building No. 4 UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tract of ground in said Plan of Oak Ridge PRD.

Title to said Premises vested in Cameron D. Myers a/k/a Cameron Myers by Deed from Dennis S. Barnabei et al dated December 13, 2002 and recorded February 11, 2003 in the Chester County Recorder of Deeds in Book 5567, Page 347 as Instrument Number 10187625.

Tax Parcel # 40-4-120

PLANTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS

DEFENDANT: **Cameron D. Myers a/k/a Cameron Myers & The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 5 Hickory Court, Unit No. 21, Downingtown, PA 19335

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: **19-11-585**

DEBT- **\$98,070.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04198 DIRECTED 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, November 21, 2019 @ 11 AM

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PROPERTY SITUATE IN TOWNSHIP OF EAST NOTTINGHAM

TAX PARCEL # 69-2-90.3

SOLD AS THE PROPERTY OF: JOSEPH A. KELLY and TONYA K. KELLY

PLANTIFF: MIDFIRST BANK

VS

DEFENDANT: JOSEPH A. KELLY & TONYA K. KELLY

SALE ADDRESS: 142 Wedgewood Road, Oxford, PA 19363

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-586**

DEBT- **\$105,248.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04440 DIRECTED 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, November 21, 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, December 23rd, 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 at 202 East Linden Street, Borough of Kennett Square, Chester County, Pennsylvania, being Parcel #2 (erroneously set forth in previous deed as Parcel #3) owned by Douglas R. Barr.

BEGINNING at a point set in the South street line of East Linden Street, 45 feet wide, said point of beginning being North 73 degrees 30 minutes East 19.98 feet from an iron pin set at the intersection of the said South street line of East Linden Street with the Easterly street line of North Broad Street, 50 feet wide, also said point of beginning being the Northeasterly corner of lands of Parcel #1, owned by Douglas R. Barr; thence leaving said point of beginning and by the South street line of said East Linden Street, 45 feet wide, North 73 degrees 30 minutes East 22.87 feet to a point set for a corner of this and the Northwesterly corner of lands of Parcel #3, owned by said Barr; thence by lands of Parcel #3, owned by the said Barr, South 17 degrees 05 minutes East 80.49 feet to an iron pin set in line of lands of Parcel #5, owned by Douglas R. Barr; thence by lands of Parcel #5, owned by said Barr, South 73 degrees 07 minutes West 24.1 feet more or less to a point set for a corner of this and the Southeasterly corner of lands of Parcel #1, owned by Douglas R. Barr; thence by lands of said Parcel #1, owned by Douglas R. Barr, by line being partly by center line of a division wall separating the residences erected herein, North 16 degrees 20 minutes 20 seconds West 80.68 feet to the first mentioned point and place of beginning.

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

Fee Simple Title Vested in Brosius Rising II, LLC by deed from Richard Angelo Johnson and Victoria Thomas, Husband and Wife, dated 12/15/2017, recorded 12/19/2017, in the Chester County Clerk's Office in Deed Book 9670, Page 19 as Instrument No. 11583608.

Tax Parcel # 3-3-37.4

PLANTIFF: LendingHome Funding Corporation

VS

DEFENDANT: **Brosius Rising II, LLC**

SALE ADDRESS: 202 East Linden Street, Kennett Square, PA 19348

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-587**

DEBT- **\$257,603.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11073 DIRECTED 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, November 21, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File #15071, as follows, to wit:

Beginning at a point at the end of Forest Drive Cul-de-Sac, said point being a corner of Lot #103, thence extending from said Beginning point along Lot #103, South 28 degrees 30 minutes 28 seconds East 209.38 feet to a point in line of Match Line Sheet No. 7; thence extending along same South 26 degrees 47 minutes 46 seconds West 111.07 feet to a point in line of land of Penguin Industries, thence extending along same, the (2) following courses and distances: (1) South 79 degrees 35 minutes 49 seconds West 202.95 feet to a point; and (2) North 15 degrees 48 minutes 11 seconds West, 59.49 feet to a point, a corner of Lot #101; thence extending along same North 25 degrees 24 minutes 45 seconds East 306.15 feet to a point of curve at the end of Forest Drive Cul-de-Sac; thence extending along the same on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 52.26 feet to the first mentioned point and place of Beginning.

Being Lot #102 as shown on said plan.

BEING THE SAME PREMISES: The said Carol J. Hylan became seized of the interest granted and conveyed, in fee, by Robert R. Hylan and Carol J. Hylan, husband and wife as evidenced by Deed dated 3/14/2016 and recorded 4/26/2016 in the Office of the Recorder in Chester County, in Book 9299, page 1315, et c.

BLR # 37-4-53.72

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

VS

DEFENDANT: **Robert R. Hylan & Carol J. Hylan**

SALE ADDRESS: 709 Forest Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-588**

DEBT- **\$384,134.15**

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

Thursday, November 21, 2019 @ 11 AM

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:
TAX PARCEL NO.: 30-2-2.3C

PLANTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC2, MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 2007-NC2

VS

DEFENDANT: **LISA L. KELLY A/K/A LISA KELLY & PAUL B. KELLY A/K/A PAUL KELLY**

SALE ADDRESS: 790 Corner Ketch Road, 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: **19-11-589**

DEBT- **\$496,258.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02308 DIRECTED 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, November 21, 2019 @ 11 AM

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PROPERTY SITUATE IN TOWNSHIP OF NEW GARDEN
SOLD AS THE PROPERTY OF: JENNIFER HARE and STEVE B. HARE
TAX PARCEL #60-4-20.17

PLANTIFF: WELLS FARGO BANK N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3 ASSET-BACKED PASS-THROUGH CERTIFICATES c/o CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **JENNIFER HARE & STEVE B. HARE**

SALE ADDRESS: 307 Harvest Lane, Avondale, PA 19311

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: **19-11-590**

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 15-03668 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE
HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT
201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, November 21, 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, December 23rd, 2019. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

BEGINNING at a point in the Southerly side of Penswick Drive a corner of lot 46 on said plan, thence extending along said lot, South 07 degrees 25 minutes 36 seconds East 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point on the Northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) North 07 degrees 25 minutes 36 seconds West 210.00 feet to a point on the Southerly side of Penswick Drive, thence extending along same, North 82 degrees 34 minutes 24 seconds East 100.00 feet to the first mentioned point and place of beginning.

Being lot 45 on said plan.

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

Tax Parcel # 29-5-1.45

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

DEFENDANT: **Jerard Brown**

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

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

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

Sheriff's Sale of Real Estate

SALE NO: **19-11-591**

DEBT- **\$212,594.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04452 DIRECTED 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, November 21, 2019 @ 11 AM

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PROPERTY SITUATE IN THE TOWNSHIP OF SOUTH COATESVILLE.
SOLD AS THE PROPERTY OF: KIMBERLY A. WALTER and SCOTT D. WALTER
TAX PARCEL # 9-3-93

PLANTIFF: QUICKEN LOANS INC.

VS

DEFENDANT: **KIMBERLY A. WALTER & SCOTT D. WALTER**

SALE ADDRESS: 75 Lukens Mill Drive, 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: **19-11-592**

DEBT- **\$163,158.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 19-03881 DIRECTED 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, November 21, 2019 @ 11 AM

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ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AS MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BERIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OF DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").
TAX PARCEL # 53-2P-254

PLANTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

SALE ADDRESS: 166 Chandler Drive, West Chester, PA 19380

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: **19-11-593**

DEBT- **\$611,271.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00332 DIRECTED 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, November 21, 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, December 23rd, 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 VINCENT
SOLD AS THE PROPERTY OF: WILLIAM H. JOHNSON
TAX PARCEL # 21-1-150.2A

PLANTIFF: U.S. Bank Trust National Association, as trustee of Cabana Series III Trust
VS
DEFENDANT: **William H. Johnson**
SALE ADDRESS: 601 Bridge Street, Spring City, PA 19475
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: **19-11-594**

DEBT- **\$461,975.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03333 DIRECTED 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, November 21, 2019 @ 11 AM

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PROPERTY SITUATE IN TOWNSHIP OF EAST GOSHEN
SOLD AS THE PROPERTY OF: ANDREW BONNER and JANE E. BONNER
TAX PARCEL #53-06C-0063 / 53-6C-63

PLANTIFF: U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE TRUST 2007-S3 MORTGAGE PASS-THROUGH CERTIFICATES
VS
DEFENDANT: **ANDREW BONNER & JANE E. BONNER**
SALE ADDRESS: 206 Marie Road, West Chester, PA 19380
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: **19-11-595**

DEBT- **\$275,392.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11287 DIRECTED 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, November 21, 2019 @ 11 AM

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Property situate in the WEST WHITELAND TOWNSHIP, CHESTER County, Pennsylvania
BLR # 41-5-226.3J

PLANTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **Santina Maniscalco & Giuseppe Maniscalco**

SALE ADDRESS: 1513 Grovenor Court, West Chester, PA 19380-7105

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

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