

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 16th @ 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, January 16, 2020 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, January 16th, 2020 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, February 17th, 2020. 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: **20-1-1**

DEBT- **\$1,483.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04147 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, January 16, 2020 @ 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, February 17, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land designated as Lot No. 124 on a plan of building lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester, State of Pennsylvania.
TAX PARCEL NO. 38-2Q-191

PLANTIFF: Township of Valley

VS

DEFENDANT: **Ramona L. Taylor**

SALE ADDRESS: 825 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: **20-1-2**

DEBT- **\$1,664.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07604 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of land located in the City of Coatesville, County of Chester, State of Pennsylvania.
TAX PARCEL NO. 16-6-178

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Delia M. Rivas & Gerald J. Chambers**

SALE ADDRESS: 538 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: **20-1-3**

DEBT- **\$1,718.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08641 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN tract of land and the improvements thereon known as No. 103 Foundry Street, Carver Court, and SITUATE in the Township of Caln, Chester County, Pennsylvania.
TAX PARCEL NO. 39-3L-13.1

PLANTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Todd C. Ward**

SALE ADDRESS: 103 Foundry Street, Caln 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: **20-1-4**

DEBT- **\$1,607.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11659 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain tract of lot or piece of land, Hereditament and Appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.
TAX PARCEL NO. 39-3R-181

PLANTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Robert F. Carney, Jr. & Christine Carney**

SALE ADDRESS: 342 Andrew Circle, Caln 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: **20-1-5**

DEBT- **\$1,716.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01979 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 parcel of land with the improvements erected thereon SITUATED in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-7-23.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **William A. Loughery**

SALE ADDRESS: 32 S. Eleventh Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-6**

DEBT- **\$2,539.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08555 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 FOUR CERTAIN lots of land designated as Lots Nos. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.
TAX PARCEL NO. 38-2Q-39

PLANTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka & United States of America**

SALE ADDRESS: 977 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: **20-1-8**

DEBT- **\$1,674.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00464 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 situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-10-233

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Melissa Thomas & Michael Walls**

SALE ADDRESS: 406 Colina Lane, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-9**

DEBT- **\$99,799.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05533 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 hereditaments and appurtenances, Situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West Section III, made January 15, 1970 by Henry S. Conrey, Inc., Surveyors, as follows to wit: BEGINNING at a point in the Northwestern side of Biddle Drive (Fifty feet wide) a corner of Lot 121 A on the said Plan; thence along the said Northwestern side of the said Biddle Drive the two following courses and distance; (1) along the arc of a circle curving to the left, having a radius of Six hundred twenty-five feet the arc distance of Sixteen and forty-three one-hundredths feet to a point, and (2) South Sixty-two degrees, forty-one minutes, eight seconds West, Eighty-three and fifty-seven one-hundredths feet to a point a corner of Lot 189 A on the said Plan; thence leaving the said Northwestern side of said Biddle Drive along the said Lot 189 A, North Twenty-seven degrees, eighteen minutes, fifty-two seconds West partly crossing a certain Twenty feet wide drainage easement on the said plan Two hundred feet to a point in line of Lot 1120 on the said Plan; thence along the said Lot 120 North Sixty-two degrees, forty-one minutes, eight seconds East partly crossing the said Twenty feet wide drainage easements, One hundred five and twenty-six one-hundredths feet to a point a corner of the said Lot 121 A; thence along the said Lot 121 A South Twenty-five degrees, forty-eight minutes, twenty-nine seconds East, crossing the said Twenty feet wide drainage easement Two hundred feet and twenty-eight one hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot 121 on the said Plan.

PARCEL #33-5N-46

PLANTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Albert G. Metz & Catherine M. Metz**

SALE ADDRESS: 239 Biddle Drive, Exton, PA 19341

PLANTIFF ATTORNEY: **ROBERT J. WILSON, ESQUIRE 610-566-7080**

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: **20-1-10**

DEBT- **\$237,737.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06502 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan thereof prepared by Kenneth G. Crossan, Professional Land Surveyor, dated 05/26/1986, revised 07/28/1986 and recorded as Plan no. 6929 on the Office of the Recorder of Deeds of Chester County, as follows:

BEGINNING at a point near the center line of Red Pump Road, known as T-304, a corner of land now or late of Norman Wolgin and Sylvan M. Cohen; thence along said Red Pump Road, South 28 degrees 54 minutes 00 seconds East 186.58 feet to a point; a corner of Lot No. 2 on said plan; thence along the same South 53 degrees 25 minutes 41 seconds West 514.10 feet to a point in line of other lands of Rose Chase Eshleman; thence along the same North 42 degrees 54 minutes 15 seconds West 131.09 feet to a point in line of land of aforesaid Wolgin and Cohen; thence along the same North 32 degrees 44 minutes 22 seconds East 130.00 feet, North 43 degrees 53 minutes 36 seconds East 99.37 feet and North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO THE FOLLOWING DEED RESTRICTIONS

1. Any dwelling place on the premises shall be of a design that would provide not less than 1,500 square feet of living area exclusive of basements, garages, root cellars and the like.
2. No mobile home or mobile home type dwelling whether brought in on wheels or on a trailer in separate parts, shall be placed on the premises for dwelling purposes.

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC

VS

DEFENDANT: **E. WILHELMINA CLAY A/K/A ETHEL WILHELMINA CLAY, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WALLACE H. CLAY A/K/A WALLACE HENRY CLAY**

SALE ADDRESS: 164 Red Pump Road, Nottingham, a/k/a Nottingham Township, PA 19362

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: **20-1-11**

DEBT- **\$370,584.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02479 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain lot or parcel of land with buildings and improvements thereon erected, situate partly in the Township of West Goshen and West Whiteland, County of Chester, State of Pennsylvania, bounded and described according to a final Subdivision Plan of Waitz Lea by Robert F. Harsch & Associates, Inc., Consulting Engineers, West Chester, PA 4-24-1991, last revised 6-7-1994 and recorded 6-23-1994 as Plan # 12545 as follows, to wit: Beginning at a point of curve on the Southeasterly side of Woodmint Drive, said point being a corner of Lot 9 (as shown on said plan); thence from said point of beginning extending along said Drive North 72 degrees 06 minutes 12 seconds East 105.00 feet to a point on the dividing line between West Goshen and West Whiteland Townships, being a corner of Lot 10; thence leaving said Road extending along Lot 10 and crossing a 30 feet wide stormwater easement South 07 degrees 17 minutes 25 seconds East 177.47 feet to a point in line of lands now or late of William R. Wilson, being a corner of Lot 10; thence extending partially along lands of Wilson and along said easement South 72 degrees 06 minutes 12 seconds West 105.00 feet to a point, a corner of Lot 8; thence leaving lands of Wilson extending along Lot 8 recrossing said easement and said dividing line North 07 degrees 17 minutes 25 seconds West 177.47 feet to the first mentioned point and place of beginning. Being Lot 9 on the above mentioned Plan.
U.P.I. #52-2-267

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2003-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-HE6

VS

DEFENDANT: **DEBORAH A DISAVERIO & JOHN G. DISAVERIO**

SALE ADDRESS: 114 Woodmint Drive, 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: **20-1-11X**

DEBT- **\$370,584.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02479 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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Being the same premises which Kyle P. McQuaid and Tammy L. McQuaid, by deed dated 7-14-1998 and recorded 9-8-1998 in Chester County in Record Book 4415 Page 0284, conveyed unto Donald A. Freeman and Susan J. Freeman, in fee.

Together with all and singular the buildings and improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said buildings, improvements, hereditaments and premises hereby granted, or mentioned and intended to be so, with the appurtenances, unto the said grantees, their heirs and assigns, as tenants by the entirety.

And the said grantors, for themselves, and their heirs, successors and assigns do hereby covenant, promise and agree, to and with the said grantees, their heirs and assigns by these presents, that they, the said grantors, their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended to be so, with the appurtenances, unto the said grantees, their heirs and assigns, against the said grantors and their heirs, administrators, executors, successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them will warrant and forever defend.

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2003-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-HE6

VS

DEFENDANT: **DEBORAH A DISAVERIO & JOHN G. DISAVERIO**

SALE ADDRESS: 114 Woodmint Drive, 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: **20-1-12**

DEBT- **\$314,399.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09518 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, January 16, 2020 @ 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, February 17, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 1053 EAST NIELS LANE, WEST CHESTER, PENNSYLVANIA 19382
PARCEL NUMBER: 67-04-0028.350

PLANTIFF: U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I
VS
DEFENDANT: **C. Jay Albrecht III**
SALE ADDRESS: 1053 East Niels Lane, West Chester, PA 19382
PLANTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-13**

DEBT- **\$276,613.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00937 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, January 16, 2020 @ 11 AM

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All that certain piece or parcel or Tract of land situate in the Township of Tredyffrin, Chester County, Pennsylvania and being known as 685 Trepahny Lane, Wayne, Pennsylvania 19087. Tax parcel # 43-6P-25

PLANTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **Paul E. Sampson**

SALE ADDRESS: 685 Trepahny Lane, Wayne, PA 19087

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-14**

DEBT- **\$88,003.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06776 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN LOT OF LAND UPON WHICH IS ERECTED A BRICK DWELLING HOUSE, DESIGNATED AS NO. 24 WEST FIFTH AVENUE, SITUATED IN THE 1ST WARD OF THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED
TAX PARCEL # 16-9-124

PLANTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **MICHAEL DEPIETROPAOLO**

SALE ADDRESS: 24 W. 5th Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-15**

DEBT- **\$226,435.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04438 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION FOR PROVIDENCE HILL, MADE BY EDWARD B. WALSH & ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 22, 2004 AND RECORDED DECEMBER 30, 2004, AS PLAN NO. 17297
TAX PARCEL # 47-5-336

PLANTIFF: Pingora Loan Servicing, LLC

VS

DEFENDANT: **Robert J. Gallagher**

SALE ADDRESS: 63 Narragansett Lane, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-16**

DEBT- **\$13,589.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07289 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, January 16, 2020 @ 11 AM

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All that certain property situated in Township of East Goshen, County of Chester and State of Pennsylvania being more particularly described in a Deed recorded in Book 4167 at page 2080 among the land records of the county set forth above.
Parcel ID 53-2P-254

PLANTIFF: Brighton Village HOA

VS

DEFENDANT: **Dorothy S. Plantholt**

SALE ADDRESS: 166 Chandler Drive, East Goshen Township, West Chester, PA 19380

PLANTIFF ATTORNEY: **PATRICIA M. MAYER, ESQUIRE 215-493-4300**

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: **20-1-17**

DEBT- **\$29,648.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06642 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, January 16, 2020 @ 11 AM

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Property situate in the PHOENIXVILLE BOROUGH, CHESTER County, Pennsylvania BLR # 15-5-280.1

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Raymond J. Wilson**

SALE ADDRESS: 236 Marshall Street, Phoenixville, PA 19460-3140

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: **20-1-18**

DEBT- **\$102,532.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00270 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, January 16, 2020 @ 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, February 17, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land message known as #42 and #44 Toth Avenue, Brandywine Homes, Caln Township, County of Chester and Commonwealth of Pennsylvania, being designated as Tract #41 on a plan of lots known as "Brandywine Homes" as recorded in the Recorder of Deeds Office, West Chester, Pennsylvania, bounded and described according to a survey made April 29, 1958, by C. Timothy Slack, P.E., as follows: Beginning at an iron pipe on the North Street line of Fox Avenue, said point being a corner of Tract #40; thence along the North Street line of Fox Avenue, N. 78° 16' 46" W., 65.39 feet to an iron pipe; thence continuing along the north street line of Fox Avenue and then along the East Street line of Toth Avenue, by a line curving toward the right having a radius of 15.00 feet and an arc length of 25.60 feet the chord thereof being, N. 29° 19' 56" W., 22.59 feet to a pk nail; thence continuing along the East Street line of Toth Avenue, N. 19° 31' 14" E., 86.00 feet to a drill hole and a corner of Tract #39; thence leaving the street line of Toth Avenue and along the land of Tract #39, S. 70° 28' 46" E., 69.22 feet to an iron pipe and a corner of tract #40; thence along Tract #40, S. 11°43' 14" W., 92.85 feet to the first mentioned place of beginning.

County Parcel 39-3M-28

BEING the same premises which United States of America, by deed dated May 17, 1957 and recorded in Chester County, Pennsylvania in Deed Book H-29 page 1, granted and conveyed unto James C. Smith and Blanche O. Smith, his wife, in fee.

AND the said James C. Smith departed this life on 2/18/00 whereby title became solely vested in Blanche O. Smith by the right of survivorship.

PLANTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS

DEFENDANT: **James T. Smith, in His Capacity as Administrator and Heir of the Estate of Blanche O. Smith; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under, Blanche O. Smith, Deceased**

SALE ADDRESS: 42-44 Toth Street, Coatesville (Caln), 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: **20-1-19**

DEBT- **\$34,186.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01101 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, January 16, 2020 @ 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, February 17, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in East Marlborough Township, Chester County, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Fox Lee Manor, Section 1, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors dated 4/1/1977 last revised 6/22/1977 and recorded in Chester County as Plan No. 1214 as follows, to wit: BEGINNING at a point of curve on the Southwesterly side of Fox Hunt Drive (50 feet wide) a corner of Lot No. 10 on said Plan; thence extending from said beginning point along the side of said road, on the arc of a circle curving to the left, having a radius of 180 feet, the arc distance of 37.03 feet to a point of reverse curve at the corner of lands designated as Future Right-of-Way; thence extending along said lands on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 171.60 feet to a point of tangent; thence extending along same, South 3 degrees 34 minutes 56 seconds East, 46.06 feet to a point in line of lands now or late of J.B. Swayne; thence extending along said lands South 86 degrees 25 minutes 4 seconds West, 422.20 feet to a corner of Lot No. 10, aforesaid; thence extending along said lot, North 54 degrees 20 minutes 21 seconds East, 338.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said Plan.

BEING UPI No. 61-5-16.74.

CONTAINING 1.049 acres of land, more or less.

BEING the same premises which GREGG B. GERSHON AND SUSAN A. GERSHON, HUSBAND AND WIFE, by Indenture bearing date AUGUST 4, 2000 and recorded AUGUST 22, 2000 in the Office of the Recorder of Deeds, in and for the County of CHESTER in RECORD BOOK 4805 page 1632 etc., granted and conveyed unto GREGG E. NEWSCHWANDER and JANE K. NEWSCHWANDER, HUSBAND AND WIFE, in fee.

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR
GMACM HOME EQUITY LOAN TRUST 2004-HE5

VS

DEFENDANT: **Linda Surdo & Peter Surdo**

SALE ADDRESS: 708 Fox Hunt Drive, Kennett Square, PA 19348

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-20**

DEBT- **\$326,008.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12265 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land situated in the Kennett Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 23, 2009 and recorded in the Office of the Chester County Recorder of Deeds on December 4, 2009, in Deed Book Volume 7823 at Page 121 and Instrument # 10980205.
UPI # 62-5-288

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

VS

DEFENDANT: **James C. Schwartz & Susan E. Schwartz**

SALE ADDRESS: 202 Balmoral Circle, Chadds Ford, PA 19317

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-21**

DEBT- **\$141,225.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03997 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, January 16, 2020 @ 11 AM

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Property situate in the EAST FALLOWFIELD TOWNSHIP, CHESTER County, Pennsylvania BLR
47-2-20.28

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark Deaver**

SALE ADDRESS: 105 John Stevens Drive, Coatesville, PA 19320-4675

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: **20-1-22**

DEBT- **\$466,941.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03471 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, January 16, 2020 @ 11 AM

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Property situate in the EAST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania BLR # 30-5-126.3

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

VS

DEFENDANT: **Dorothy R. Cossetti & James V. Cossetti, III**

SALE ADDRESS: 2021 Bondsville Road, Downingtown, PA 19335-1123

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: **20-1-24**

DEBT- **\$44,882.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03966 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot of land upon which is erected the east house of a block of two brick dwelling houses, designated as No. 308 Valley Road, situated in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of Valley Road, distant thirty three and ninety two one hundredths (33.92) feet Westwardly from the west curb line of Strode Avenue, a corner of land now or late of Paul Kardos and Mary Kardos, his wife; thence along the said land now or late of Paul Kardos and Mary Kardos, his wife, South thirteen degrees twelve and one half minutes East (S. 13° 12 ½' E.), one hundred fifty and twenty two one thousandths (150.022) feet to the north line of a fifteen (15) feet wide alley, called Summer Street; thence along the same South seventy seven degrees twenty one minutes West (S. 77° 21' W.), twenty and eighty three one hundredths (20.83) feet to a corner of land of Michael Shestko and Mary Shestko, his wife; thence along the said land of Michael Shestko and Mary Shestko, his wife, and passing through the center of the middle dividing partition in said block of two brick dwelling houses, North thirteen degrees twelve and one half minutes West (N. 13° 12 ½' W.), one hundred fifty and nineteen one thousandths (150.019) feet to the South curb line of Valley Road; thence along the same North seventy seven degrees twenty one minutes East (N. 77° 21' E.), twenty and eighty three one hundredths (20.83) feet to the place of beginning.

CONTAINING three thousand one hundred twenty four and ninety three one hundredths (3124.93) square feet of land, be the same more or less.

BEING the same premises which George Sinka and Mary S. Sinka, his wife, by Deed dated September 20, 1940, and recorded in the office for Recording of Deeds in and for Chester County Pennsylvania, in Deed Book P-20, Page 61 so., granted and conveyed unto George Sinka and Mary Sinka, his wife, in fee.

AND the said George Sinka departed this life on the 17th day of September, 1959, whereby title vested in the said Mary S. Sinka, a/k/a Mary S. Sinka, his wife, by right of survivorship.

Tax Parcel # 16-9-444

PLANTIFF: DITECH FINANCIAL LLC

VS

DEFENDANT: **Mary Anne Erdelyi A/K/A Mary S. Erdelyi A/K/A Mary Ann Erdelyi**

SALE ADDRESS: 308 Valley Road, 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: **20-1-25**

DEBT- **\$249,645.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01208 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, January 16, 2020 @ 11 AM

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All that certain lot of land with the hereditaments and appurtenances, thereon erected situate in East Brandywine Township, Chester County, Pennsylvania bounded and described according to a subdivision Plan of Tunbridge made by Henry B. Conrey Inc division of Chester Valley Engineers, dated 07/23/1976 last revised 10/5/1976 as recorded as Chester County Plan #735 as follows: BEGINNING at a point of curve on the Southerly side of Blakely Road (50 feet wide) a corner of Lot #94 on said Plan; thence along the same the 2 following courses and distances (1) South 35 degrees, 20 minutes, 34 seconds West, 48.45 feet to a point and (2) South 06 degrees, 35 minutes, 34 seconds East crossing a Transcontinental Gas Pipe line Company right of way 565.89 feet to a point in line of land Oakland Development Corporation: thence along the same South 83 degrees, 44 minutes, 44 seconds West 294.58 feet to a point, a corner of Lot 96: thence along the same the 4 following courses and distances (1) North 08 degrees, 36 minutes, 24 seconds East. 440.00 feet (2) North 78 degrees, 15 minutes, 24 seconds East, 157.67 feet (3) North 06 degrees, 18 minutes, 40 seconds West, recrossing the pipe line right of way 136 feet and (4) North 35 degrees, 20 minutes, 34 seconds East, 45.43 feet to a point of curve on the Southerly side of Blakey Road, aforesaid; thence along the same along the arc of a circle curving to the left having a radius of 525.00 feet, the arc distance of 50.86 feet to the point and place of BEGINNING.

BEING Lot No. 95 as shown on said Plan.

CONTAINING 2.567 acres of land more or less.

Fee Simple Title Vested in Kenneth T. Bornstad and Jeannette M. Bornstad his wife as tenants by the entireties by deed from Forge Builders Inc, dated 10/25/1979, recorded 10/26/1979, in the Chester County Clerk's Office in Deed Book W55, Page 396.

PLANTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Jeannette M. Bornstad**

SALE ADDRESS: 32 Blakely Road, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-26**

DEBT- **\$1,272,846.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05946 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY SITUATE IN THE TOWNSHIP OF EASTTOWN
TAX PARCEL # 55-02P-0032.010

PLANTIFF: M&T Bank S/B/M Hudson City Savings Bank

VS

DEFENDANT: **James A. Meadowcroft & Cheryl B. Meadowcroft**

SALE ADDRESS: 255 Lenape Drive, Berwyn, PA 19312

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: **20-1-27**

DEBT- **\$70,024.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01342 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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PROPERTY SITUATE IN THE CITY OF COATESVILLE
TAX PARCEL # 16-6-825
SOLD AS THE PROPERTY OF: ANN L. DOLINGER and RODNEY R. DOLINGER

PLANTIFF: Midfirst Bank

VS

DEFENDANT: **Ann L. Dolinger & Rodney R. Dolinger**

SALE ADDRESS: 87 Pennsylvania Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-28**

DEBT- **\$291,015.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10858 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the EAST NOTTINGHAM TOWNSHIP, CHESTER County, Pennsylvania BLR # 69-5-102

PLANTIFF: Santander Bank, N.A. f/k/a Sovereign Bank N.A.

VS

DEFENDANT: **Francis Hildwine & Jeanette Hildwine**

SALE ADDRESS: 301 Anvil Road, Nottingham, PA 19362-9612

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: **20-1-29**

DEBT- **\$213,763.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06722 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania BLR
16-4-0379

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Vincent Thomas, Sr a/k/a Vincent Thomas**

SALE ADDRESS: 122 Mayfield Drive, Coatesville, PA 19320-3071

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: **20-1-30**

DEBT- **\$408,646.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10823 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain lot or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, being known as Lot No. 40, on Plan of Whiteland Hills for Lewis S. Hickman, Said Plan is now known and called "Longacres" Dated February 1952, by J. Vernon Keech, Registered Surveyors West Chester, Pennsylvania and more fully described as follows, to wit: Beginning at a point in the South Line of Elm Avenue (40 feet wide) said point being the Northeast corner of Lot 41, and being North 65 Degrees 20 Minutes East, 700 feet from the intersection of the South Line of Elm Avenue with the East Line of Cypress Lane (40 feet wide) thence from said point of beginning extending along the South line of Elm Avenue, North 65 Degrees 20 minutes East, 100 feet to a point, being the Northwest Corner of Lot No. 39; thence extending along the Westerly Side of Lot No. 39 South 24 Degrees 40 minutes East, 160 feet to a point in line of land of lot 58, being the Northeast Corner of same; thence extending along the north line of lot 58 south 65 degrees 20 minutes West 100 feet to a point; Being the Southeast corner of Lot 41; thence extending along the easterly side of lot 41 North 24 degrees 40 minutes West 160 feet to the first mentioned point and place of beginning.

Tax ID: 41-6K-59

Title is vested in Kathleen M. Barbour and Francis P. Barbour, a married couple, by deed from Francis A. Adams and Frances W. Adams, dated 11/08/14 and recorded 11/10/14 in Book 9013, page 1351, instrument 11375955.

PLANTIFF: Wells Fargo Bank, N.A., As Trustee, On Behalf of the Registered Holders of Mastr Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW VS

DEFENDANT: **Francis A. Adams, Frances W. Adams, Francis P. Barbour & Kathleen M. Barbour**

SALE ADDRESS: 950 Elmwood Avenue, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-31**

DEBT- **\$170,569.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05412 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the EAST CALN TOWNSHIP, CHESTER County, Pennsylvania BLR # 40-2B-12

PLANTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B

VS

DEFENDANT: **John M. Super, Jr. & Laurie G. Super**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335-3346

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: **20-1-32**

DEBT- **\$213,273.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02204 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Kimberton Knoll by Chester Valley Engineers, Inc., Paoli, PA dated 12/13/1993, last revised 1/11/1994 and recorded as Plan 12394 as follows, to wit: BEGINNING at a point of curve on the Westerly side of Kimberton Court, said point being a corner of Lot 21 (as shown on said Plan); thence from said point of beginning extending along said Court the two following courses and distances; (1) on a line curving to the left having a radius of 210.00 feet an arc distance of 117.33 feet to a point of reverse curve, thence (2) on a line curving to the right having a radius of 25.00 feet the arc distance of 23.81 feet to a point, being a corner of Lot 19A thence extending along Lot 19A, North 68 degrees 12 minutes 42 seconds West 209.72 feet to a point in line of lands now or late of Ralph J. Watt, et al, being a corner of Lot 19A, North 68 degrees 12 minutes 42 seconds West 209.72 feet to a point in line of lands now or late of Ralph J. Watt, et al, being a corner of Lot 19A thence extending along lands of Watt North 23 degrees 10 minutes 45 seconds East 65.46 feet to a point being a common corner of lands of Watt, lands now or late of Raymond and Eva L. Kramer and Lot 21; thence extending along Lot 21, South 88 degrees 42 minutes 15 seconds East 138.23 feet to the first mentioned point and place of beginning.

CONTAINING 15,807 square feet of land more or less.

BEING LOT 20 on the above mentioned Plan.

Tax ID: 26-03-0537

Title is vested in Ronald A. Goryl and Renee M. Goryl as tenants by the entirety by deed from James K. Gallagher, Jr. and Dorothea A. Shaud n/k/a Dorothea A. Gallagher, dated 08/05/2003 and recorded 08/14/2003 in Book 5841 and Page 465, DocID 10287572.

PLANTIFF: Mill City Mortgage Loan Trust 2018-1 Wilmington Savings Fund Society, FSB, as Trustee
c/o NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
VS

DEFENDANT: **Ronald A. Goryl & Renee M. Goryl**

SALE ADDRESS: 200 Kimberton Court, Phoenixville, PA 19460

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-33**

DEBT- **\$353,788.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07059 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester, Pennsylvania, bounded and described according to a final subdivision plan of Phase I, Whiteland Glen II, made for West Book Investments, made by Yerkes Associates Inc. dated 11/17/78, revised 04/13/79, recorded in the Office for the Recorder of Deeds Under Plan Mo. 2397, beginning on the Northwestern side of Colwyn Terrace;

BEGINNING at a point on the northwesterly side of Colwyn Terrace (formerly known as Douglas Drive) said point being southwesterly corner of this about to be described lot and the southeasterly corner of Lot 135; thence from said beginning point and leaving said terrace and extending along Lot 135, north 28 degrees 37 minutes 26 seconds west 275.07 feet to a point in line of Lot 138; thence along same north 56 degrees 43 minutes 50 seconds east 105.3 feet to a point a common corner of Lots 112, 133 and this described lot; thence extending along Lot 133 south 27 degrees 47 minutes 02 seconds east 285 feet to a point the 2 following distances: (1) south 62 degrees 12 minutes 58 seconds west 86 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 1,012.91 feet the arc distance of 14.85 feet to the first mentioned point and place of beginning.

CONTAINING 28,810 square feet of land, be the same more or less.

BEING Lot 134 on said Plan, known as 293 Colwyn Terrace

BEING UPI# 41-8C-33

BEING THE SAME PREMISES which Rebecca Ennis, by deed dated 9/5/12 and recorded 11/2/12 in the office of the recorder of deeds in and for the county of Chester in deed book 8555, page 2369 as instrument number 11221560, granted and conveyed unto Abdul Madyun.

PLANTIFF: Wells Fargo Bank, National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-HE3

VS

DEFENDANT: **Abdul Madyun & Rebecca Ennis**

SALE ADDRESS: 293 Colwyn Terrace, West Chester, PA 19380

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-34**

DEBT- **\$445,668.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03739 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the WEST WHITELAND TOWNSHIP, CHESTER County,
Pennsylvania
BLR # 41-4H-46

PLANTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Michael Jordan & Lesley Lyon Jordan**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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: **20-1-35**

DEBT- **\$133,097.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07528 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 BOROUGH OF OXFORD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground with the buildings and improvements thereon erected situate on the North side of Market Street in the Borough of Oxford County of Chester and State of Pennsylvania known as and numbered as 635 Market Street, bounded and described as follows:

Beginning at a stone on the south side of Market Street; formerly New London Road, a corner of land now or late of Martha Ann Russell deceased and running thence by said land North 2 degrees West 210 feet to a stake line of land of Thomas L. Davis; thence by land now or late of said Thomas L. Davis, South 66 degrees East 37 feet to a stake; thence by land now or late of Charles M. Steele, deceased, South 2 degrees East 210 feet to a corner in the South said of Market Street aforesaid and thence along said Street, North 88 degrees West 37 feet to the place of beginning.

Containing 7,710 square feet of land, be the same more or less.

BEING UPI NUMBER 6-5-155

BEING THE SAME PROPERTY CONVEYED TO ALEJANDRO FRANCO AND SARA J. FRANCO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DANIEL R. KOHLER AND KAREN M. KOHLER , DATED AUGUST 17, 2004, RECORDED AUGUST 27, 2004, AT BOOK 6265, PAGE 1123, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLANTIFF: LSF11 Master Participation Trust

VS

DEFENDANT: **Alejandro Franco & Sara J. Franco, AKA Sara J. Strommer**

SALE ADDRESS: 635 Market Street, Oxford, PA 19363

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: **20-1-36**

DEBT- **\$118,846.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04736 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the EAST NOTTINGHAM TOWNSHIP, CHESTER County, Pennsylvania
BLR# 69-6-73.4

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

DEFENDANT: **Hilma Campbell, in Her Capacity as Heir of Mark A. Campbell a/k/a Mark Campbell, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mark A. Campbell a/k/a Mark Campbell, Deceased**

SALE ADDRESS: 320 Mount Pleasant Road, Oxford, PA 19363-2806

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: **20-1-37**

DEBT- **\$227,072.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05671 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania
BLR# 710100190000

PLANTIFF: New Residential Mortgage LLC

VS

DEFENDANT: **William Showalter, Jr**

SALE ADDRESS: 2125 Newark Road, West Grove, PA 19390-9553

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: **20-1-38**

DEBT- **\$848,433.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01906 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the PENNSBURY TOWNSHIP, CHESTER County, Pennsylvania
BLR# 64-1-17.1A

PLANTIFF: Bank of America, N.A.

VS

DEFENDANT: **Martin Eichelberger & Annemieke Eichelberger**

SALE ADDRESS: 2 Misty Meadow Drive, West Chester, PA 19382-7096

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: **20-1-39**

DEBT- **\$149,507.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01455 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, January 16, 2020 @ 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, February 17, 2020. 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 KENNETT TOWNSHIP
TAX PARCEL # 62-02J-0003
SOLD AS THE PROPERTY OF: DOROTHY N. CONNOLLY and FREDERICK P.
MRAZ

PLANTIFF: M&T Bank

VS

DEFENDANT: **Dorothy N. Connolly & Frederick P. Mraz**

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-40**

DEBT- **\$135,576.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06920 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, January 16, 2020 @ 11 AM

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PROPERTY SITUATE IN KENNETT TOWNSHIP
TAX PARCEL # 62-02J-0003
SOLD AS THE PROPERTY OF: DOROTHY N. MRAZ A/K/A DOROTHY C.
MRAZ A/K/A DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

PLANTIFF: M&T Bank

VS

DEFENDANT: **Dorothy N. Mraz a/k/a Dorothy C. Mraz a/k/a Dorothy N. Connelly & Frederick P. Mraz**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-41**

DEBT- **\$750,593.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04068 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, January 16, 2020 @ 11 AM

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PROPERTY SITUATE IN TOWNSHIP OF TREDYFFRIN
TAX PARCEL #TAX ID / UPI PARCEL NO. 43-06A-0070 / 43-6A-70
SOLD AS THE PROPERTY OF: JOHN M. HAMILTON SR.

PLANTIFF: Bank of America, N.A. c/o Reverse Mortgage Solutions, Inc.
VS
DEFENDANT: **John M. Hamilton, Sr.**
SALE ADDRESS: 756 Gulph Road, Wayne, PA 19087
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: **20-1-42**

DEBT- **\$154,741.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11908 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, January 16, 2020 @ 11 AM

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PROPERTY SITUATE IN TOWNSHIP OF POCOPSON
TAX PARCEL #ID # 63-04-0014.050 UPI # 63-4-14.5
SOLD AS THE PROPERTY OF: ROBERT F. OAKES

PLANTIFF: LOANCARE, LLC

VS

DEFENDANT: **Robert F. Oakes**

SALE ADDRESS: 1630 Lenni Drive, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-43**

DEBT- **\$156,076.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05970 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN parcel of land, Situate on the East side of State Road (L.R. #15074) West Bradford Township, Chester County, State of Pennsylvania and known as Lot No. 23 of Monclare Development on plan of lots as recorded in the Recorder of Deeds Office for Chester County, West Chester, Pennsylvania in Plan Book 5, Page 43, bounded and described according to a survey made by J. Vernon Keech, Registered Surveyors, as follows:

BEGINNING at a point in the middle of State Road, L.R. #15074, a corner of Lot No. 22 conveyed to Emidio A. Sciarretta, Jr.; thence extending by the middle of the State Road South 17 degrees and 5 minutes East, 125 feet to a spike; thence leaving the road, passing over an iron pin set on the West side of same and extending by Lot number 24 and other land of the said Clarence H. Kemery and Monroe J. Green South 72 degrees and 55 minutes West 294.21 feet to an iron pin; thence by land of I. Willard Gray North 17 degrees 5 minutes West 125 feet to an iron pin a corner of property belonging to the said Emidio A. Sciarretta, Jr.; thence extending by said property and Lot Number 22 and passing over an iron pin set on the West side of the State Road aforesaid North 72 degrees 55 minutes East 294.21 feet to a point in the middle of said State Road to the first mentioned point and place of beginning.

Parcel # 50-4-15.8

BEING THE SAME PREMISES which Becky L. Michelfelder, by Deed dated December 30, 2015 and recorded January 6, 2016 in Document # 11451935 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Holly Koveal, in fee.

PLANTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Holly Koveal**

SALE ADDRESS: 1568 Broad Run Road, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-44**

DEBT- **\$186,921.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04662 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, January 16, 2020 @ 11 AM

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Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 28-1-18.2

PLANTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Sonja D. Ogden**

SALE ADDRESS: 128 Engletown Road, Honey Brook, PA 19344-9068

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: **20-1-45**

DEBT- **\$13,221.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04984 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, described according to a title plan of complexes XXX, XXXI, and XXXII, Willistown Woods dated 8/1/84, revised 2/11/84.
BLR No. 54-8F-123

PLANTIFF: Willistown Woods Homeowners Association, Inc.

VS

DEFENDANT: **Erik N. Nelson**

SALE ADDRESS: 3002 Stoneham Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

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: **20-1-46**

DEBT- **\$149,552.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02260 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania BLR
52-1P-5

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark E. Schrock a/k/a Mark Schrock & Elizabeth D. Schrock a/k/a Elizabeth Sweed**

SALE ADDRESS: 1267 Phoenixville Pike, West Chester, PA 19380-4062

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: **20-1-47**

DEBT- **\$174,439.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05948 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania BLR
39-4A-21

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Winston E. Mariott**

SALE ADDRESS: 905 Woodview Drive, Coatesville, PA 19320-2172

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: **20-1-48**

DEBT- **\$622,423.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06468 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, January 16, 2020 @ 11 AM

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Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania BLR
62-4-144.1A

PLANTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-Ac3, Asset-Backed Certificates, Series 2005-Ac3

VS

DEFENDANT: **Michael L. Moser & Susan T. Moser**

SALE ADDRESS: 996 Baneswood Drive, Kennett Square, PA 19348-2549

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: **20-1-49**

DEBT- **\$118,869.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06634 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, January 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of land, situate in the 5th Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the Northeast corner of Franklin Avenue and Grant Street, which said Avenue and Street are each laid out 50 feet wide, and is bounded on the Westerly side by the said Franklin Avenue, on the Southerly side by the said Grant Street, on the Easterly side by a 20 feet wide alley, which said alley extends from said Grant Street to Filmore Street, on the Northerly side by Lot No. 2 now or late lands of Lavinia C. Morgan.

BEING 50 feet in front on said Franklin Avenue and extending back of said width along the Northward side of Grant Street, for a distance of 148.2 feet to the said 20 feet wide alley.

BEING THE SAME PREMISES which Richard Lineberg, by Deed dated 7/16/1974 and recorded 7/18/1974 in the Office of the Recorder of Deeds in and for Chester County in Deed Book U43, Page 71, granted and conveyed unto C. Richard Mashman and Janice Mashman.

C. Richard Mashman departed this life on January 21, 2004.

Janice Mashman departed this life on December 1, 2017.

PARCEL NO.: 15-5-31

PLANTIFF: Citizens Bank, N.A. S/B/M to Citizens Bank of Pennsylvania
VS

DEFENDANT: **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Janice Mashman a/k/a Janica A. Mashman**

SALE ADDRESS: 403 Franklin Avenue, Phoenixville, PA 19460

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: **20-1-50**

DEBT- **\$185,699.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05949 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 situate in Warwick Township, Chester County, Pennsylvania, and described according to a plan of lots for A.W. Rossiter, said plan made for Earl R. Ewing, Registered Surveyor, Dated January 28, 1960, said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 10 Page 34, as follows, to wit: BEGINNING at an interior point, said interior point being measured by the three following courses and distances from a point on the Southeasterly side of Old Route 23 (33 feet wide) a road leading from Route No. 100 to Elverson in the Southwesterly side of land conveyed to Charles Smith in Deed Book L-29 Page 74 (1) South 74 degrees 14 minutes West measured along the said side of Old Route No. 23 a distance of 175.00 feet to a point (2) South 15 degrees 46 minutes East 214.00 feet to a point and (3) South 78 degrees 19 minutes West 95.00 feet to the point of beginning, said point of beginning also being on the rear line of Lot No, 11; thence extending from said point of beginning along line of Lot No. 5 South 09 degrees 00 minutes East 203.80 feet to a point on the Northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 South 80 degrees 52 minutes 45 seconds West 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 North 00 degrees 14 minutes West partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10, and 11; thence extending along the line of Lot No. 11 North 78 degrees 19 minutes East 166.88 feet to the first mentioned interior point and place of beginning.
Tax Parcel # 19-4-102.11

PLANTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Eric R. Cronce a/k/a Eric Cronce & Gale C. Bonacci**

SALE ADDRESS: 2719 Ridge Road, Elverson, PA 19520

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-51**

DEBT- **\$110,708.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08669 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to an "As Built Plan, part of Phase IV, Indian King" made by Yerkes Associates, Inc., dated 3/14/1980 last revised 12/22/1980 as follows, to wit:

Beginning at an interior point, a corner of No. 395 Anglesey Terrace East, said point being located the three following courses and distances from a point on the center line of East Belvidere Circle known as .34+12.87 (1) South 70 degrees 6 minutes 11 seconds East 31.56 feet to a point; (2) South 21 degrees 43 minutes 23 seconds East 80 feet to a point; (3) North 68 degrees 16 minutes 37 seconds East, 20.66 feet ; thence extending from said point of beginning and along No. 395 Anglesey Terrace East, North 21 degrees 43 minutes 23 seconds West, 80 feet to a point; thence extending North 68 degrees 16 minutes 37 seconds East, 20 feet to a point in line of No. 397 Anglesey Terrace East; thence extending along the same, South 21 degrees 43 minutes 23 seconds East, 80 feet to a point; thence extending South 68 degrees 16 minutes 37 seconds West, 20 feet to the first mentioned point and place of beginning.

Being No. 396 Anglesey Terrace East, also known as Unit 396 Building Group "F"

Being Parcel No. 41-5Q-238

TITLE TO SAID PREMISES VESTED IN Alejandro Franco and Sara J. Franco by deed from Windy L. Deese, dated 8/27/2002 and recorded 9/6/2002 in Book 5377 Page 1625.

PLANTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Alejandro Franco & Sara J. Franco**

SALE ADDRESS: 405 East Anglesey Terrace Unit Number 396, 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: **20-1-52**

DEBT- **\$116,192.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05443 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 CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain piece, parcel or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, being the southern part of lot #85 on a plan of building lots made by A.D. Harian, with the South half of a double brick dwelling house erected thereon, known as 112 Chester Avenue, situate on the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

Fronting on the West side of Chester Avenue 20 feet, more or less and extending back westward between parallel lines of that breadth, 160 feet to Star Alley.

Bounded on the North by North side of said double brick dwelling house now or late of William O. Miles, et ux, and which said northern lines pass through the middle division wall in said double brick dwelling house, on the South by lot 86 on said plan, now or late of Charles Fairweather, on the East by Chester Avenue and on the West by Star Alley.

BEING UPI NUMBER 16-6-1080

BEING THE SAME PROPERTY CONVEYED TO JAMES J. LEONARD AND KATHERINE J. LEONARD, HUSBAND AND WIFE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM MARTIN L. LOCKHART AND KATHRYN A. LOCKHART, HUSBAND AND WIFE, DATED JANUARY 30, 1995, RECORDED AUGUST 3, 1995, AT BOOK 3859, PAGE 0999, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6

VS

DEFENDANT: **James J. Leonard & Katherine J. Leonard**

SALE ADDRESS: 112 Chester Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-1-53**

DEBT- **\$382,348.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13309 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, January 16, 2020 @ 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, February 17, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the EAST PIKELAND TOWNSHIP, CHESTER County, Pennsylvania BLR
26-03-0085

PLANTIFF: Lsf10 Master Participation Trust

VS

DEFENDANT: **Susan A. Nizio**

SALE ADDRESS: 1049 Mowere Road, Phoenixville, PA 19460-1809

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: **20-1-54**

DEBT- **\$154,652.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13109 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, January 16, 2020 @ 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, February 17, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Valley Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 26, 2004 and recorded in the Office of the Chester County Recorder of Deeds on August 24, 2004, in Deed Book Volume 6260 at Page 1727 and Instrument # 10451918.

Tax Parcel No. 38-4-24

PLANTIFF: The Bank of New York Mellon, f/k/a the Bank of New York, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2004-7

VS

DEFENDANT: **Michael A. Gallahan & Kristin N. Gallahan**

SALE ADDRESS: 341 Jenville Place, a/k/a 341 Jenville Court, Coatesville, PA 19320

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

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