

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 20th @ 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, February 20th, 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 Fredda L. Maddox, 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, February 20th, 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, March 23rd, 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.

FREDDA L. MADDOX, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **20-2-55**

DEBT- **\$1,681.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02205 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, February 20, 2020 @ 11 AM

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TRACT NO. 1 ALL THAT CERTAIN tract of land situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-9-94.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Amman Smalls**

SALE ADDRESS: 2 W. Sixth 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: **20-2-56**

DEBT- **\$1,680.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02410 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 SITUATE in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-5-351

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Josephine A. Nixon**

SALE ADDRESS: 310 Adams Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-57**

DEBT- **\$2,615.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07343 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Brandywine, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 29-7-160

PLANTIFF: Township of West Brandywine

VS

DEFENDANT: **Anthony Leach & Shannon Leach**

SALE ADDRESS: 228 Hurley Road, West Brandywine, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-58**

DEBT- **\$1,603.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07015 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, Chester County, Pennsylvania.
TAX PARCEL NO. 16-7-29

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Vincent E. Miles & Bridgette A. Miles**

SALE ADDRESS: 1100 E. Lincoln Highway, 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: **20-2-61**

DEBT- **\$2,545.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00329 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, State of Pennsylvania.
TAX PARCEL NO. 16-6-266

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Rita A. Cheung**

SALE ADDRESS: 771 E. Lincoln Highway, 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: **20-2-62**

DEBT- **\$366,043.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02653 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 North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Cedarmill Crossing" made by Ludgate Engineering Corporation, Reading, PA dated 04/30/2002, last revised 10/04/2004 and recorded 11/01/2004 as Plan No.17233, as follows, to wit:

BEGINNING at a point on the Easterly side of Meadow Wood Avenue (50 feet wide), said point being a corner of Lot #39 (as shown on said plan); thence from said point of beginning extending along said avenue and along the Southerly side of West Mill Creek Way, the five (5) following courses and distances (1) North 08 degrees 52 minutes 50 seconds West 57.62 feet to a point of curve; thence (2) On a line curving to the left having a radius of 175.00 feet an arc distance of 36.67 feet to a point of reverse curve; thence (3) On a line curving to the right having a radius of 20.00 feet an arc distance of 26.76 feet to a point; thence (4) North 55 degrees 46 minutes 14 seconds East 71.56 feet to a point of curve; thence (5) On a line curving to the right having a radius of 300.00 feet an arc distance of 54.55 feet to a point, being a corner of Lot #45; thence leaving West Mill Creek Way extending along Lot #45 South 23 degrees 48 minutes 41 seconds East 123.09 feet to a point in line of Lot #40 and within an unknown easement, being a corner of Lot #45; thence extending through and leaving said easement and along Lots #40 and #39 South 64 degrees 19 minutes 02 seconds West 161.60 feet to the first mentioned point and place of BEGINNING.

BEING Lot #46 on the above mentioned Plan.

UPI # 17-4-60.46

BEING THE SAME PREMISES which Deborah Kraidman, by Deed dated August 20, 2015 and recorded September 28, 2015 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9188, Page 869, granted and conveyed unto JOSHUA D. LUPO and JESSICA J. LUPO, husband and wife.

PLANTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: Joshua D. Lupo A/K/A Joshua Lupo & Jessica J. Lupo A/K/A Jessica Lupo

SALE ADDRESS: 907 West Mill Creek Way, Pottstown, PA 19465

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-63**

DEBT- **\$193,438.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06962 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 FALLOWFIELD TOWNSHIP, CHESTER County, Pennsylvania.
BLR # 47-1R-8

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Todd C. Alexander & Melanie G. Alexander**

SALE ADDRESS: 1601 Robin Road, Coatesville, PA 19320-4514

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: **20-2-64**

DEBT- **\$213,071.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08325 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 tracts of land, situate on the Township of Valley, County of Chester and State of Pennsylvania, being lots No. 40 and 41 Block No. 4, on a plan of lots known as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid. Developed by Harry A. Nochols, bounded and described as follows, to wit:

Beginning at a stake in the southerly line of Walnut Street (Forty Feet Wide) a corner of Lot No. 39; Thence North Eight Degrees and Twenty Minutes East One Hundred and Two feet to a stake a corner of Lot No. 42; thence along line of lot No. 42, south twenty degrees and forty-eight minutes east three hundred and thirty-one feet to a stake in the northerly line of a twenty feet wide alley, the corner of Lot No. 42; thence along the northerly line of said alley, south sixty-nine degrees and twelve minutes west, one hundred feet to a stake, a corner of Lot No. 39; thence by Lot No. 39, North Twenty Degrees and Forty-Eight Minutes West, three Hundred and Fifty-One and Three Tenths Feet to the First Mentioned Point and Place of Beginning.

Containing Thirty-Four Thousand, One Hundred and Fifty Square Feet of Land, be the same more or less. Title to said Premises vested in Gregg D. Smith, Sr. by Deed from Gregg D. Smith, Sr. and Rhonda J. Smith dated January 14, 2004 and recorded January 22, 2004 in the Chester County Recorder of Deeds in Book 6047, Page 997 as Instrument Number 103270954.

TAX PARCEL NO. 38-2P-37

PLANTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-B

VS

DEFENDANT: **Gregg D. Smith, Sr. aka Gregg Smith and the UNITED STATES OF AMERICA c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-65**

DEBT- **\$215,241.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10606 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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

PLANTIFF: Eastern Savings Bank, FSB

VS

DEFENDANT: **Dean A. Sullins**

SALE ADDRESS: 101 Aarons Lane, Nottingham, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-66**

DEBT- **\$178,372.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06978 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 Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, described according to a Record Plan of Coventry Glen, made by Gilmore and Associates, Inc., dated 8-30-2000 last revised 7-2-2004 and recorded as Plan File No. 17236, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Rinehart Road, a corner of Lot 268 on said Plan; thence extending along Rinehart Road on the arc of a circle curving to the left a radius of 200.00 feet, the arc distance of 24.06 feet to a point, a corner of Lot 266; thence extending along Lot 266 South 10 degrees 14 minutes 30 seconds East, 116.45 to a point in line of Open Space; thence extending along Open Space, North 79 degrees 45 minutes 30 seconds West, 24.00 feet to a point a corner of Lot 268, aforesaid; thence extending along Lot 268, North 10 degrees 14 minutes 30 seconds West, 115.00 feet to the point and place of beginning.

BEING Lot 267 on said Plan.

BLR # 18-1-462

BEING THE SAME PREMISES: The said Ian C. Goodman and Patricia A. Goodman, husband and wife became seized of the interest granted and conveyed, in fee, by NVR, Inc., a VA Corporation T/A. Ryan Homes as evidenced by Deed dated 9/16/2007 and recorded 10/15/2007 in the Office of the Recorder in Chester County, in Book 7285, page 952, et c.

PLANTIFF: American Heritage Federal Credit Union

VS

DEFENDANT: **Ian C. Goodman**

SALE ADDRESS: 52 Rinehart Road, Pottstown, PA 19465

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: **20-2-67**

DEBT- **\$88,802.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08005 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, Hereditaments and Appurtenances, SITUATE in the Township of Valley, County of Chester, State of Pennsylvania, designated on the aforesaid plan of Lots as Lot #15, Section A, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of Lot #14, said point being 120 feet East from the Southeast corner of Grove Avenue, on the South side of Front Street; thence Southwardly along the East side of Lot #14, 110 feet to a 15 foot wide alley; thence Eastwardly along the North side of a 15 foot wide alley, 30 feet to a corner of Lot #12; thence Northwardly along the West side of Lot #12, 110 feet to Front Street; thence Westwardly along the South side of Front Street, 30 feet to the place of beginning. BOUNDED on the North by Front Street, on the East by Lot #12 on the South by a 15 foot alley and on the West by Lot #14.

UNDER AND SUBJECT to the proportionate part of the expense of maintaining a certain common Well with Lot #17 House #49 Front Street as recorded in Chester County.

PARCEL # 38-5F-113; 380F01130000

BEING THE SAME PREMISES which Dante Di Camillo, by Deed dated February 8, 2006 and recorded February 15, 2006 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 6765, Page 464 as Instrument Number 10624253, granted and conveyed unto Corey A. McNeal and Christine E. McNeal, husband and wife, in fee.

PLANTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FM1

VS

DEFENDANT: **Christine E. McNeal & Corey A. McNeal**

SALE ADDRESS: 5 Brook Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-68**

DEBT- **\$310,102.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-02570 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, February 20, 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, March 23, 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for the D London Tract, prepared by Commonwealth Engineers Inc., Downingtown, PA, dated 5/11/2005, last revised 4/28/2008, and recorded on 7/7/2008, as Plan # 18448, as follows, to wit:

Beginning at a point on the Southerly side of the cul-de-sac of Burgundy Lane the Northeast corner of Lot #6 and the Northwest corner of the about to be described lot; thence along said Burgundy Lane the 5 following courses and distances: (1) on the arc of circle curving to the left having a radius of 70.00 feet the arc distance of 12.95 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 25.41 feet to a point of tangent; (3) South 83 degrees 59 minutes 55 seconds East, 27.50 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance to 12.10 feet to a point of tangent; and (5) North 87 degrees 57 minutes 43 seconds East, 44.95 feet to a point, a corner of Lot #4 on said Plan; thence along Lot #4 South 02 degrees 02 minutes 17 seconds West, 175.00 feet in line of lands now or late of Country Club Valley Association Inc.; thence along same North 87 degrees 57 minutes 43 seconds West, 115.00 feet to a point a corner of Lot #6 on said Plan; thence along Lot #6 North 02 degrees 02 minutes 17 seconds West, 157.22 feet to the first mentioned point and place of beginning.

Being Lot #5 as shown on said Plan.

BEING UPI NUMBER 38-02-0138-02F

BEING THE SAME PROPERTY CONVEYED TO SEAN KIMES WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DEVON SERVICES, LLC AND MORE PROPERLY KNOWN AS DEVON SERVICE, LLC, DATED NOVEMBER 13, 2014, RECORDED NOVEMBER 14, 2014, AT DOCUMENT ID 11376811, AND RECORDED IN BOOK 9016, PAGE 26, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Sean Kimes**

SALE ADDRESS: 119 Burgundy Lane, Valley Township, AKA 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: **20-2-69**

DEBT- **\$306,414.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00025 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, February 20, 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, March 23, 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 BIRMINGHAM TOWNSHIP, CHESTER County, Pennsylvania
BLR # 65-4-333

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **George Getsos & Panagiota Giannoudaki Getsos**

SALE ADDRESS: 1341 Wooded Knoll, West Chester, PA 19382-8250

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: **20-2-70**

DEBT- **\$166,421.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00689 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, February 20, 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, March 23, 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 KENNETT SQUARE BOROUGH, CHESTER County, Pennsylvania
BLR # 3-3-2023

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **James N. Vann, in His Capacity as Executor and Devisee of The Estate of James N. Stafford & Keith N. Stafford, in His Capacity as Devisee of The Estate of James N. Stafford**

SALE ADDRESS: 136 North Walnut Street, Kennett Square, PA 19348-2936

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: **20-2-71**

DEBT- **\$59,643.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03335 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, February 20, 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, March 23, 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 COATESVILLE CITY, CHESTER County, Pennsylvania
BLR # 16-04-0198

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Dean S. Sherman, Alfred Tucker, in His Capacity as Administrator and Heir of the Estate of Eleanor A. Sherman a/k/a Eleanor Alfreda Tucker Sherman, Dorethea Burch Tucker a/k/a Dorethea B. Tucker, in Her Capacity as Heir of the Estate of Eleanor A. Sherman a/k/a Eleanor Alfreda Tucker Sherman, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eleanor A. Sherman a/k/a Eleanor Alfreda Tucker Sherman, Deceased**

SALE ADDRESS: 218 Charles Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-72**

DEBT- **\$68,848.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06642 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, February 20, 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, March 23, 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, recorded in Chester County as Plan No. 7365, as follows:

Beginning at a point on the east right of way line of Caln Mortonville Road, a corner of Lot No. 1; thence leaving said right of way line along Lot No. 1, South 79 degrees 23 minutes 21 seconds East, 220 feet to a point in line of land remaining of grantor herein; thence along land remaining of grantor herein, South 10 degrees 36 minutes 39 seconds West, 200 feet to a point; thence continuing along land remaining of grantor herein, North 79 degrees 23 minutes 21 seconds West, 220 feet to a point on the aforesaid east right of way line of Caln Mortonville Road; thence along the same, North 10 degrees 36 minutes 39 seconds East, 200 feet to the first mentioned point and place of beginning.

Containing 1.010 acres of land be the same more or less.

BEING UPI NUMBER 47-06-0054.020

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. BARNHART AND KAREN A. BARNHART WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CRAIG JENKINS AND SHIRLEY M. JENKINS, HIS WIFE, DATED MARCH 15, 1991, RECORDED MARCH 20, 1991, AT DOCUMENT ID 012015, AND RECORDED IN BOOK 2344, PAGE 295, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Karen A. Barnhart, AKA Karen Barnhart & Robert M. Barnhart AKA Robert Barnhart**

SALE ADDRESS: Lot 2 Caln Road, AKA 960 South Caln Road, Coatesville, AKA East Fallowfield, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-73**

DEBT- **\$56,788.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02984 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, February 20, 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, March 23, 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 BOROUGH OF SOUTH COATESVILLE

TAX PARCEL # 09-03-0058

SOLD AS THE PROPERTY OF: The Unknown Heirs of Margaret A. Ziegler, Deceased and LOUIS ZIEGLER
Solely in His Capacity as Heir of Margaret A. Ziegler, Deceased

PLANTIFF: Quicken Loans Inc.

VS

DEFENDANT: **The Unknown Heirs of Margaret A. Ziegler, Deceased & Louis Ziegler Solely in His Capacity as Heir of Margaret A. Ziegler, Deceased**

SALE ADDRESS: 21 Lafayette 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: **20-2-74**

DEBT- **\$146,620.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02165 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, February 20, 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, March 23, 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF ATGLEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of James E. Brown, made by the Design Coalition Architects & Planners dated May 4, 1985 and recorded November 4, 1985 in Chester County as Plan File No. 5873 and being more fully described as follows, to wit:

Beginning at a point in the bed of Valley Avenue, said point also being the Southeast corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning, leaving the bed of Valley Avenue and continuing along Lot No. 2, North 02 degrees 25 minutes 00 seconds West, 265.02 feet to a point along lands of the Penn Central Railroad; thence extending along same, North 81 degrees 09 minutes 00 seconds East 75.00 feet to a point; thence extending South 02 degrees 25 minutes 00 seconds East 264.40 feet to line in the bed of Valley Avenue South 80 degrees 30 minutes 00 seconds West 75.00 feet to the first mentioned point and place of beginning.

Being Lots No. 3 and 4 as shown on said Plan.

BEING UPI NUMBER 07-03-0019

BEING THE SAME PROPERTY CONVEYED TO JAMES P. STAUFFER AND JULIE E. STAUFFER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ELIZABETH W. BROWN, WIDOW, DATED OCTOBER 29, 1999, RECORDED NOVEMBER 3, 1999, AT INSTRUMENT NUMBER 0088737, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: The Money Source Inc

VS

DEFENDANT: **James P. Stauffer & Julie E. Stauffer**

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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: **20-2-75**

DEBT- **\$361,174.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07206 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, February 20, 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, March 23, 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 FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 71-4L-17

PLANTIFF: Lsf8 Master Participation Trust

VS

DEFENDANT: **Joseph L. Beitler, Jr. a/k/a Joseph L. Bettler, Jr. & Kristi D. Mizenko**

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, PA 19352-1210

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: **20-2-76**

DEBT- **\$508,126.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-074080 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, February 20, 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, March 23, 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 TREDYFFRIN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 43-6L-61

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

VS

DEFENDANT: **Mark J. Bartosh & Julia C. Bartosh**

SALE ADDRESS: 824 Caldwell Road, Wayne, PA 19087-2058

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: **20-2-77**

DEBT- **\$316,311.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08098 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, February 20, 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, March 23, 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 TOWNSHIP OF EAST VINCENT

TAX PARCEL # 21-6-50

SOLD AS THE PROPERTY OF: MADDALENA BADALAMENTI, CONCETTA DALOIA and PASQUALE DALOIA

PLANTIFF: U.S. Bank National Association, Not Individually but Solely as Trustee for Bluewater Investment Trust

VS

DEFENDANT: **Maddalena Badalamenti & Concetta Daloia & Pasquale Daloia**

SALE ADDRESS: 38 Cherry Tree Court, Spring City, PA 19475

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-78**

DEBT- **\$372,156.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02953 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, February 20, 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, March 23, 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 piece of ground, Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary Final Lot Line Revision Plan of Bailey Station, dated 08-21-2002 last revised 07-23-2004 and recorded as Plan No. 17194, as follows, to wit:

Beginning at a point on the Southeasterly side of Honeymead Road (50 feet wide), a corner of Lot No. 36W on said Plan; thence from said beginning point leaving Honeymead Road and extending along Lot 36W South 03 degrees 06 minutes 00 seconds East, crossing a 10 feet wide walking trail easement, 103.35 feet to a point in line of lands now or formerly of Brinton Street, Inc., on said Plan; thence extending South 83 degrees 43 minutes 07 seconds West 115.21 feet to a point, a corner of Lot No. 38W on said Plan; thence extending along same, recrossing said walking trail easement and through the bed of a 20 feet wide utility easement North 17 degrees 16 minutes 28 seconds East 130.41 feet to a point on the Southwesterly side of Honeymead Road aforesaid; thence extending along Honeymead Road on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 71.12 feet to the first mentioned point and place of Beginning.

Being Lot No. 37W on said Plan.

UPI NO. 39-4-439

TITLE TO SAID PREMISES VESTED IN The said Thomas W. Hogan and Yvette R. Hogan, husband and wife became seized on the interest granted and conveyed, in fee, by Thomas W. Hogan and Yvette Flood n/k/a Yvette R. Hogan, husband and wife as evidenced by Deed dated 1/3/2013 and recorded 1/15/2013 in the Office of the Recorder in Chester County, in Book 8613, page 627, et c.

PLANTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Thomas W. Hogan & Yvette Hogan A/K/A Yvette R. Hogan**

SALE ADDRESS: 2989 Honeymead Road, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-79**

DEBT- **\$188,036.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11182 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, February 20, 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, March 23, 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, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain, lot or piece of ground, with the buildings and improvements thereon erected. Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of William H. Doyle Inc., made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania January 29, 1951 as follows, to wit.

Beginning at a point on the title line in the bed of Cassatt Avenue said point is at the distance of one thousand five hundred twenty seven and ninety five one hundredths feet measured, Northwestwardly along the title line in the bed of Cassatt Avenue from its intersection with the middle of State Road; thence along the title line partly in the bed of Cassatt Avenue, by land now or formerly of C. Colket Wilson North 5 degrees, 58 minutes West 160 feet to a point West of the West side of Cassatt Avenue; thence North 67 degrees, 36 minutes East crossing Cassatt Avenue four hundred twelve and eighty one hundredths feet to a stone; thence by land of Estate of Susan H. Bodine, North 21 degrees, 56 minutes West one hundred fifty three and six one hundredths feet to a point; thence by other land of William H. Doyle, Inc., of which this is a part, North 67 degrees, 36 minutes West, four hundred fifty six and eighty one one hundredths feet to the place of beginning.

BEING UPI NUMBER 4310F01610000

BEING THE SAME PROPERTY CONVEYED TO TUNG S. TO AND DAI T. TO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ARNOLD L. GROSS AND MARINA GROSS AKA MARINA W. GROSS, BE HER AGENT ARNOLD L. GROSS, DATED JUNE 27, 2003, RECORDED AUGUST 11, 2003, AT DOCUMENT ID 102855399, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

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

DEFENDANT: **Tung S. To & Dai T. To AKA Dai To & the United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 395 Cassatt Road, Berywn, PA 19312

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: **20-2-80**

DEBT- **\$276,897.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01898 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, February 20, 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, March 23, 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 TOWNSHIP OF WEST BRADFORD
TAX PARCEL NO. 5005A03640000
SOLD AS THE PROPERTY OF: CHARLENE A. BIGELOW

PLANTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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: **20-2-81**

DEBT- **\$542,689.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04340 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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1845 Huntsman Lane, West Chester, PA 19382
UPI # 61-6-37.1B

PLANTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **William C. Huyler, III & Robin L. Huyler**

SALE ADDRESS: 1845 Huntsman Lane, West Chester, PA 19382

PLANTIFF ATTORNEY: **KEITH B. McLENNAN, ESQ 610-489-3300**

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: **20-2-82**

DEBT- **\$254,649.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06387 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, February 20, 2020 @ 11 AM

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ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: Lot 37 in Branford Village, a Planned Community as established by the filing of Declarations of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing Subdivision Plan 9015651).

BEING THE SAME premises which Branford Development Corporation, a Pennsylvania Corporation by Deed dated 01/18/2002 and recorded 02/11/2002 in the County of Chester in Record Book 5197, Page 1377 conveyed unto Andrea J. Whitenite, in fee.

Tax ID: 47-4-212

Title is vested in Joseph A. Whitenite and Suzanne Whitenite, husband and wife as tenants by entirety by deed from Andrea J. Whitenite, dated 09/03/04 and recorded 09/14/04 in Book 6280 and Page 1605, Instrument Number 10459594.

PLANTIFF: U.S. Bank National Association, as trustee, successor in interest to Wachovia Bank, N.A. as trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1

VS

DEFENDANT: **Joseph A. Whitenite & Suzanne Whitenite a/k/a Suzane Whitenite**

SALE ADDRESS: 107 Danbury Drive, East Fallowfield, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-2-83**

DEBT- **\$627,627.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06501 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, February 20, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, Situate in Kennett Township, Chester County and State of Pennsylvania bounded and described according to a Plan of Hayfield Lane, made for Jack and Kathryn Massau by Regester Associates, dated 02-21-1996 and recorded as Plan No. 13455. The property is more fully described in a Deed dated 3/13/11, and recorded 3/21/11, in the Office of the Recorder of Deeds in Chester County in Record Book 8145, page 1119, from John R. Morrison and Debra K. Morrison to Piotr Nowak and Marzena Nowak. Tax Parcel No. 62-4-306.9

PLANTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **Piotr Nowak & Marzena Nowak a/k/a Marzenna Nowak**

SALE ADDRESS: 102 Hayfield Lane, Chadds Ford, PA 19317

PLANTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ. 610-941-2474**

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: **20-2-84**

DEBT- **\$199,385.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06612 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, February 20, 2020 @ 11 AM

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ALL THAT CERTAIN lot or parcel of land situated in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 2001 and recorded in the Office of the Chester County Recorder of Deeds on June 15, 2001, in Deed Book Volume 4983 at Page 1176. Tax Parcel No. 15-14-0354

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

VS

DEFENDANT: **Gena Bernal & Leopoldo Bernal**

SALE ADDRESS: 742 Valley Road, Phoenixville, PA 19460

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: **20-2-85**

DEBT- **\$58,551.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05427 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, February 20, 2020 @ 11 AM

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ALL THAT CERTAIN Unit in the Property known, named and identified in the Declaration Plan referred to below as Norwood House Condominium, Borough of Downingtown, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania of a Declaration of Condominium dated April 5, 1973 and recorded April 9, 1973 in Miscellaneous Deed Book 204 page 540, an Amendment thereto dated January 25, 1974, and recorded January 29, 1974 in Miscellaneous Deed book 226 page 277 a Second Amendment thereto dated May 22, 1974 and recorded June 4, 1974 in Miscellaneous Deed Book 236 page 263, a Third Amendment thereto dated August 12, 1974 and recorded August 29, 1974 in Miscellaneous Deed Book 245 page 300, a Declaration Plan dated January 27, 1973 and recorded April 9, 1973 in a Plan Book page 38 an Amended Declaration Plan dated January 27, 1973 revised August 17, 1974 recorded August 29, 1974 in Plan Book 60 page 43 and Code of Regulation dated April 5, 1973 and recorded April 9, 1973 in Miscellaneous Deed Book 204 page 540 being designated on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.79 percent.

Being UPI # 11-1-253

Being the same premises which Walter S. Mitchell by Deed dated August 13, 2003 and recorded September 5, 2003 in Chester County Office of the Recorder of Deeds in Book 5874 Page 893 granted and conveyed unto Craig E. Timmons.

PLANTIFF: Fulton Bank, N.A., formerly known as Fulton Bank

VS

DEFENDANT: **Craig E. Timmons**

SALE ADDRESS: 73 Norwood House Road, Downingtown, PA 19335

PLANTIFF ATTORNEY: **BARLEY SNYDER 717-231-6603**

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: **20-2-86**

DEBT- **\$703,478.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-10988 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, February 20, 2020 @ 11 AM

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PREMISES A

ALL THAT certain tract of land, situate on the West side of South Keim Street and the East side of South Hanover Street, in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described in accordance with a Survey plan prepared by Ralph E. Shaner & Sons Engineering Company, Pottstown, Pennsylvania, dated 01/08/1997, more fully described as follows, to wit:

BEGINNING at a point in the center of South Keim Street, legal width of 33 feet and ultimate width of 50 feet; thence from said point of beginning on a line leaving said road and crossing a 75 foot wide Transcontinental Gas Pipeline Corporation right of way and along lands of Gary and Barbara Rokoskie the next two courses and distances: (1) North 76 degrees 6 minutes West, 471.19 feet; and (2) South 13 degrees 54 minutes West 99.16 feet to a corner; thence along lands of Barbara and Elvin Hershey, Paul E. Yerger and John Hartenstine, South 25 degrees 4 minutes 2 seconds West 401.13 feet to a corner; thence along lands of Olga High, North 46 degrees 37 minutes 20 seconds West, 567.36 feet to a corner; thence along lands of Suburbia Inc. the next four courses and distances: (1) North 46 degrees 46 minutes 20 seconds West, 118.25 feet; (2) North 50 degrees 46 minutes 20 seconds West, 328.45 feet; (3) North 46 degrees 17 minutes 2 seconds West, 487.71 feet; and (4) South 34 degrees 47 minutes 58 seconds West, 199.78 feet to a corner; thence along lands of Harry W. Anderson, North 50 degrees 27 minutes 3 seconds West, 200.50 feet to a corner; thence along lands of Lawrence W. Porter, North 11 degrees 23 minutes 50 seconds East, 148.14 feet to a corner; thence along lands of Herman Plowfield, Jr., the next two courses and distances: (1) North 14 degrees 50 minutes 26 seconds East, 83.35 feet; and (2) North 69 degrees 17 minutes 36 seconds West, 201.35 feet to a corner on the East side of South Hanover Street and also crossing a 20 foot wide sanitary sewer easement; thence along the East side of South Hanover Street and also on the West side of the 20 foot wide sanitary sewer easement the next two courses and distances: (1) on a curve curving to the right having a radius of 1121.28 feet and an arc length of 139.8 feet to a point of tangency; and (2) North 26 degrees 52 minutes East, 323.21 feet to a corner; thence on a line leaving said road and re-crossing the 20 foot wide sanitary sewer easement and along lands of Paul Krepps the next five courses and distances: (1) South 56 degrees 20 minutes East, 765 feet; (2) North 29 degrees 40 minutes East, 33 feet; (3) South 56 degrees 20 seconds East 33 feet; (3) South 56 degrees 20 seconds East, 66 feet; (4) South 29 degrees 40 seconds West , 33 Feet and (5) South 56 degrees 25 minutes 45 seconds East 557.55 feet to a corner; thence along lands of former Arthur A. Krupp, now lands of Gail H. Krupp, his wife, South 30 degrees 57 minutes East 455 feet to a corner; thence along lands of Victor S. Marosek and re-crossing the 75 foot wide Transcontinental Gas Pipeline Corporation right of way South 76 degrees 6 minutes East 610 feet to a corner in the center of South Keim Street; thence on a line in the center of South Keim Street, South 13 degrees 54 minutes West 50 feet to the place of BEGINNING.

PLANTIFF: NCP Pilgrim, LLC, as successor-in-interest to CRE/ADC Venture 2013-1, LLC, as successor-in-interest to NOVA Bank

VS

DEFENDANT: **Laurel Woodman L.P.**

SALE ADDRESS: 1511 South Keim Street and 220 Krepps Lane, Pottstown, PA 19465

PLANTIFF ATTORNEY: **BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

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: **20-2-86X**

DEBT- **\$703,478.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-10988 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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Excepting and reserving all rights granted to the Transcontinental Gas Pipeline Corporation within the 75 foot wide right of way.

PREMISES B

ALL THAT certain lot of land, together with the buildings and improvements thereon erected, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, described as follows to wit:

BEGINNING at and elm tree, a corner of land conveyed to H. Charles Kemp; thence by other land of the grantor South 34 degrees West 19.6 perches to a corner of land of George Shrum, thence along Shrum's land South 56 degrees 30 minutes East 4.0 perches, South 33 degrees 30 minutes West 2.0 perches, South 56 degrees 30 minutes East 34.0 perches to a stone a corner of lands of Harvey Bickel; thence by Bickel's land North 24 degrees East 24.0 perches to a post; thence by Kemp's land North 60 degrees West 33.9 perches to the place of BEGINNING.

Containing 5 acres of land, more or less.

BEING Tax Parcel 17-07-0094 (A), 17-07-0083 (B)

BEING AS TO PREMISES A the same premises which Mebbie Company, LLC, a New Jersey limited liability company, by Deed dated 01/09/2007 and recorded 01/12/2007 in Chester County at Record Book 7058 Page 962, granted and conveyed unto Laurel Woodman, LP, a Pennsylvania limited partnership, in fee.

BEING AS TO PREMISES B the same premises which ARG Krepps Lane, Inc., by Deed dated 03/07/2008 and recorded 03/13/2008 in Chester County at Record Book 7385 Page 506, granted and conveyed unto Laurel Woodman, LP, a Pennsylvania limited partnership, in fee.

PLANTIFF: NCP Pilgrim, LLC, as successor-in-interest to CRE/ADC Venture 2013-1, LLC, as successor-in-interest to NOVA Bank

VS

DEFENDANT: **Laurel Woodman L.P.**

SALE ADDRESS: 1511 South Keim Street and 220 Krepps Lane, Pottstown, PA 19465

PLANTIFF ATTORNEY: **BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

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: **20-2-87**

DEBT- **\$334,875.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08703 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 Alliance Jennersville, LLC, by Deed dated January 11, 2008 and recorded January 18, 2008 in Record Book 7349, Page 499 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Anzaldo Realty LLC.
Tax Parcel # 58-4-30

PLANTIFF: Fulton Bank, N.A., formerly known as Fulton Bank
VS

DEFENDANT: **Anzaldo Realty LLC**

SALE ADDRESS: 650 Baltimore Pike, West Grove, PA 19390

PLANTIFF ATTORNEY: **JOSEPH P. SCHALK, ESQ. 717-399-1562**

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: **20-2-88**

DEBT- **\$917,272.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10124 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, February 20, 2020 @ 11 AM

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Premises A

All that certain lot of land, situate along the Northeast side of U.S. Highway Route No. 322 in Guthriesville, East Brandywine Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at the Southwest corner thereof, a point in the center of U.S. Highway Route No. 322, 20 feet Southwestward from a corner in the Highway of land of Walter Crandell, formerly a part of these premises, thence extending along in the center of said Highway, North 50°45' West 200 10 feet to a point in the highway, thence by a lot of land about to be conveyed to Dorothy H. Piersol, North 43°30' East 238 40 feet to an iron pin, thence by land of L. Jeffrey Laird, South 46°30' East 200.00 feet to an iron pin near the corner of a stable; thence by land of Walter Crandell, South 43°30' West 200.00 feet, to the place of beginning.

Premises B

All that certain lot of land, situate along the Northeast side of U.S. Highway Route No. 322 in Guthriesville; East Brandywine Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at the Southwest corner thereof, a point in or near the center of U.S. Highway Route No. 322, a corner of land about to be conveyed to Ruth E. Baughman, located a distance of 200 10 feet Northwardly from land of Walter Crandell; thence extending along in the said Highway North 51°45' West 230.19 feet to a point in or near the center of said Highway, thence extending by land retained by L. Jeffrey Laird, crossing an iron pin, thence by land of the same South 46°30' East 200.00 feet to an iron pin; thence by land to be conveyed to Ruth E. Baughman, South 43° 30' West 236.40 feet to the place of beginning.

BEING UPI # 30-5-70.2 & 30-5-70.1

PLANTIFF: DNB First, N.A.

VS

DEFENDANT: **Village Building, L.P.**

SALE ADDRESS: 1155 Horseshoe Pike, Downingtown, PA 19335

PLANTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ. 610-374-7320**

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: **20-2-VA1**

DEBT- **\$61,506.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03888 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of land situated in the 2nd Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 21, 2002 and recorded in the Office of the Chester County Recorder of Deeds on December 16, 2002, in Deed Book Volume 5507 at Page 1335.

Tax Parcel No. 16-6-428

PLANTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Pass-Through Trust X

VS

DEFENDANT: **Victoria L. Schane in her capacity as Administratrix for the Estate of Constance D. Ickes a/k/a Connie D. Ickes, Deceased**

SALE ADDRESS: 543 Olive Street, 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.