

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 19th @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, March 19th, 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, March 19th, 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, April 20th, 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: **20-3-89**

DEBT- **\$6,188.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-05229 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

Thursday, March 19, 2020 @ 11 AM

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ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situated in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL NO. 1-8-4.22

PLANTIFF: Borough of West Chester

VS

DEFENDANT: **Nova L. Moats and June M. Chambers**

SALE ADDRESS: 533 W. Marshall Street, West Chester, PA 19380

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: **20-3-90**

DEBT- **\$1,583.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01973 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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PREMISES "B"

TRACT NO. 1

ALL THAT CERTAIN single dwelling and two adjoining lots of land, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN lot of land, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 50-5-168

PLANTIFF: Township of West Bradford

VS

DEFENDANT: **Alan F. Sinton**

SALE ADDRESS: 1037 Stargazers Road, West Bradford, 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: **20-3-91**

DEBT- **\$1,200.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01966 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 of land, together with the improvements thereon erected, situate at the Southeast corner of Stirling Street and Eleventh Avenue, in the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-7-159

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Renee Entress**

SALE ADDRESS: 51 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: **20-3-92**

DEBT- **\$1,308.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07175 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 tract of land with improvements thereon erected, situate in Westtown Township, Chester County, Pennsylvania.
TAX PARCEL NO. 67-2-31

PLANTIFF: Westtown Township

VS

DEFENDANT: **Margot A. McKee**

SALE ADDRESS: 1411 Evie Lane, Westtown Township, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-93**

DEBT- **\$1,616.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00359 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 piece of ground, Situate in the Township of West Bradford, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 50-4K-2

PLANTIFF: Township of West Bradford

VS

DEFENDANT: **David O'Connell**

SALE ADDRESS: 2211 Strawberry Lane, West Bradford, 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: **20-3-96**

DEBT- **\$1,467.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05616 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 piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 39-4G-66

PLANTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: **James L. Butterfield**

SALE ADDRESS: 3301 Windsor Lane, Caln Township, PA 19372

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: **20-3-97**

DEBT- **\$1,620.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07744 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 THOSE TWO CERTAIN lots of land on which is located the west house of a block of two brick dwelling houses, situated in the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-8-8

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Terry L. Moran**

SALE ADDRESS: 813 Madison 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: **20-3-98**

DEBT- **\$222,037.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08768 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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Property situate in the SADS BURY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 37-4-53.26

PLANTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **Jared A. Hornyak and Brittany M. Kemper**

SALE ADDRESS: 127 Autumn Trail, 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: **20-3-99**

DEBT- **\$320,459.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07450 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 piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

Beginning at a point on the Southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide Private Right of Way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, South 54 degrees 25 minutes 45 seconds West, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, North 2 degrees 8 minutes 48 seconds West, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, South 77 degrees 11 minutes 26 seconds East, 192.33 feet to a point on the Northwesterly side of the aforementioned cul de sac; thence extending Southwestwardly, Southwardly and Southeastwardly along the Northwesterly, Westerly and Southwesterly sides of said cul de sac along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

Being Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING THE SAME PREMISES which Pablo M. Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLANTIFF: Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS3

VS

DEFENDANT: **Pablo M. Demucha**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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: **20-3-100**

DEBT- **\$220,782.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05070 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 piece of ground situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania described according to a Overall Subdivision for Oakcrest, made by Vollmer Associates, LLP, dated 7-30-2004 last revised 12-16-2004 and recorded as Plan File #17294, bounded and described as follows to wit: Beginning at a point on the southerly side of Franklin Street, a corner of lot #151, thence extending along said side of Franklin Street the following (2) courses and distances, (1) South 62 degrees 17 minutes, 57 seconds East 57.40 feet crossing a storm easement to a point of curve, (2) along the arc of a circle curving to the right having a radius of 41.00 feet the arc distance of 64.40 feet to a point of tangent on the northwesterly side of Dague Farm Drive, thence extending along said side of Dague farm Drive South 27 degrees 42 minutes, 03 seconds West 84.00 feet to a point and corner lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space North 62 degrees 17 minutes, 57 seconds West 98.40 feet to a point and corner of lot #151, thence extending along said side of lot #151 North 24 degrees 42 minutes, 03 seconds East 125.00 feet to the first mentioned point and place of beginning.

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

Under and subject to restrictions which appear can record.

PARCEL NUMBERS: 38-02-0589.0000

TITLE TO SAID PREMISES IS VESTED IN AVICE BOURNE BY DEED FROM DHLP-OAKCREST, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, DATED APRIL 3, 2006 RECORDED APRIL 18, 2006 IN BOOK NO. 6817 PAGE 567

PLANTIFF: Deutsche Bank National Trust Company, As Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5

VS

DEFENDANT: **Ivy Bourne, In her capacity as heir of Avice Bourne a/k/a Avice E. Bourne; Unknown heirs, successors, assigns and all persons, firms or Associations claiming right, title or interest from or under Avice Bourne a/k/a Avice E. Bourne**

SALE ADDRESS: 710 Franklin Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-101**

DEBT- **\$158,426.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08600 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 message and lot of land situate in the Borough of Avondale, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the middle of Pennsylvania Avenue, formerly known as the Turnpike Road, at a corner of land now or late of Charles H.G. Sweigart; thence along the line of said lands, North 71 degrees East two hundred (200) feet; thence South 19 degrees East forty (40) feet; thence by land now or later of P. Herman Marvel and Mattie H. Marvel, his wife, South 71 degrees West two hundred (200) feet to the middle of Pennsylvania Avenue aforesaid; thence along the middle thereof, North 19 degrees West forty (40) feet to the place of beginning.

Reserving nevertheless out of the said premises to the use of the public forever as an alley or street ten (10) feet in width all across the Northeastern end thereof, as represented on a map of said Borough.

Parcel No. 04-01-0053-0000

BEING THE SAME PREMISES which Charles M. Hallman and Betty J. Hallman, by Deed dated October 30, 2009 and recorded January 20, 2010 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania as Instrument Number 10990015, granted and conveyed unto Victoria F. Thomas and Maurice A. Johnson, in fee.

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Victoria F. Thomas & Maurice A. Johnson**

SALE ADDRESS: 317 Pennsylvania Avenue, Avondale, PA 19311

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: **20-3-102**

DEBT- **\$224,918.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04771 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

Thursday, March 19, 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, April 20, 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, being Lot No. 10 on a Plan of Lots of the grantors hereto, being and lying in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a new description made by J.W. Harry, C.E. June 21, 1951, as follows, to wit:

BEGINNING at a point in or near the middle of the Strasburg Road, at the Southwest corner of Lot No. 9 on said Plan, about to be conveyed to W. Lowell Dunlap and wife; thence along or near the middle of the Strasburg Road North seventy-seven degrees one minutes thirty seconds West, one hundred feet to a point at the Southeast corner of Lot No. 11 on said Plan, the land of Ralph C. Hertzler and wife, thence along said Lot No. 11 the land of the said Ralph C. Hertzler and wife North twelve degrees fifty minutes ten seconds East two hundred sixty and seven tenths feet to a stake at the Northeast corner of said Lot No. 11, and the line of land Sylvester Scott; thence by said Scott's land South seventy-seven degrees nine minutes fifty seconds East one hundred feet to a stake at the Northwest corner of Lot No. 9 on said Plan as aforesaid; thence by said Lot No. 9 as aforesaid South twelve degrees fifty minutes ten seconds West two hundred sixty and ninety-four one hundredths to the place of beginning.

Title to said premises is vested in Matthew D. Connelly by deed from Richard M. Sensenig dated August 23, 2013 and recorded August 26, 2013 in Deed Book 8798, Page 1012.

Tax Parcel # 47-4-8

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Matthew D. Connelly**

SALE ADDRESS: 3095 Strasburg Road, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-103**

DEBT- **\$216,728.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06079 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

Thursday, March 19, 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, April 20, 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 London Grove, County of Chester and State of Pennsylvania being bounded and described in accordance with a Plan of Section II Wickerton Farms, made by Manley N. White, Surveyor on 3/10/1967, corrected 4/3/1967 and recorded 7/5/1967 in Plan Book 26 page 28 as follows, to wit:

BEGINNING at a point in the intersection of the title line in the bed of State Road with the Northwesterly side line of Buttonwood Drive (50 feet wide) if extended, thence extending from said point of beginning along said Buttonwood Drive (50 feet wide) South 05 degrees East 200 feet to a point, a corner of other lands of grantors; thence extending along same South 78 degrees 53 minutes 40 seconds West 121.41 feet to a point, a corner of Lot #29 on Plan; thence extending along said Lot #29 North 05 degrees East crossing the Southerly side of State Road, 200 feet to a point on the title line in the bed of said State Road; thence extending along the said title line in the bed of said State Road, North 78 degrees 53 minutes 40 seconds East 121.14 feet to the first mentioned point and place beginning.

CONTAINING 24,090 square feet of land more or less.

BEING Lot #30 on said Plan.

UPI# 59-8-133.31; PIN 5980133100

BEING THE SAME PREMISES which Alfred W. Roy and Doris M. Roy, his wife, be Deed dated July 9, 1968 and recorded July 9, 1968 in Book G38 Page 302, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Robert Thomas Baylis, and Mary G. Baylis, his wife, in fee. And the said Robert Thomas Baylis departed this life on May 14, 2006 thereby vesting title in Mary G. Baylis by operation of law.

AND THE SAID Mary G. Baylis departed this life on or about December 30, 2018 thereby vesting title unto Dawn G. Scanlon, Executrix of the Estate of Mary G. Baylis a/k/a Mary Baylis.

PLANTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

VS

DEFENDANT: **Dawn G. Scanlon, Executrix of the Estate of Mary G. Baylis a/k/a Mary Baylis, Deceased**

SALE ADDRESS: 399 State Road, West Grove, PA 19390

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: **20-3-104**

DEBT- **\$209,775.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07905 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

Thursday, March 19, 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, April 20, 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 Willistown Township, Chester County, Pennsylvania, and being known as 2505 Westfield Court, Newtown Square, Twp. of Willistown, Pennsylvania 19073.
TAX PARCEL NO. 54-8-911

PLANTIFF: LoanCare, LLC

VS

DEFENDANT: **Stephen R. Bergin a/k/a Stephen R. Bergen**

SALE ADDRESS: 2505 Westfield Court, Newtown Square, Twp of Willistown, PA 19073

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: **20-3-105**

DEBT- **\$304,227.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03746 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

Thursday, March 19, 2020 @ 11 AM

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Property situate in the EAST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 53-4-14

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

VS

DEFENDANT: **Dolores J. Brown**

SALE ADDRESS: 1529 Meadowbrook Lane, West Chester, PA 19380-5917

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: **20-3-106**

DEBT- **\$33,962.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02234 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

Thursday, March 19, 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, April 20, 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, Hereditaments and Appurtenances, SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, designated as Lot No. 167 on a Tract called "Colonial Gardens", a Map or Plan of which is recorded in the Office of Recorder of Deeds, in and for Chester County, PA in Plan Book 1 page 79, particularly described as follows:

FRONTING 100 feet on Loomis Avenue and extending Eastwardly between parallel lines of that width 167.74 feet.

BOUNDED on the North by Lot No. 166, now or late of Kenneth R. Moore, et ux; on the East by land now or late of the Baker Estate on the South by Lot No. 168 being other land of Clyde E. Godschall, etx; and on the West by Loomis Avenue.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Blackie from Charles M. Blackie and Mary B. Hagee dated 9/4/1998 and recorded 10/8/1998 in the County of Chester in Record Book 4433 Page 2082.

BEING UPI No. 39-4E-79.1

PLANTIFF: Malvern Bank, National Association

VS

DEFENDANT: **Charles M. Blackie**

SALE ADDRESS: 215 Loomis Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **FOX ROTHSCHILD LLP 610-458-7500**

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: **20-3-107**

DEBT- **\$228,170.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01103 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

Thursday, March 19, 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, April 20, 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 unit in the property situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania, being Lot No. 47 in the "Site Plan for Victoria Gardens, Kennett Township, Chester County, PA" prepared by Brandywine Valley Engineers, a Division of Vollmer Associates, LLP, Sheet No. 4 of 18, last revised on November 10, 2000, and recorded on March 25, 2005, by the Chester County Recorder of Deeds in Book 6445, at Page 155, as Instrument No. 10517354, and subject to a Declaration dated March 26, 2002, and recorded on, May 1, 2002, by the Chester County Recorder of Deeds in Record Book 5270, at Page 142, with a proportionate undivided 1/118th interest in the Common Elements.

BEING THE SAME PREMISES AS Victoria Gardens, L.P., a PA Limited Partnership, by and thorough its President Member, James V. Gannon, of Longwood Crossing Properties, LLC, General Partner, by Deed dated March 8, 2005, and recorded on March 25, 2005, by the Chester County Recorder of Deeds in Deed Book 6445, at Page 155, as Instrument No. 10517354, granted and conveyed unto Philip R. Fash and Jean M. Fash, as Tenants by the Entireties.

UPI NO. 62-04-0782

PLANTIFF: Statebridge Company, LLC

VS

DEFENDANT: **Jean M. Fash and Philip R. Fash**

SALE ADDRESS: 502 Victoria Gardens Drive, Kennett Square, PA 19348

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: **20-3-108**

DEBT- **\$232,582.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08738 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

Thursday, March 19, 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, April 20, 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 WILLISTOWN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 54-8F-40

PLANTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Henry M. Price and Suzanne T. Price**

SALE ADDRESS: 2004 Stoneham Drive, West Chester, PA 19382-6674

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: **20-3-109**

DEBT- **\$35,101.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11098 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

Thursday, March 19, 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, April 20, 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 WEST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania
BLR # 29-7-17.3

PLANTIFF: Bank of America, N.A.

VS

DEFENDANT: **Patricia A. Dubosky a/k/a Patricia Ann Dubosky a/k/a Patricia A. Cahill & Paul T. Cahill**

SALE ADDRESS: 1 Westview Drive, Coatesville, PA 19320-1249

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: **20-3-110**

DEBT- **\$91,401.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04897 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

Thursday, March 19, 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, April 20, 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 with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the East House of a block of two brick dwelling houses designated at #215 Walnut Street, bounded and described as follows, to wit:

BEGINNING at a point in the North curb line of Walnut Street distance 22.2 feet Eastwardly from the East line of Monroe Street; thence by land now or late of Louis D. Cohen, et ux., and passing through the center of the middle dividing partition in said block of two brick dwelling houses North 09 degrees 15 minutes West, 128.2 feet to land now or late of Jesse Shallcross, et al; thence by the same North 85 degrees 09 minutes East, 19.7 feet; thence by land now or late of Louis D. Cohen, et ux, South 09 degrees 15 minutes East, 126.7 feet to the North curb line of Walnut Street; thence by the same South 80 degrees 45 minutes West, 19.5 feet to the place of beginning.

CONTAINING 24,85 square feet of land, be the same more or less. TOGETHER with all singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well as law in equity, of, in and to the same.

Fee Simple Title Vested in Elizabeth L. Perkins by deed from Pope K. Kousisis, dated 5/23/2008, recorded 5/27/2008, in the Chester County Clerk's Office in Deed Book 7442, Page 1672 as Instrument No. 10848010

PLANTIFF: Kingsmead Asset Holding Trust

VS

DEFENDANT: **Elizabeth L. Perkins**

SALE ADDRESS: 215 Walnut Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-111**

DEBT- **\$530,725.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06008 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

Thursday, March 19, 2020 @ 11 AM

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All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 80,599 square feet of land more or less.

UPI# 66-2-1.24

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLANTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **Donald Lowry; Rita Lowry; and United States of America, Department of the Treasury - Internal Revenue Service**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-112**

DEBT- **\$244,141.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01477 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

Thursday, March 19, 2020 @ 11 AM

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Property situate in the WEST VINCENT TOWNSHIP, CHESTER County, Pennsylvania
BLR # 25-8-18.2

PLANTIFF: Branch Banking and Trust Company Successor by Merger to Susquehanna Bank
VS

DEFENDANT: **Michael W. Giandonato a/k/a Michael Giandonato & Deborah A. Giandonato
a/k/a Debbie Giandonato a/k/a Deborah Giandonato**

SALE ADDRESS: 1352 St Matthews Road, A/K/A 1352 Saint Matthews Road, Chester Springs,
PA 19425-2704

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: **20-3-113**

DEBT- **\$221,148.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04709 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

Thursday, March 19, 2020 @ 11 AM

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All that certain piece or parcel or Tract of land situate in the Township of East Fallowfield, Chester County, Pennsylvania, and being known as 860 Doe Run Road, Coatesville, Pennsylvania 19320.
Tax Parcel # 47-7-142

PLANTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Walter M. Perdue, Jr.**

SALE ADDRESS: 860 Doe Run Road, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-114**

DEBT- **\$335,219.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05784 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

Thursday, March 19, 2020 @ 11 AM

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Property situate in the EAST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania
BLR # 30-6-23.4

PLANTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for
The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **Shari L. Hardin and Darryl G. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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: **20-3-115**

DEBT- **\$325,877.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01211 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

Thursday, March 19, 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, April 20, 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 of land situate in New London Township, Chester County, Pennsylvania, shown as Lot 29 on a Final Subdivision Plan of Havenstone prepared by Hillcrest Associates, Inc. dated April 5, 2002, last revised February 5, 2004. Being more particularly bounded and described as follows:

Beginning at a point on the southeasterly right-of-way line of Bob's Lane (50' R/W), said point being the northerly corner of Lot 28.

Thence by said right-of-way line N45°15'01"E 144.44' to a point and corner of Lot 30.

Thence by Lot 30, S35°52'21"E 277.82' to a point in line of land of Community Open Space.

Thence by said land S45°15'01"W 101.56' to a point and corner of Lot 27.

Thence partly by Lot 27 and partly by Lot 28, N44°44'59"W 274.49' to the first mentioned point and place of beginning.

Containing 0.775 acres of land to be the some more or less.

Under and subject to a 20' wide Drainage Easement as shown on the above referenced plan.

Being more particularly bounded and described as follows:

Beginning at a point in line of Lot 30 said point being located N35°52'21"W 62.75' from the corner of Lots 29 and 30 in line of land of Community Open Space.

Thence crossing Lot 29, the following three courses and distances:

- 1) S68°19'11"W 52.29' to a point.
- 2) S81°28'09"W 44.86' to a point.
- 3) S63°43'43"W 28.41' to a point in line of Lot 28.

PLANTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bob's Lane, Lincoln University, PA 19352

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: **20-3-115X**

DEBT- **\$325,877.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01211 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

Thursday, March 19, 2020 @ 11 AM

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Thence by Lot 28, N44°44'59"W 21.09' to a point.

Thence crossing Lot 29, the following three courses and distances:

1) N63°43'43"E 38.22' to a point.

2) N81°28'09"E 45.68' to a point.

3) N68°19'11"E 44.93' to a point in line of Lot 30.

Thence by Lot 30, S35°52'21" E 20.63' to the first mentioned point and place of beginning.

Be the contents thereof whatever it may.

Title to said Premises vested in Michael Depoulter by Deed from Wilkinson Allegiance, LLC dated August 19, 2005 and recorded August 24, 2005 in the Chester County Recorder of Deeds in Book 6596, Page 2059 as Instrument Number 10567624.

PLANTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bob's Lane, Lincoln University, PA 19352

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: **20-3-116**

DEBT- **\$104,446.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02202 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

Thursday, March 19, 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, April 20, 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 MESSUAGE AND LOT OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE ON THE EAST SIDE OF SIXTH AVENUE, IN THE FOURTH WARD OF THE CITY OF COATESVILLE, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, KNOWN ON A PLAN OF BUILDING LOTS MADE BY H. GRAHAM RAMBO AS THE SOUTH HALF OF LOT NO. 7 WITH THE SOUTH HOUSE OF A BLOCK OF 2 BRICK HOUSES, ERECTED HEREON, NUMBERED 109 SOUTH SIXTH AVENUE.
TAX PARCEL # 16-6-1033

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Bernard Baker**

SALE ADDRESS: 109 S 6th 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: **20-3-117**

DEBT- **\$465,036.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06563 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

Thursday, March 19, 2020 @ 11 AM

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Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 52-6-16.2

PLANTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust
2007-6, Asset-Backed Certificates, Series 2007-6

VS

DEFENDANT: **Joseph Kravitz**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382-5559

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: **20-3-118**

DEBT- **\$267,104.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02788 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

Thursday, March 19, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Welsh and Associates, Inc., Civil Engineers and Surveyors, Downingtown, Pennsylvania, dated 6/20/2000, and last revised 9/10/2002 and recorded in Plan No. 16751 as follows, to wit: BEGINNING at a point on the Southwesterly side of Cornwall Place, a corner of Lot 50 on said Plan; thence extending along Cornwall Place, South 39 degrees 42 minutes 05 seconds East, 100.00 feet to a point a corner of Lot 48; thence extending along Lot 48, South 50 degrees 17 minutes 55 seconds West, 202.60 feet to a point in line of Lot 44; thence extending along Lot 44, North 56 degrees 36 minutes 59 seconds West, 23.53 feet to a point a corner of Lot 51; thence extending along Lot 51, North 02 degrees 33 minutes 58 seconds West, 97.20 feet to a point a corner of Lot 50, aforesaid; thence extending along Lot 50, North 50 degrees 17 minutes 55 seconds East, 150.77 feet to the point and place of beginning. BEING Lot 49 on said Plan.

UPI/Parcel No.: 28-5-285

Fee Simple Title Vested in Jacinto V. Reynoso and Gregoria E. Reynoso, husband and wife, as tenants by the entirety, their successors, heir and assigns by deed from Calnshire Estates, LLC, dated 04/02/2007, recorded 05/02/2007, in the Chester County Clerk's Office in Deed Book 7147, Page 1164.

PLANTIFF: Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-2, Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-2
VS

DEFENDANT: **Jacinto V. Reynoso and Gregoria E. Reynoso a/k/a Gregoria Elizabeth Reynoso**

SALE ADDRESS: 134 Cornwall Place, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-119**

DEBT- **\$90,578.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04076 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

Thursday, March 19, 2020 @ 11 AM

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

All that certain lot or piece of ground, situate in the Township of West Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan for Michael J. Woodward made by Weber Surveyors, Inc., Lancaster, PA, dated 4/1/93, last revised 8/26/93 and recorded at West Chester, PA, as Plan No. 12273, as follows, to wit:

Tract One,

Beginning at a point on the title line in the bed of Hopewell Road at a corner of Lot #4 on said plan; thence extending from said point of beginning and along the said title line, South 87 degrees 24 minutes 32 seconds East, 344.88 feet to a point, a corner of Lot #3 on said plan; thence extending along Lot #3, South 02 degrees 35 minutes 28 seconds West crossing the southerly side of Hopewell Road and passing through a joint driveway for Lots #2 and #3, 350.00 feet to a point; thence extending still along Lot #3, North 87 degrees 24 minutes 32 seconds West, 379.20 feet to a point in line of Lot #4 on said plan; thence extending along the same, North 08 degrees 11 minutes 28 seconds East, 351.68 feet, having recrossed the southerly side of Hopewell Road, to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

Being Lot #2 on said Plan.

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

DEFENDANT: **Thomas J. Gamber, AKA Thomas Gamber & Madeline C. Gamber, AKA Madeline Gamber**

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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: **20-3-119X**

DEBT- **\$90,578.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04076 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

Thursday, March 19, 2020 @ 11 AM

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Tract Two,

Beginning at a point on the title line in the bed of Hopewell Road, said point being a corner of Lot #2 on said plan; thence extending from said point of beginning and along said title line, South 87 degrees 24 minutes 32 seconds East, 50.00 feet to a corner of Lot 1 on said plan; thence extending along Lot #1, crossing the southerly side of Hopewell Road, South 02 degrees 35 minutes 28 seconds West, 400.88 feet to a point; thence extending still along the same, South 41 degrees 54 minutes 22 seconds East, 222.60 feet to a corner of lands now or formerly of Richard L. Vannorman; thence extending along the same South 59 degrees 25 minutes 44 seconds West, 405.00 feet to a point, a corner of Lot #4 on said plan; thence extending along the same, North 27 degrees 23 minutes 26 seconds West, 425.96 feet to a point, a corner of Lot #2, aforesaid; thence extending along the same the two following courses and distances; (1) South 87 degrees 24 minutes 32 seconds East, 379.20 feet to a point and (2) North 02 degrees 35 minutes 28 seconds East, passing through a joint driveway for Lots #2 and #3, and recrossing the southerly side of Hopewell Road, 350.00 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

Being Lot #3 on said Plan.

BEING UPI NUMBER 68-2-17.3

BEING THE SAME PROPERTY CONVEYED TO THOMAS J. GAMBER AND MADELINE C. GAMBER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM KATHLEEN WOODWARD AND MICHAEL WOODWARD, DATED OCTOBER 30, 1998, RECORDED NOVEMBER 10, 1998, AT INSTRUMENT NUMBER 84346, AND RECORDED IN BOOK 4451, PAGE 0673, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

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

DEFENDANT: **Thomas J. Gamber, AKA Thomas Gamber & Madeline C. Gamber, AKA Madeline Gamber**

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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: **20-3-120**

DEBT- **\$251,092.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03480 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

Thursday, March 19, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running Northwardly from the Philadelphia and Lancaster Turnpike, where the Pennsylvania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and Southwardly from the Southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald; thence by a line at right angles with Warren Avenue, and along the Northerly line of said John Fitzgerald's other land, North 72°27' East, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie; thence along said Okie's land, North 25°35' West, 30.4 feet; thence still along said Okie's land North 32' minutes East, 34.5 feet to a corner of said Okie's land; thence along the Southerly side of said Joseph Williams land South 66°33' West, 136 feet; thence along the center line of Warren Avenue South 17°33' East, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Timothy I. Melvin, by Deed dated 9/10/2003 and recorded 9/23/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5903, Page 132, granted and conveyed unto Timothy I. Melvin and Treva Hall Melvin.

PARCEL NO.: 55-2H-119

PLANTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **Timothy I. Melvin and Treva Hall Melvin a/k/a Treva Hall**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

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: **20-3-121**

DEBT- **\$57,334.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08185 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

Thursday, March 19, 2020 @ 11 AM

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All that certain piece or parcel or Tract of land situate in the Borough of Kennett Square, Chester County, Pennsylvania, and being known as 319 East State Street, Kennett Square, Pennsylvania 19348.

TAX MAP AND PARCEL NUMBER: 03-03-0082

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Antoinette Maxwell Administratrix of the Estate of Kathleen L. Jones aka Kathleen L. Maxwell and Phyllis Maxwell Administratrix of the Estate of Kathleen L. Jones aka Kathleen L. Maxwell.

PLANTIFF: Branch Banking & Trust
VS

DEFENDANT: **Antoinette Maxwell Administratrix of the Estate of Kathleen L. Jones aka Kathleen L. Maxwell & Phyllis Maxwell Administratrix of the Estate of Kathleen L. Jones aka Kathleen L. Maxwell**

SALE ADDRESS: 319 East State Street, Kennett Square, PA 19348

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: **20-3-122**

DEBT- **\$128,334.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08529 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

Thursday, March 19, 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 Goshen Valley III Condominium, Situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by Recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania of the Declaration dated 12-7-1984 and recorded 12-7-1984 in Misc. Deed Book 663 page 352, and a Declaration Plan dated 12-7-1984 and recorded 12-7-1984, in Misc. Book 663 page 352 being and designated on such Declaration Plan as Unit #3207, as more fully described in such Declaration Plan and Declaration, as the same have been or shall from the time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

Parcel # 53-06-0815

BEING THE SAME PREMISES which Shirley W. Stokes-Jackson, by Deed dated April 30, 2010 and recorded May 4, 2010 in Book 7909 Page 374 Instrument Number 11010488, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Lauren Patrice Gottstein, sole owner, in fee.

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

VS

DEFENDANT: **Lauren Patrice Gottstein**

SALE ADDRESS: 3207 Valley Drive, West Chester, PA 19382

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-123**

DEBT- **\$117,298.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07342 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

Thursday, March 19, 2020 @ 11 AM

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PROPERTY SITUATE IN CALN TOWNSHIP
TAX ID / UPI PARCEL NO. 39-03G-0005 / 39-3G-5
SOLD AS THE PROPERTY OF: LATISHA DEVEAUX

PLANTIFF: Quicken Loans, Inc.

VS

DEFENDANT: **Latisha Deveaux**

SALE ADDRESS: 1208 Blackhorse Hill Road, 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: **20-3-124**

DEBT- **\$327,423.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01802 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

Thursday, March 19, 2020 @ 11 AM

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ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 26 AS SHOWN ON SUBDIVISION AND LAND DEVELOPMENT PLAN OF "WOODS OF EDGES MILL" PREPARED BY CHESTER VALLEY ENGINEERS, INC. DATED JUNE 16, 2002, LAST REVISED NOVEMBER 4, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY AS PLAN NO. 16473.

TITLE TO SAID PREMISES IS VESTED IN SILAS C. ADAMS AND MADELINE E. BARRETT BY DEED FROM NATIONAL RESIDENTIAL NOMINEES SERVICES, INC. DATED NOVEMBER 6, 2015 AND RECORDED DECEMBER 3, 2015 IN DEED BOOK 9226, PAGE 2067.

TAX I.D. #: 3904 035600

PLANTIFF: Navy Federal Credit Union

VS

DEFENDANT: **Silas C. Adams and Madeline E. Barrett**

SALE ADDRESS: 308 Hidden Creek Drive, Downingtown, PA 19335

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: **20-3-125**

DEBT- **\$71,795.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-10606 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

Thursday, March 19, 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, April 20, 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 Situate in the Borough of Parkesburg, Chester County, Pennsylvania, being Lot No. 9 on Plan of Lots surveyed for Horace A. Bailey, June 3, 1959 by Howard H. Ranck, R.S. more particularly bounded and described as follows:

BEGINNING at the Southeast corner thereof, a point in the middle of Parke Avenue (20 feet wide) located a distance of 230 feet Northward from a point in or near the middle of First Avenue; thence extending by land now or late of Horace A. Bailey and Marie A. Bailey, South 82 degrees 43 minutes West 104 feet to a stake; thence by the premises of David W. Thompson and wife, North 7 degrees 57 minutes West 119 feet to an iron pin on the Southern boundary line of the Pennsylvania Railroad Company; thence by the same North 80 degrees 57 minutes East 104 feet to an iron pin; thence along in the middle of Parke Avenue South 7 degrees 57 minutes East 121.73 feet to the place of beginning.

CONTAINING 12,510 square feet of land be the same more or less.

Parcel #8-4-87.10

BEING THE SAME PREMISES which Martin W. Henley, by Deed dated August 27, 1999 and recorded August 31, 1999 in Deed Book 4626, page 2345, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Barbara L. Stevenson, in fee.

PLANTIFF: Wilmington Trust National Association not in its Individual Capacity but solely as trustee of MFRA Trust 2015-1

VS

DEFENDANT: **Barbara L. Stevenson a/k/a Barbara L. Strutynski**

SALE ADDRESS: 94 Parke Avenue, Parkesburg, PA 19365

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: **20-3-126**

DEBT- **\$178,987.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12382 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

Thursday, March 19, 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, April 20, 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 TOWNSHIP OF SADSBUURY
TAX PARCEL #37-04A-0040.000
SOLD AS THE PROPERTY OF: JAMES F. ARCHER and CAROL L. ARCHER

PLANTIFF: U.S. Bank National Association, not in Its Individual Capacity But Solely as Indenture Trustee for the CIM Trust 2017-8 Mortgage-Backed Notes, Series 2017-8 c/o Nationstar Mortgage LLC dba Mr. Cooper

VS

DEFENDANT: **James F. Archer & Carol L. Archer**

SALE ADDRESS: 21 Peacemaker Drive, Parkesburg, PA 19365

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: **20-3-127**

DEBT- **\$13,814.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03815 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

Thursday, March 19, 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, April 20, 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 VALLEY TOWNSHIP, CHESTER County, Pennsylvania.
BLR# 38-2-69

PLANTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank
VS
DEFENDANT: **Gerald F. Conway**
SALE ADDRESS: 150 Country Club Road, 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: **20-3-128**

DEBT- **\$368,284.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03448 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

Thursday, March 19, 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, April 20, 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 PENNSBURY, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Pennsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described more particularly in accordance with a final subdivision plan of Pennsbury Heights, made by George E. Regester, Jr. and Sons, Inc., dated 11/9/1977, last revised 5/16/1978 and recorded as plan #1914, as follows:

Beginning at a point on the westerly side of a 50 foot wide right of way known as Graychal Lane said point of beginning being the northeasterly corner of Lot #11 as shown on said plan, and the southeasterly corner of the about to be described lot; thence extending along said Lot #11, South 88 degrees 30 minutes 53 seconds West, 404.63 feet to a point in line of lands of Lot #9 as shown on said plan; thence along said Lot #9, North 1 degree 34 minutes 50 seconds West, 159.89 feet to a point of curve on the cul-de-sac at the terminus of Cheryl Lane; thence along said cul-de-sac along the curve of a circle having a radius of 60 feet, the arc distance of 83.51 feet to a point of reverse curve; thence along the curve of a circle having a radius of 25.00 feet, the arc distance of 34.83 feet to a point on the southerly side of said Cheryl Lane; thence continuing along said Cheryl Lane, North 88 degrees 30 minutes 53 seconds East, 296.33 feet to a point of curve at the intersection of the aforementioned Graychal and Cheryl Lane, thence along said curve of a circle having a radius of 25.00 feet, the arc distance of 39.27 feet to a point on the aforementioned westerly side of Graychal Lane; thence along said of Graychal Lane, South 1 degree 29 minutes 7 seconds East, 204.89 feet to the first mentioned point and place of beginning.

Being Lot #10 as shown on said plan.

PARCEL NO.: 64-01-0002.120

BEING THE SAME PROPERTY CONVEYED TO PERRY CAMERLENGO, JR. AND ZAROUHI SARA CAMERLENGO, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM PERRY CAMERLENGO, JR. DATED MARCH 12, 2009, RECORDED MARCH 26, 2009 AT DOCUMENT ID 10912014, AND RECORDED IN BOOK 7623, PAGE 2055, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: New Residential Mortgage Loan Trust 2018-2

VS

DEFENDANT: **Perry Camerlengo, Jr., AKA Perry J. Camerlengo, Jr., AKA Perry Camerlengo & Zarouhi Sara Camerlengo**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348

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: **20-3-129**

DEBT- **\$273,736.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01935 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

Thursday, March 19, 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, April 20, 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 TOWNSHIP OF EAST BRANDYWINE
TAX PARCEL #30-2N-145
SOLD AS THE PROPERTY OF: TIMOTHY HEFNER and CINDY L. HEFNER

PLANTIFF: Metropolitan Life Insurance Company c/o Fay Servicing LLC
VS
DEFENDANT: **Timothy Hefner and Cindy L. Hefner**
SALE ADDRESS: 82 Canterbury Court, 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: **20-3-130**

DEBT- **\$10,606.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04049 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

Thursday, March 19, 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, April 20, 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 WEST BRANDYWINE TOWNSHIP
TAX PARCEL #29-7-151.1J
SOLD AS THE PROPERTY OF: SUSIE L. CASON and DAVID F. CURTISS

PLANTIFF: M&T Bank S/B/M Elmwood Federal Savings Bank

VS

DEFENDANT: **Susie L. Cason and David F. Curtiss**

SALE ADDRESS: 180 Main Lin Road aka 31 Main Lin Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-131**

DEBT- **\$132,666.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03691 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

Thursday, March 19, 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, April 20, 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 with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot 2, on a Preliminary/ Final Subdivision Plan of the Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the office of the Recorder of Deeds in and for Chester County as Plan No.14646, Being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the Northerly right-of-way line of Lewisville-Chesterville Road (PA Route 841, 33' wide right-of-way).

Thence by said right-of-way line, the following two courses and distances:

1. S 82° 41' 40" W 329.97' to a point.
2. N 85° 13' 37" W 429.68' to a point on the Easterly right-of-way line of Schoolhouse Road (T-378, 33' wide right-of-way).

Thence by said right-of-way line, the following two courses and distances:

1. N 12° 50' 02" E 669.96' to a point of curve,
2. By the arc of a circle curving to the right with a radius of 1,378.77', and arc length of 158.19', with a chord of N 16° 07' 15" E 158.11' to a point and corner of land now or formerly of Kenneth Weaverling, Jr.

Thence by said land, the following two courses and distances:

1. S 72° 02' 17" E 296.64' to a point.
2. N 18° 57' 19" E 282.70' to a point and corner of Lot 1.

Thence by Lot 1, N 84° 54' 05" E 344.56' to a point and corner of land now or formerly of Equine Enterprise, Ltd.

Thence by said land, S 08° 43' 57" W 1,017.21' to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING CHESTER County Tax Parcel No. 72-5-8.1

BEING THE SAME PREMISES Vernon A. Ginn, II, her son and Diane M. Ginn, his wife as tenants by the entireties by deed from Kay J. Ginn, dated 4/12/2000 and recorded 5/24/2000 in Book 4758 page 2001

PLANTIFF: U.S. Bank Trust National Association, As Trustee of the Chalet Series III Trust
VS

DEFENDANT: **Diane M. Ginn and Vernon A. Ginn, II**

SALE ADDRESS: 663 Old School House Road, Landenberg, PA 19350

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: **20-3-132**

DEBT- **\$111,373.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-02899 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

Thursday, March 19, 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, April 20, 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 land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Townships of West Goshen and West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Ronald Morrison, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Dated 3-28-1977 revised 6-6-1977 and recorded 10-5-1977 in plan file 1311 as follows, to wit: BEGINNING at a point on the Easterly side of Kirkland Avenue (T387) and along lands formerly of Frazer Branch – Pennsylvania Railroad Company (as shown on said Plan); thence extending from said beginning point and along lands of the aforesaid Railroad, the 2 following courses and distances: (1) North 64 degrees 37 minutes 15 seconds East, 12.36 feet to a point and (2) South 15 degrees 21 minutes East, 712.82 feet to a point, a corner of land of Geo. Gray, et al; thence extending along same, South 70 degrees 32 minutes West, 182.18 feet to a point on the Northeasterly side of Route #100 spur (L.R. 1060); thence extending along same, the 2 following courses and distances: (1) on a line curving to the left, having a radius of 3,929.72 feet, the arc distance of 58.40 feet to a point of tangent; (2) North 61 degrees 26 minutes 17 seconds West, 298.35 feet to a point of curve on the Southeasterly side of Kirkland Avenue, aforesaid; thence extending along same on a line curving to the left, having a radius of 642.96 feet, the arc distance of 56.10 feet to a point, a corner of Lot #3; thence extending along same, the 4 following courses and distances: (1) South 61 degrees 26 minutes 17 seconds East 259 feet to a point; (2) North 38 degrees 49 minutes 32 seconds East, 232.93 feet to a point; (3) North 15 degrees 21 minutes West, 338.09 feet to a point and (4) North 66 degrees 07 minutes 53 seconds West, 68.16 feet to a point on the Easterly side of Kirkland Avenue, aforesaid; thence extending along same, the 2 following courses and distances: (1) North 23 degrees 52 minutes 07 seconds East, 9.64 feet to a point of curve and (2) on a line curving to the left having a radius of 175 feet, the arc distance of 122.69 feet to the first mentioned point and place of BEGINNING.

CONTAINING 53,390 square feet of land be the same more or less.

BEING Lot No. 4 as shown on said Plan.

TOGETHER with and reserving unto the Grantor, his heirs, executors, administrators and assigns, the free and common use, right, liberty and privilege of a 12 feet wide common drive as shown on the above-mentioned plan, as and for a driveway, passageway and watercourse at all times, hereafter, forever, in common with the owner of Lot No. 3 bounding thereon and entitle to the use thereof.

SUBJECT to the proportionate part of keeping said drive in good order, condition and repair.

BEING THE SAME PREMISES which Kenneth C. Nickel and John L. Watkins a/k/a Joan L. Nickel by Deed dated September 30, 1998 and recorded December 29, 1998 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 4481, Page 2059 granted and conveyed unto Joan L. Nickel, in fee. TAX PARCEL #52-3-41.1A

PLANTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **Joan L. Nickel**

SALE ADDRESS: 408 Kirkland Avenue, 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: **20-3-133**

DEBT- **\$179,624.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12948 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

Thursday, March 19, 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, April 20, 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 with the buildings and improvements, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, Pa., dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423 -9425 as follows, to wit:

BEGINNING at a point in the Northwestern side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve; thence (2) on a line curving to the left having a radius of 305.00 feet an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and thorough said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement thorough the rear of premises. Lot owners shall be restricted against placement of any structures within the easement areas.

Property Parcel Number 38-2L-82

BEING THE SAME PREMISES which Alfred Harden Ervin, Jr., (erroneously recorded as Alfred Harden Irvin, Jr.) and Adelgunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDELGUNDE N. ERVIN, as tenants by the entirety.

PLANTIFF: U.S. Bank Trust National Association, As Trustee of the Chalet Series IV Trust
VS

DEFENDANT: **Alfred Harden Ervin, Jr., A/K/A Alfred H. Ervin & Adelgunde N. Ervin A/K/A Adelgunde N. Ervin**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-3-134**

DEBT- **\$317,359.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04594 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

Thursday, March 19, 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, April 20, 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 Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Whitehorse Glen (now known as Brandywine Preserve) prepared by Stackhouse Bensinger Inc., dated 3-3-2005, last revised 10-15-2006 and recorded as Plan File No. 18418, as follows, to wit:

Beginning at a point on the Northwesterly right of way line of Whitehorse Drive (50 feet wide), a corner of Lot No. 16 on said Plan; thence extending from said beginning point along Whitehorse Drive on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 96.09 feet (and a chord bearing of South 13 degrees 05 minutes 39 seconds West 95.50 feet) to a point, a corner of Lot No. 14 on said Plan; thence leaving Whitehorse Drive and extending along Lot 14 North 87 degrees 55 minutes 01 second West 152.85 feet to a point, a corner of Open Space C on said Plan; thence extending along Open Space C North 09 degrees 54 minutes 27 seconds East 148.12 feet to a point, a corner of Lot No. 16 aforesaid; thence extending along Lot 16 South 66 degrees 21 minutes 46 seconds East 149.49 feet to a point on the Northwesterly right of way line of Whitehorse Drive, the first mentioned point and place of beginning.

Being Lot No. 15 on said Plan.

BLR # 22-3-61.16

TITLE TO SAID PREMISES VESTED IN Jason A. Martin, a single man by deed from The Rutt Family Sonshine, LP, dated 10/11/2011 and recorded 10/17/2011 in Book 8268 page 82.

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

VS

DEFENDANT: **Jason A. Martin**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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: **20-3-135**

DEBT- **\$72,925.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01785 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

Thursday, March 19, 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, April 20, 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 TOWNSHIP OF VALLEY
TAX ID/UPI PARCEL NO. 38-05C-0086.070/38-5C-86.7
SOLD AS THE PROPERTY OF: SUSAN F. BOYD-NOEL A/K/A SUSAN BRADLEY

PLANTIFF: Pennsylvania Housing Finance Agency
VS
DEFENDANT: **Susan F. Boyd-Noel A/K/A Susan Bradley**
SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320
PLANTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

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