

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, April 16th @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, April 16th, 2020 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, February 20th, 2020 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18th, 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: **20-4-136**

DEBT- **\$12,142.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02756 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to an Amended Subdivision Plan for Ewing Tract, made by Taylor Wisman & Taylor, dated 5/22/ 2006 to wit: BEGINNING at a point of the Southeasterly side of Brookshire Drive, a corner of Lot No. 96; thence from said beginning point along Brookshire Drive, North 40 degrees 29 minutes 00 seconds East, 38,000 feet to a point, a corner of Lot No. 98; thence along the same, South 49 degrees 31 minutes 00 seconds East, 140.00 feet to a point in line of Open space; thence along the same South 40 degrees 29 minutes 00 seconds West, 38.00 feet to a point, a corner of Lot No. 96; thence along the same North 49 degrees 31 minutes 00 seconds West, 140.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 97 as shown on said Plan.

Made the 25th day of October, 2007, between Orleans at Upper Uwchlan, L.P., and Pennsylvania limited partnership (herein after called the Grantor(s)) AND Anthony J. Molloy, Jr. and Patricia T. Molloy, husband and wife as tenants by the entirety (herein after called the Grantee(s)).

BEING UPI NO. 32-4-794

PLAINTIFF: Upper Uwchlan Township Municipal Authority

VS

DEFENDANT: **Anthony J. Molloy, Jr. & Patricia T. Molloy**

SALE ADDRESS: 2315 Brookshire Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ 610-436-4400 EXT 1100**

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: **20-4-137**

DEBT- **\$4,894.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03517 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 tract of land (with partially completed building thereon erected), situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described as follows: BEGINNING at the Northeast corner thereof, a point in the public road leading from Rockville to Cupola, a corner of land of William C. Messner and wife, and located a distance of 168 feet, more or less, Southward from a point in said road, and original corner of premises of the land now or late of William E. Myers; thence extending along in the said road, thence leaving the road, by remaining land of Myers North 80 degrees 30 minutes West 360 feet to an iron pin in the line of land of Theodore Irwin, thence by said land, North 2 degree 36 minutes 77 feet to an iron pin; thence by land of said Messner and wife, South 80 degrees 30 minutes East, 386 feet to the place of beginning.

CONTAINING 105 perches of lane, (according to survey of Howard E. Ranck).

AND BEING the same premises which Vernon H. Shephard and Denise M. Shephard, his wife by Deed of Correction dated September 21, 2004 and recorded January 19, 2005 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 6389 page 1646 granted and conveyed unto Vernon H. Shephard and Denise Shephard, his wife, in fee. BEING UPI NO. 22-8-15.1

PLAINTIFF: Northwestern Chester County Municipal Authority
VS

DEFENDANT: **Vernon H. Shephard & Denise M. Shephard**

SALE ADDRESS: 579 Cupola Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

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: **20-4-138**

DEBT- **\$5,710.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01420 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 with the buildings and improvements thereon erected, situate in the Borough of Honey Brook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan for "Harvey and Laura H. Waltz" made by John D. Stapleton, III, registered land surveyor, dated 1-22-1988, last revised 7-17-90, and recorded as Plan No. 10869, as follows, to wit:

Beginning at a point on the Southeast side of Vine Street (33 feet wide) at a corner of the Lot No. 2 on said plan; thence extending from said beginning point along the Southeast side of Vine Street North 39 degrees 46 minutes 09 seconds East 90.50 feet to a point a corner of lands now or late of Jonas K. and Lizzie F. Beiler; thence extending along the same and partly along the lands now or late of Lester J. and Ruth A. Romig the two (2) following courses and distance (1) South 50 degrees 13 minutes 09 seconds West, 90.50 feet to a point on a corner of Lot No. 1, aforesaid; thence extending along the same North 50 degrees 13 minutes 51 seconds West, 66.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

BEING the same premises which Constance Axe, Administrator of the Estate of Richard M. Thomas, a/k/a Richard Morgan Thomas, deceased by Indenture bearing date October 26, 2007 and recorded November 8, 2007 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7302 page 1071 granted and conveyed unto Samuel E. Fisher, I, in fee.

BEING UPI NO. 12-2-48

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Samuel I. E. Fisher**

SALE ADDRESS: 640 Vine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KIMBERLY P. VENZIE, ESQ 610-436-4400 EXT 1650**

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: **20-4-139**

DEBT- **\$12,345.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01389 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 Upper Uwchlan, County of Chester and State of Pennsylvania, described according to a final Subdivision Plan (Section 1), March Harbour, Phase Two, made by NEPO Associates, Inc., Consulting Civil Engineers, 127 Willbrook Lane, West Chester, PA 19382 dated 10/13/1989, last revised 10/14/ 1993 and recorded in the Chester County Recorder of Deeds as Plan File No. 12280 bounded and described as follows, to wit:

BEGINNING at an interior point a corner of Lot #221 on said plan: thence extending along open space, south 56 degrees 39 minutes 31 seconds West 22.00 feet to a corner, thence extending along open space north 33 degrees 20 minutes 29 seconds West 100.00 feet to another corner of open space thence extending north 56 degrees 39 minutes East 22 feet to a corner of Lot #221 on said plan; thence extending along said lot South 33 degrees 20 minutes 29 seconds East 100 feet to the first mentioned point and place of beginning.

BEING Lot #222

BEING the same premises which Scott E. Gelnett by Deed dated 08/30/1996 and recorded 08/25/1996 in the County of Chester, Commonwealth of Pennsylvania, in Deed Book 4087 page 1934 conveyed unto Michelle A. Saporano, in fee.

BEING UPI NO. 32-3Q-222

PLAINTIFF: Upper Uwchlan Township Municipal Authority

VS

DEFENDANT: **Robert D. Graham & Lauren C. Graham**

SALE ADDRESS: 1810 Harbour Ridge Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ 610-436-4400 EXT 1100**

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: **20-4-140**

DEBT- **\$5,900.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06274 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Upper Uwchlan, Chester County, PA bounded and described according to a Plan of Subdivision for Gilbert W. Cornog, made by Henry S. Coarey, Inc., date May 8, 1980, last revised July 11, 1980 and recorded in Chester County as Plan No. ____ as follows, to wit:
BEGINNING at a point on the Northeast side of Seabury Lane, a corner of Lot No. 3 as shown on said Plan; THENCE from said beginning point along the Northeast side of Seabury Lane on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 126.24 feet to a point a corner of Lot No. 1 North 69 degrees 43 minutes 54 seconds East 221.93 feet to a point in line of Lot No. 6 of Milford Meadows; THENCE along Lot No. 6 and 5 of Milford Meadows, South 42 degrees 24 minutes 24 seconds East 155.75 feet to a point, a corner of Lot No. 3; THENCE along Lot No. 3, the following courses and distances: (1) South 47 degrees 35 minutes 36 seconds West, 147.65 feet; (2) North 87 degrees 30 minutes 25.3 seconds West, 175.59 feet to the first mentioned point and place of BEGINNING.
BEING Lot No. 2 as shown on said Plan.
BEING the same premises which JOSEPH A. PICCONE, INC., by Indenture bearing date 1/9/1987 and recorded 1/20/1987 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 604 page 265 etc., granted and conveyed unto CHARLES A. YOUNG and LISA A. YOUNG, in fee.
BEING UPI NO. 32-3-11.4B

PLAINTIFF: Upper Uwchlan Township

VS

DEFENDANT: **Jerold A. Sainsbury**

SALE ADDRESS: 9 Seabury Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ 610-436-4400 EXT 1100**

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: **20-4-142**

DEBT- **\$1,702.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04704 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 City of Coatesville, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL No. 16-10-216

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Marcus Winkey & Krystal Myers**

SALE ADDRESS: 327 Community Lane, Coatesville, PA 19320

PLAINTIFF 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: **20-4-143**

DEBT- **\$1,470.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07745 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 City of Coatesville, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL No. 16-10-216

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Waldemar Nieves & Alicia Lynn Nieves**

SALE ADDRESS: 1110 Olive Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-144**

DEBT- **\$1,320.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08676 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 piece of ground with the buildings and improvements thereon erected,
Situate in the Township of East Fallowfield, County of Chester and Commonwealth of
Pennsylvania.
TAX PARCEL NO. 47-7-207

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **David R. Conrad & Lauren M. Conrad**

SALE ADDRESS: 3 Edward Drive, E. Fallowfield, PA 19320

PLAINTIFF 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: **20-4-145**

DEBT- **\$1,723.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00472 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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, Situate in the City of Coatesville, County of Chester,
Commonwealth of Pennsylvania.
TAX PARCEL NO. 16-9-48

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **David C. Nixon, Jr. & Angela M. Nixon**

SALE ADDRESS: 373 Charles Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-146**

DEBT- **\$1,677.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03221 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN message and tract of land situate in the South side of Walnut Street in the City of Coatesville, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 16-7-266

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Louis J. Mascherino**

SALE ADDRESS: 1202 Walnut Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-147**

DEBT- **\$6,027.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05713 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, April 16, 2020 @ 11 AM

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All that certain residential unit situate in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being Lot #222 according to a Final Subdivision Plan (Section I), Marsh Harbour, Phase Two, made by NEPO Associates, Inc., dated 10/13/1989, revised 10/14/1993, recorded in Chester County as Plan File No. 12280.
Tax Parcel No. 32-3Q-222

PLAINTIFF: Marsh Harbour Community Association

VS

DEFENDANT: **Lauren C. Graham & Robert D. Graham**

SALE ADDRESS: 1810 Harbour Ridge Lane, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-148**

DEBT- **\$1,296.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-09412 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.
TAX PARCEL NO. 47-6-39.2

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way, E. Fallowfield, PA 19320

PLAINTIFF 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: **20-4-149**

DEBT- **\$194,802.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09264 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, April 16, 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 Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, Bounded and described according to a plan of property of Ralph N. Finkbinder, made by William L. Conover, Registered Land Surveyor, Spring City, Pennsylvania, dated 5/4/1978 (Plan #78 014) as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cedar Street (57 feet wide) which point is at the distance of 74 feet measured North 0 degrees 39 minutes West from the point of intersection of the said northeasterly side of Cedar Street and the Northerly side of School Alley (20 feet wide); thence extending from said point of beginning along the said Northeasterly side of Cedar Street North 0 degrees 39 minutes West 35 feet to a point a corner of the remaining lot on said plan; thence extending along the same North 89 degrees 21 minutes East 150 feet to a point on the Westerly side of a certain unnamed alley (20 feet wide); thence extending along the Westerly side thereof south 0 degrees 39 minutes East 35 feet to a point a corner of land now or late of George Bauer; thence extending along said land South 89 degrees 21 minutes West 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MARIA H. CARREON BY DEED FROM LOUIS E. CARREON AND MARIA H. CARREON, DATED JUNE 12, 1997 RECORDED JUNE 25, 1997 IN BOOK NO. 4194 PAGE 0804.

Tax Parcel # 14-02-0033.020

PLAINTIFF: HBSC Bank USA National Association (Trustee)

VS

DEFENDANT: **Maria aka Maria H. Carreon**

SALE ADDRESS: 527 North Cedar Street, Spring City, PA 19475

PLAINTIFF 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: **20-4-150**

DEBT- **\$338,169.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05207 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being a portion of property of James Buchan, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, as shown on Survey and Plan thereof, made for J. Buchan by H.H. Hopkins, Jr., Registered Surveyor, on the 10th day of September A.D. 1963 as follows, to wit:

BEGINNING at a point in the middle line of Harmony Hill Road (33 feet wide), said point at a distance of 19.85 feet measured North 66 degrees 39 minutes 20 seconds East along middle line of Harmony Hill Road from a spike in the middle line thereof and being a corner of land of J. Buchan, and land now of formerly of Charles J. Lockner; thence extending from said beginning point, along the said middle line of Harmony Hill Road the two following courses and distances, viz: (1) North 66 degrees 39 minutes 20 seconds East 226.50 feet to a point a corner of this land and other land now or late of J. Buchan; thence leaving said Harmony Hill Road and extending along land of J. Buchan the three following courses and distances, viz: (1) South 16 degrees 36 minutes 20 seconds East 440 feet to a point, being partly along a fence line; thence (2) South 75 degrees 54 minutes 20 seconds West 303.04 feet to a point; thence (3) North 16 degrees 36 minutes 20 seconds West 427.61 feet to the first mentioned point and place of beginning.

Containing 3.0472 acres of land, be the same more or less.

Title is vested in Charles McGlinn by deed from Roxanna Liberace, dated 04/29/2005 and recorded 05/04/2005 in Book 6480 and Page 1802, as Instrument Number 10529332.

Tax ID: 51-02-0130.010

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset-Backed Pass-Through Certificates, Series 2005-HE4
VS

DEFENDANT: **Charles McGlinn**

SALE ADDRESS: 1030 Harmony Hill Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-152**

DEBT- **\$146,346.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01594 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, April 16, 2020 @ 11 AM

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All that certain brick message and lot of land known as No. 233 High Street, Situate on the Northerly side of said street between Main Street and Marshall Street, in the Fifth Ward of the Borough of Phoenixville. Bounded and described according to a survey made by W.E. Knapp, Jr., C.E. September 6, 1923, as follows, to wit:

Beginning on the Northerly curb line of High Street at a corner of the Pennsylvania Hotel property; thence along the same North 14 degrees 30 minutes East 58 feet to a point of reflection; thence North 3 degrees East 42 feet to a another corner of the Pennsylvania Hotel property above mentioned; thence along the same North 88 degrees 45 minutes West 16 feet to lands now or late of Peter Binkoski; thence along the same and passing through the center of the division wall dividing the house known as No. 235 High Street South 12 degrees West 98.92 feet to the Northerly curb line of High Street; thence along the same South 748 degrees East 19.58 feet to a corner of the Pennsylvania Hotel property, the place of beginning.

Being the same premises which Lee F. Erb, by deed dated April 4, 2006, and recorded April 12, 2006 in the Recorder of Deeds Office of Chester County in Book 6812, Page 2270, granted and conveyed unto Andrew Duren, Jr., in fee.

Being Parcel No. 15-5-499

PLAINTIFF: COBA, INC. assignee of TD BANK, N.A. successor by merger to COMMERCE BANK, N.A.

VS

DEFENDANT: **Andrew Duren, Jr.**

SALE ADDRESS: 233 E. High Street a/k/a 233 High Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

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: **20-4-153**

DEBT- **\$408,216.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06420 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, piece or parcel of land with the improvements thereon erected, situate in London Britain Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Landenberg to Mercers Mill, said point being located South 40 degrees 55 minutes West one hundred ninety (190) feet from a point in line of land now or late of David Whitting and said point being a corner of land now or late of George J. Fisher, thence along land of said George J. Fisher, South 20 degrees 15 minutes East seven hundred forty and eighty one hundredths (740.81) feet to a pipe line of land now or late of Robert Preston and passing over a pipe on the southerly side of said road; thence along land of same, South 83 degrees 45 minutes West two hundred seventy seven and forty eight hundredths (277.48) feet to a pipe; thence by a new line dividing land about to be conveyed from land now or late of Sherwood G. Holt and Carolyn R. Holt, North 36 degrees 14 minutes West four hundred seventy two and fourteen hundredths (472.14) feet to a point in the center of aforesaid road and passing over a pipe on the southerly side of said road; thence along the center of said road, North 40 degrees 55 minutes East four hundred fifty five and seventy five hundredths (455.75) feet to the place of beginning.

CONTAINING four and seventy two hundredths (4.72) acres of land more or less.

ALSO ALL THAT CERTAIN tract of ground located in London Britain Township, Chester County, Pennsylvania, bounded and described according to a survey made by Manley N. White, R.S., dated August 1, 1949 as follows, to wit: BEGINNING at a point in the center of a public road leading from Landenberg to Mercer's Mill, said point being the Northwest corner of land of the Chiltons; thence along the center line of said public road, the following three courses and distances: (1) South 40 degrees 55 minutes West seventy nine and twenty five hundredths (79.25) feet; (2) South 32 degrees 30 minutes West two hundred seventy five (275) feet to a point; (3) South 23 degrees 9 minutes West one hundred sixty one and four tenths (161.4) feet to a point being a corner of land now or late of Robert Preston thence by Preston's land passing over an iron pin on the East side of said road, North 63 degrees 45 minutes East five hundred forty five and thirty five hundredths (545.35) feet to a corner of land of the Chiltons; thence along land of the Chiltons, North 36 degrees 14 minutes West four hundred seventy two and fourteen hundredths (472.14) feet to the point and place of beginning.

CONTAINING 2.7244 acres, more or less.

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or Interest from or Under Grace J. Frankowsky, Deceased**

SALE ADDRESS: 238 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF 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: **20-4-153X**

DEBT- **\$408,216.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06420 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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BEING THE SAME PREMISES which Robert M. Shellenbarger and Betty Wise Shellenbarger, his wife, by Deed dated August 18, 1967 and recorded August 21, 1967 in the Office of the Recorder of Deeds in and for Chester County in Deed Book S 37, Page 718, granted and conveyed unto James W. Frankowsky and Grace J. Frankowsky, his wife, as Tenants by the Entireties.

And the said James W. Frankowsky departed this life on March 25, 2013.

And the said Grace J. Frankowsky departed this life on October 13, 2018.

PARCEL NO.: 73-3-14

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right , Title or Interest from or Under Grace J. Frankowsky, Deceased**

SALE ADDRESS: 238 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF 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: **20-4-154**

DEBT- **\$195,158.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03458 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 with the buildings and improvements thereon erected, Situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers, Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road North 50 degrees 44 minutes 10 seconds East 96.16 feet to a point, a corner of Lot #36; thence extending along the same South 39 degrees 15 minutes 50 seconds East, 225.00 feet to a point, a corner of Lot #27; thence extending along same South 50 degrees 44 minutes 10 seconds West, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same North 39 degrees 15 minutes 50 seconds West 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

Fee Simple Title Vested in Marcus Laneby deed from, Damian G. Mataraza and Sandra F. Mataraza, Husband and Wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of deeds in Deed Book 8222, Page 1530.

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Marcus N. Lane a/k/a Marcus Lane**

SALE ADDRESS: 44 Wick Drive, Parkesburg, PA 19365

PLAINTIFF 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: **20-4-155**

DEBT- **\$109,943.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06262 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 property situated in the village of Glen Moore, Township of Wallace, County of Chester and Commonwealth of Pennsylvania bounded and described as follow: BEGINNING at the southwest corner thereof, a point in the state highway leading from Glen Moore to Downingtown a corner of land of A.C. Grey; thence along in the highway, by land of George W. Ballentine, north seventeen degrees west, 100 feet to a point in said highway; thence by the same, crossing an iron pin at the east side thereof, north seventy-three degrees fifty-five minutes east 191 feet to an iron pin at the west side of the D. & L. Branch of the Pennsylvania railroad company, 30 feet from the center thereof, thence along the same south four degrees forty-three minutes east 127 feet to an iron pin, 30 feet from the center line; thence by land of A.C. Grey, south eighty-three degrees west 165 feet to the place of beginning.

CONTAINING .454 acres of land, be the same more or less.

BEING the same premises which Charles R. Chilcote and Frances A. Chilcote, his wife, by Deed dated October 28, 1964 and recorded October 29, 1964 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book B36 Page 327, granted and conveyed unto Robert M. McIlvain, in fee.

AND being the same premises which Robert McIlvain and Emilie McIlvain, husband and wife, by Deed dated January 8, 2002 and recorded January 18, 2002 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5176 Page 913, granted and conveyed unto Brian J. Baum and Nancy K. Baum, husband and wife, as Tenants by the Entirety, in fee.

UPI NO. 31-4E-46

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust B
VS

DEFENDANT: **Brian J. Baum and Nancy K. Baum**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

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: **20-4-156**

DEBT- **\$146,187.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04713 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 Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Woodlawn Made by Consolidated Engineers and Consultants, Inc. dated April 22, 1987 last revised June 24, 1996 and recorded in Chester County Recorder of Deeds on July 3, 1996 as Plan #13456, as follows, to wit:

BEGINNING at an interior point from Woodlawn Street a corner of Unit 9 on said Plan; thence extending along said Unit North 35 degrees 55 minutes 00 seconds West, crossing a utility right of way 60.00 feet to a point; thence extending South 54 degrees 05 minutes 00 seconds East 20.00 feet to a point a corner of Unit 7; thence extending along same South 35 degrees 55 minutes 00 second West recrossing said utility right of way 60.00 feet to a point; thence North 54 degrees 05 minutes 00 seconds West 20.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,000 square feet more or less.

BEING KNOWN AS Lot 8 on said Plan.

BEING the same property conveyed to Van Chau and Trinh Chau from Stephen E. Wright and Theresa A. Wright, his wife, by Deed dated February 27, 2003 and recorded on March 11, 2003 in the Office of the Recorder of Deeds of Chester County in Book 5602 at Page 2109, as Document ID: 10201354.

BEING Parcel Number 15-11-282.

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWMBS, INC., CHIL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HYB2 c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Trinh Chau & Van Chau**

SALE ADDRESS: 943 Woodlawn Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **THE PINCUS LAW GROUP, PLLC 484-575-2201**

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: **20-4-157**

DEBT- **\$91,016.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04469 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 CITY OF COATESVILLE
TAX PARCEL# TAX ID/UPI PARCEL NO. 16-06-0817/16-6-817
SOLD AS THE PROPERTY OF: HAROLD KYLE WOODLEY

PLAINTIFF: CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST c/o FAY SERVICING, LLC
VS
DEFENDANT: **Harold Kyle Woodley**
SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320
PLAINTIFF 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: **20-4-158**

DEBT- **\$301,803.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01844 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON
TAX PARCEL # 63-04-0025
SOLD AS THE PROPERTY OF: WILLIAM J. TURNER III

PLAINTIFF: LSF10 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **William J. Turner III**

SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382

PLAINTIFF 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: **20-4-159**

DEBT- **\$98,070.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04198 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN THE TOWNSHIP OF EAST NOTTINGHAM
TAX ID/UPI PARCEL NO. 69-02-0090.030/69-2-90.3
SOLD AS THE PROPERTY OF: JOSEPH A. KELLY and TONYA K. KELLY

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **Joseph A. Kelly & Tonya K. Kelly**

SALE ADDRESS: 142 Wedgewood Road, Oxford, PA 19363

PLAINTIFF 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: **20-4-160**

DEBT- **\$469,320.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08739 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1. BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY 21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS INSTRUMENT NUMBER 11613026.
BEING UPI NUMBER 42-2-309

PLAINTIFF: CITIZENS BANK NA f/k/a RBS CITIZENS NA

VS

DEFENDANT: **Todd Boyer and United States of America**

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

PLAINTIFF 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: **20-4-161**

DEBT- **\$349,674.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-02030 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 SITUATE in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Willowdale Crossing" prepared by Momenee and Associates, dated August 2, 1996 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13521, as follows, to wit:

BEGINNING at a point in the northeasterly side of Meadowbank Road (50 feet wide) a corner of Open Space on said Plan; THENCE extending along the northeasterly side of Meadowbank Road North 03 degrees 47 minutes 45 seconds West, 62.13 feet to a point of curve; THENCE still along the same on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 37.74 feet to a point; THENCE extending along Lot 106 and through an Easement on said Plan North 78 degrees 33 minutes 54 seconds East, 148.45 feet to a point; THENCE extending along Lot 104 on said Plan South 66 degrees 18 minutes 00 seconds East, 20.00 feet to a point; THENCE extending along Open Space aforementioned South 03 degrees 48 minutes 18 seconds East 106.86 feet to a point; THENCE still along the same South 86 degrees 11 minutes 41 seconds West, 160.00 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING THE SAME PREMISES which Bryan Shinn and Lisa Shinn, husband and wife, by Deed dated August 4, 2003 and recorded November 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5974, Page 1046, granted and conveyed unto CHRISTOPHER LAPSZYNSKI and KRYSZYNA LAPSZYNSKI, husband and wife.

BEING Chester County UPI # 61-5K-1

PLAINTIFF: US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1

VS

DEFENDANT: **Christopher Lapszynski a/k/a Christopher A. Lapszynski & Krystyna Lapszynski**

SALE ADDRESS: 704 Meadowbank Road, Kennett Square, PA 19348

PLAINTIFF 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: **20-4-162**

DEBT- **\$406,041.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09089 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the New London Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 6, 2004 and recorded in the Office of the Chester County Recorder of Deeds in February 17, 2004, in Deed Book Volume 6067 at Page 1081 and Instrument # 10379959. Tax Parcel No. 71-3-208

PLAINTIFF: Deutsche Bank National Trust Company, as trustee, on behalf of the holders of WaMu Mortgage Pass-Through Certificates, Series 2005-AR13

VS

DEFENDANT: **James J. Beck & Rebecca A. Wassler**

SALE ADDRESS: 35 McCormick Way, Lincoln University, PA 19352

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-163**

DEBT- **\$139,449.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05457 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 WITH THE HEREDITAMENT S AND APPURTENANCES, THEREON, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED IN ACCORDANCE WITH A PLAN OF PROPERTY FOR A.J. BRYAN, INC., MADE BY AUTILLO-DORAN ASSOCIATED, NEWTOWN SQUARE, PENNSYLVANIA, FEBRUARY 26, 1965 LAST REVISED MAY 2, 1966.
TAX PARCEL # 53-3H-88

PLAINTIFF: LSF9 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Miriam P. Dziewit & John J. Dziewit, Jr.**

SALE ADDRESS: 1406 Grand Oak Lane, West Chester, PA 19380

PLAINTIFF 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: **20-4-165**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05089 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 PIKELAND TOWNSHIP
TAX ID / UPI PARCEL NO. 34-04-0260 / 34-4-260
SOLD AS THE PROPERTY OF: TRACY E. BEAVER-MCKEON and MICHAEL MCKEON

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3

VS

DEFENDANT: **Tracey E. Beaver-McKeon & Michael McKeon**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

PLAINTIFF 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: **20-4-166**

DEBT- **\$703,732.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01001 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 TREDYFFRIN
TAX PARCEL # 43-11B-37
SOLD AS THE PROPERTY OF: JOSEPH GLEASON and SARAH GLEASON

PLAINTIFF: DIPLOMAT PROPERTY MANAGER, LLC
VS
DEFENDANT: **Joseph Gleason & Sarah Gleason**
SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087
PLAINTIFF 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: **20-4-167**

DEBT- **\$250,281.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10345 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 LONDON BRITAIN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 73-2-25.16

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust
Mortgage Pass-Through Certificates, Series 2006-Bnc3

VS

DEFENDANT: **Jacqueline McGonigle**

SALE ADDRESS: 12 Crestview Road, Landenberg, PA 19350-9134

PLAINTIFF 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: **20-4-168**

DEBT- **\$129,891.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10343 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Borough of South Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 18, 2004 and recorded in the Office of the Chester County Recorder of Deeds on October 22, 2004, in Deed Book Volume 6314 at Page 1697, Instrument No. 10471570.
Tax Parcel No. 9-3-64.4

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **Golden Monroe & Carolyn McClain**

SALE ADDRESS: 34 1/2 Penn Avenue, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-169**

DEBT- **\$515,388.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10792 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

IMPORTANT

Chester County Sheriff Sale is ONLY for Tax Parcel No. 60-7-19.19 in New Garden Township, Chester County, PA a portion of the dual-state residential property with a mailing address of 10 Ironwood Drive, Newark, DE 19711.

ALL THAT CERTAIN LOT, PIECE OR parcel of land situate in part in Mill Creek Hundred, New Castle County and State of Delaware, and in part in New Garden Township, previously erroneously stated as London Britain Township, Chester County and Commonwealth of Pennsylvania, known as Lot No. 55, Section 3, as shown on a Plan of LAMATAN II, made by George R. Regester, Jr., & Sons, Inc., Registered Land Surveyors, dated January 5, 1968 and of record the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Microfilm No. 1334, and more particularly bounded and described in accordance with a recent survey prepared by Ramesh C. Batta Associates, P.A., dated June 27, 1988, as follows, to-wit:

BEGINNING at a point on the Northerly side of Ironwood Drive, at fifty feet wide, in the division line between Lots Nos. 55 and 56, Section 3, as shown on said Plan, said point of Beginning, being distant the following three courses and distances measured along the said Northerly side of Ironwood Drive from the Westerly end of a twenty five feet radius junction curve joining the said Northerly side of Ironwood Drive and Westerly side of Quartz Mill Road, at fifty feet wide: (1) South eighty degrees, thirty-two minutes, ten seconds West, two hundred thirty-two and six one-hundredths feet to a point; (2) along a curve having a radius of four hundred fifty feet, an arc distance of one hundred nine and ninety-six one hundredths feet to a point; (3) South sixty-six degrees, thirty-two minutes, ten seconds West, three hundred seventy-one and ninety-two one-hundredths feet to the point of Beginning; thence from said point of Beginning and along the said division line between Lots Nos. 55 and 56, North twenty-five degrees, twenty-eight minutes, thirty-two seconds West, two hundred twenty-seven and forty one-hundredths feet to a point; thence along the division line between Lots Nos. 55, 63 and 64 and crossing the Delaware-Pennsylvania State line South sixty-seven degrees, nineteen minutes, ten seconds West, three hundred thirty and eighty-nine one-hundredths feet to a point; thence along the division line between Lots Nos. 54 and 55, Section 3, and recrossing the said Delaware-Pennsylvania State line South seventy-seven degrees, eighteen minutes, ten seconds East, three hundred fifty and forty-five one-hundredths feet to a point on the said Northerly side of Ironwood Drive; thence thereby the following two courses and distances: (1) along a curve having a radius of fifty feet, an arc distance of forty-two and five one-hundredths feet to a point of compound curve; and (2) along a curve having a radius of twenty-five feet, and arc distance of twenty-one and three one-hundredths feet to the point and place of Beginning.

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

VS

DEFENDANT: Charles Ferris & Brenda Ferris

SALE ADDRESS: Tax Parcel 60-7-19.19 New Garden Township, PA

PLAINTIFF 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: **20-4-169X**

DEBT- **\$515,388.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10792 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

SUBJECT, as to the portion located in Delaware to the terms, covenants, easements, reservations, and restrictions as set forth in a Declaration by Hwitlers, Inc., a corporation of the State of Delaware, dated June 16, 1969 and of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record R, Volume 82, Page 127.

SUBJECT, as to the portion located in Chester County, Pennsylvania, to the following restrictions, set forth in Deed Book P38 at 765; rights granted to utility companies in miscellaneous Deed Books 188 at Page 961 and 196 at Page 961.

BEING the same lands and premises which GINO J. TORRES and PHYLLIS A. TORRES, his wife, granted and conveyed unto THOMAS J. REITZ and SHIRLEEN G. REITZ, his wife, by deed dated February 2, 1984, and recorded in the Office for the Recording of Deeds in and for New Castle County, State of Delaware in Deed Book P, Volume 125, Page 339; and did also convey to the parties of the first part herein, in fee, by deed dated March 28, 1983 of Chester County and State of Pennsylvania in Deed Book F, Volume 61, Page 433.

Tax Parcel NO.: 60-7-19.10 (Chester County, PA)

BLR# 60-07-0019.100

TITLE TO SAID PREMISES IS VESTED IN Charles A. Ferris and Brenda B. Ferris, h/w, by Deed from Thomas J. Reitz and Shirleen G. Reitz, h/w, dated 06/30/1988, recorded 07/27/1988 in Book 1228, Page 316.

Tax Parcel NO.: 08 022.40 004 (New Castle County, DE)

TITLE TO SAID PREMISES VESTED IN Federal National Mortgage Association, by Sheriff's Deed from the Sheriff of New Castle County dated January 27, 2017, and recorded on February 7, 2017 as Document ID# 20170207-0006973 in the Recorder of Deeds of New Castle County in the State of Delaware.

AGAIN, Chester County Sheriff Sale is ONLY for Tax Parcel No. 60-7-19.19 in New Garden Township, PA, a portion of the dual-state residential property with a mailing address of 10 Ironwood Drive, Newark, DE 19711.

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

VS

DEFENDANT: **Charles Ferris & Brenda Ferris**

SALE ADDRESS: Tax Parcel 60-7-19.19 New Garden Township, PA

PLAINTIFF 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: **20-4-170**

DEBT- **\$142,373.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12666 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 WEST NOTTINGHAM, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All those certain tracts of improved ground with the buildings erected thereon situate easterly of Sylmar Road in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA., and being remaining lands of Robert G. Patrick combined with Parcel B as shown on Plan Number 0457 dated April 26, 2005, last revised October 31, 2005, and described as follows:

Beginning at a point in the centerline of Sylmar Road marking the southwesterly corner of this and a northwesterly corner of Parcel C as shown on said plan, of which this was a part; thence leaving said point of beginning and by said centerline the following two courses and distances:

- (1) North 05 degrees, 37 minutes, 34 seconds West, 44.09 feet to a P.K. nail found; thence
- (2) North 05 degrees, 30 minutes, 40 seconds West, 17.31 feet to a point marking the northwesterly corner of this and a southwesterly corner of remaining lands of Gary D. and Freida Moore; thence by said remaining lands of Moore the following two courses and distances:
- (3) North 84 degrees, 22 minutes, 29 seconds East, 100.45 feet to an iron pin found marking a corner of this and a southeasterly corner of said remaining lands of Moore; thence
- (4) North 05 degrees, 39 minutes, 43 seconds West, 59.00 feet to a point marking a corner of this and a southeasterly corner of Parcel A as shown on said plan; thence by said Parcel A
- (5) North 84 degrees, 36 minutes, 57 seconds East, 29.18 feet to a point marking the northeasterly corner of this, a southeasterly corner of said Parcel A, and in line of lands of Tammi Jo Lepold and John C. DeRosa; thence by said lands of Tammi Jo Lepold and John C. DeRosa
- (6) South 05 degrees, 52 minutes, 15 seconds East, 129.19 feet to an iron pin found marking the southeasterly corner of this, a southwesterly corner of said lands of Tammi Jo Lepold and John C. DeRosa, a northwesterly corner of lands of Terry A. and Susan L. Lepold, and a northeasterly corner of lands of Larry M. and Garry M. Brady; thence partly by said lands of Brady and partly by the aforementioned Parcel C
- (7) South 86 degrees, 58 minutes, 25 seconds West, 130.30 feet to the point and place of beginning.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Robert G. Patrick & Beth Ann Patrick**

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

PLAINTIFF 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: **20-4-170X**

DEBT- **\$142,373.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12666 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Containing: 10,094 Square Feet

BEING UPI NUMBER 68-06-0135

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. PATRICK AND BETH ANN PATRICK, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ROBERT G. PATRICK, A MARRIED INDIVIDUAL, DATED MAY 10, 2007, RECORDED MAY 29, 2007, AT DOCUMENT ID 10757741, AND RECORDED IN BOOK 7171, PAGE 522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Robert G. Patrick & Beth Ann Patrick**

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

PLAINTIFF 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: **20-4-171**

DEBT- **\$185,315.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10282 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, April 16, 2020 @ 11 AM

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Property situate in the MODENA BOROUGH & EAST FALLOWFIELD TOWNSHIP,
CHESTER County, Pennsylvania
BLR# 47-5-41

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

VS

DEFENDANT: **Jack Lebow**

SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-172**

DEBT- **\$274,162.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07624 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, April 16, 2020 @ 11 AM

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Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania
BLR # 62-4-784

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **Archer A. Owens & Martha D. Owens**

SALE ADDRESS: 705 Arbor Lane, Kennett Square, PA 19348-2592

PLAINTIFF 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: **20-4-173**

DEBT- **\$555,772.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00913 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania
BLR # 62-4-745

PLAINTIFF: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **David J. Cranston**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

PLAINTIFF 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: **20-4-174**

DEBT- **\$149,140.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08154 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 NORTH COVENTRY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 17-3-183

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, FSB
VS

DEFENDANT: **Lloyd Grant Walton, in His Capacity as Administrator of the Estate of Lloyd Carpenter, Jr., TIARRA N. CARPENTER, in her capacity as Heir of the Estate of TYREE CARPENTER, Deceased Heir of the Estate of LLOYD CARPENTER, JR., TYREE L. CARPENTER, JR, in his capacity as Heir of the Estate of TYREE CARPENTER, Heir of the Estate of LLOYD CARPENTER, JR., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TYREE CARPENTER, DECEASED, HEIR OF LLOYD CARPENTER, JR., Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lloyd Carpenter, Jr, Deceased**

SALE ADDRESS: 1390 Sheep Hill Road, Pottstown, PA 19465-7350

PLAINTIFF 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: **20-4-176**

DEBT- **\$468,012.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09808 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, April 16, 2020 @ 11 AM

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

All that certain lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan of "Valley View", made by ProTract Engineering, Inc., Pottstown, PA, dated 11/8/2002, last revised 10/8/2003 and recorded 4/22/2004 as Plan #17012 as follows, to wit:

Beginning at a point on the Westerly side of Road "A" (to be known as Mendenhall Drive)(50 feet wide), said point being a corner of Lot #15 (as shown on said plan): Thence from said point of beginning extending along said road the 2 following courses and distances: 1) South 00 degrees 29 minutes 27 seconds East 69.18 feet to a point of curve, thence 2) On a line curving to the right having a radius of 240.00 feet an arc distance of 68.56 feet to a point, being a corner of Lot #13; Thence leaving said road extending partially along Lot #13 the 2 following courses and distances: 1) South 73 degrees 08 minutes 32 seconds West 50.00 feet to a point, thence 2) North 89 degrees 36 minutes 55 seconds West 272.93 feet to a point, being a corner of Lot #21; thence leaving Lot #13 extending along Lot #21 North 12 degrees 13 minutes 36 seconds West 149.86 feet to a point, being a common corner of Lots #15, #20 and #21; Thence extending along #15 North 89 degrees 30 minutes 33 seconds East 341.62 feet to the first mentioned and place of beginning.

Being Lot #14 on the above mentioned plan.

BEING UPI NUMBER 29-7-16.4

BEING THE SAME PROPERTY CONVEYED TO JAMES N. CAMPBELL AND MELINDA K. CAMPBELL, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM FLEMING VALLEY VIEW DEVELOPMENT, LLC, DATED AUGUST 31, 2006, RECORDED SEPTEMBER 26, 2006, AT DOCUMENT ID 10690140, AND RECORDED IN BOOK 6964, PAGE 1002, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Plaza Home Mortgage, Inc.

VS

DEFENDANT: **James Campbell, AKA James N. Campbell & Melinda Campbell, AKA Melinda K. Campbell**

SALE ADDRESS: 44 Mendenhall Drive, Coatesville, PA 19320

PLAINTIFF 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: **20-4-177**

DEBT- **\$461,121.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07363 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 WEST BRADFORD

TAX PARCEL # 50-5-112.10

SOLD AS THE PROPERTY OF: NANCY E. BEERY and ERIC W. REITELBACH AKA
ERIC REITELBACH

PLAINTIFF: KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY S/B/M WILLOW FINANCIAL BANK
VS

DEFENDANT: **Nancy E. Beery & Eric W. Reitelbach aka Eric Reitelbach**

SALE ADDRESS: 1301 Crestmont Drive, Downingtown, PA 19335

PLAINTIFF 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: **20-4-178**

DEBT- **\$238,307.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07883 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, April 16, 2020 @ 11 AM

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

ALL THAT CERTAIN tract of unimproved ground situate on the southwest side of Elk Road T-336 southeast of its intersection with Little Elk Creek Road T-315 in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania according to a survey by Concord Land Planners and Surveyors, Inc., Oxford, PA being Lot #1 on Plan Number 9031 dated May 9, 1990, last revised May 29, 1991 and described as follow: BEGINNING at a p.k. nail set in the centerline of Elk Ridge Road T-336 marking the northerly corner of this and a corner of remaining lands of G. William Freese and James R. Freese of which this was a part; thence along said centerline of Elk Ridge Road (1) South 39 degrees 00 minutes 00 seconds East 200.00 feet to a p.k. nail set marking the easterly corner of this and a corner of said remaining lands of G. William Freese and; thence leaving said centerline of Elk Ridge Road and by said remaining lands of G. William Freese and James R. Freese the following 3 courses and distances: (2) south 52 degrees 39 minutes 45 seconds West crossing over an iron pin set 25.01 feet from said centerline of Elk Ridge Road, a total distance of 242.90 feet to an iron pin set marking the southerly corner of this; thence (3) North 39 degrees 00 minutes 00 seconds West 200.00 feet to an iron pin set marking the westerly corner of this; thence (4) North 52 degrees 39 minutes 45 seconds East crossing over an iron pin set 25.01 feet from aforementioned centerline of Elk Ridge Road, a total distance of 242.90 feet to the point and place of beginning.

CONTAINING 1.115 acres more less.

BEING UPI NUMBER 69-7-53.1

BEING THE SAME PROPERTY CONVEYED TO RODNEY A. BLEVINS AND WENDY BLEVINS, WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JAMES RANDALL FREESE AND KIMBERLY A. FREESE, DATED JULY 31, 2003, RECORDED AUGUST 28, 2003, AT BOOK 5861, PAGE 21, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLAINTIFF: LSF11 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Rodney A. Blevins, Sr. & Wendy H. Blevins, AKA Wendy H. Leister**

SALE ADDRESS: 694 Elk Ridge Road, Oxford, PA 19363

PLAINTIFF 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: **20-4-179**

DEBT- **\$230,963.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00895 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground Situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

BEGINNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; Thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175,000 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; Thence leaving Quill Court along the arc of a circle curving to the right have a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul de sac (of irregular width) at the terminus of Quill Court; Thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distance of 44.32 feet to a point, a corner of lands marked "Open Space"; Thence extending along said lands the 2 following courses and distances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 03 seconds East, 89.63 feet to a point, a corner of Lot No. 82 on said Plan; Thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the first mentioned point and place of Beginning.

CONTAINING 16,901 square feet of land.

BEING THE SAME PREMISES which Melissa S. Ott by deed dated November 19, 2004 and recorded December 7, 2004 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6352, Page 1177, granted and conveyed unto Robert Kearney and Jennifer Kearney, their heirs and assigns, as tenants by the entireties.

SEIZED IN EXECUTION as the property of Robert Kearney and Jennifer Kearney on Judgement No. 14-00895 BEING UPI # 69-3-64.19

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **Robert J. Kearney & Jennifer L. Kearney**

SALE ADDRESS: 611 Quill Court, Oxford, East Nottingham Township, PA 19363

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

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: **20-4-180**

DEBT- **\$332,403.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07056 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, April 16, 2020 @ 11 AM

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Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 60-2-93.8

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-Ar2

VS

DEFENDANT: **Richard Wannemacher, Jr a/k/a Richard Wanemacher & Nani Wannemacher a/k/a Nani Shin-Wannemacher**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348-4226

PLAINTIFF 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: **20-4-181**

DEBT- **\$75,311.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09401 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 FRAME MESSUAGE, KNOWN AS NO. 47 RIVERSIDE AVENUE AND LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE VILLAGE OF KENILWORTH, NORTH COVENTRY TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED, LIMITED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE LINE OF RIVERSIDE AVENUE (40 FEET WIDE), SAID POINT BEING SOUTH 67 DEGREES EAST 996 FEET AND SOUTH 64 DEGREES 30 MINUTES EAST 150 FEET, MEASURED ALONG SAID NORTHEASTERLY LINE OF RIVERSIDE AVENUE FROM ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF MADISON STREET (33 FEET WIDE); THENCE CONTINUING ALONG THE NORTHEASTERLY SIDE OF RIVERSIDE AVENUE, SOUTH 64 DEGREES 30 MINUTES EAST 50 FEET TO A LOT ON WHICH IS ERECTED RESIDENCE NO. 49 RIVERSIDE AVENUE; THENCE NORTH 23 DEGREES EAST 160 FEET, MORE OR LESS, TO THE SCHUYLKILL RIVER; THENCE ALONG THE SAID SCHUYLKILL RIVER NORTHWESTWARDLY 50 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 23 DEGREES WEST 170 FEET, MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

BEING THE SAME PREMISES which John F. Pascavage and Virginia Pascavage, husband and wife, by Deed dated June 24, 2016 and recorded July 06, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9342, Page 1203, granted and conveyed unto MARYELLEN E. SHIPOSKI.

PARCEL NO.: 17-04F-0005

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Maryellen E. Shiposki**

SALE ADDRESS: 1119 Riverside Drive, Pottstown, PA 19465

PLAINTIFF 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: **20-4-182**

DEBT- **\$112,247.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02815 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 Township of East Coventry, County of Chester and State of Pennsylvania, according to a survey of Earl R. Ewing, R.S., dated August 27, 1962, bounded and described as follows:

BEGINNING at a spike at or near the center line of Zieber Road (deed shows Zeibar Road); thence along lands of one Hiland South 72 degrees 15 minutes East, 303.46 feet to an iron pin; thence along lands of the Grantor the four following courses and distances, South 15 degrees 32 minutes West, 199.28 feet to an iron pin, crossing an iron pin on line 118.72 feet distance on the south side of Zieber Road, South 33 degrees 5 minutes West, 181.03 feet to an iron pin, North 53 degrees 47 minutes West, 343.97 feet to an iron pin and North 31 degrees 7 minutes 30 seconds East, 272.17 feet to the place of beginning. BEING THE SAME PREMISES which Novastar Mortgage, Inc. by its Attorney in Fact Saxon Mortgage Services, Inc., as given in Power-of-Attorney dated January 30, 2008 and recorded October 17, 2008 in Book 7532, Page 1194, and as Instrument No. 10880327, by Deed dated April 7, 2009 and recorded July 16, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7725, Page 100, granted and conveyed unto Nicholas G. Sweetak and Adilna J. Kohalmi, husband and wife.

PARCEL NO.: 18-05-0097.010 and 18-05-0105.010

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **Adina J. Kohalmi & Nicholas G. Sweetak**

SALE ADDRESS: 201 & 212 Zieber Road, Spring City, PA 19475

PLAINTIFF 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: **20-4-183**

DEBT- **\$48,708.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05315 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of North Coventry, Count of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of lands of Glen-Oaks Estate, made by Ralph E. Shaner and Son, Engineering Co., dated August 11, 1972 and recorded in Chester County Plan Book 48 Page 11, last revised July 27, 1974, as follows:

BEGINNING at a point on the Southwesterly side of Grandview Circle South (50 feet wide), a corner of this and Lot No 75, as shown on said Plan, which point is measured the three following courses and distances along said side of Grandview Circle South from the center line of south Keim Street as shown on said Plan: (1) leaving the center line of South Keim Street on a course measured 45 degrees 11 minutes 00 seconds East 225.00 feet to a point of curve, (2) on the arc of a curve, curving to the left, having a radius of 125.00 feet the arc distance of 27.63 feet to a point of tangent and (3) South 57 degrees, 51 minutes 00 seconds East, 153.31 feet to the point beginning.

CONTAINING in front or breadth along said side of Grandview Circle South on a course measured South 57 degrees 51 minutes 00 East, 100.06 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Grandview Circle, South 200 feet.

TAX PARCEL /BLR # 17-4J-81

PLAINTIFF: Reliance Federal Credit Union

VS

DEFENDANT: **Montie Kohl, aka Montie R. Kohl**

SALE ADDRESS: 1194 Grandview Circle, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ 610-275-7990**

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: **20-4-184**

DEBT- **\$591,420.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08746 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 PROPERTY SITUATED IN THE COUNTY OF CHESTER, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN MADE FOR NORMA D. OSTERNECK, MADE BY THOMAS P. DIANA & ASSOCIATES, CIVIL ENGINEERS AND SURVEYORS, CHESTER SPRINGS, PENNSYLVANIA, DATED DECEMBER 3, 1977 AND LAST REVISED MARCH 11, 1978 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ULTIMATE RIGHT OF WAY LINE OF CEDAR HOLLOW ROAD, L.R. 15215 (FIFTY FEET WIDE), WHICH LATTER POINT IS MEASURED THE TWO FOLLOWING COURSES AND DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE TITLE LINE IN THE BED OF CEDAR HOLLOW ROAD, L.R.15215 WITH THE TITLE LINE IN THE BED OF SWEDSFORD ROAD, L.R.15132: (1) SOUTH THIRTY-THREE DEGREES, TWENTY NINE MINUTES, TEN SECONDS EAST, FIVE HUNDRED FIVE FOOT; AND (2) NORTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES EAST, TWENTY SIX AND FORTY FIVE ONE-HUNDREDTHS FEET; THENCE FROM SAID BEGINNING POINT AND EXTENDING ALONG LAND NOW OR FORMERLY OF WARREN EVANS, NORTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES EAST, THREE HUNDRED SEVENTY AND FIFTY FIVE ONE-HUNDREDTHS FEET TO A POINT, A CORNER OF LOT NO. 3 ON SAID PLAN; THENCE ALONG SAID LOT, SOUTH TWELVE DEGREES, TWENTY FOUR MINUTES EAST, TWO HUNDRED FEET TO A CORNER OF LOT NO.1 ON SAID PLAN; THENCE ALONG SAID LOT, SOUTH SEVENTY FIVE DEGREES, THIRTY SIX MINUTES WEST, TWO HUNDRED NINETY FOUR AND FORTY ONE ONE-HUNDREDTHS FEET TO A POINT IN THE NORTHEASTERLY SIDE OF THE ULTIMATE RIGHT OF WAY LINE OF CEDAR HOLLOW ROAD, L.R. 15215; THENCE ALONG SAID SIDE OF CEDAR HOLLOW ROAD, L.R. 15215, NORTH THIRTY THREE DEGREES, TWENTY NINE MINUTES, TEN SECONDS WEST, TWO HUNDRED ELEVEN AND FIFTY ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 ON SAID PLAN.

Title to said premises is vested in Lawrence J. Woodward, Jr. by the deed from Milton Osterneck and Anthony Bonanni dated October 27, 1978 and recorded October 30, 1978 in Deed Book Y-53, Page 75. The said Lawrence J. Woodward, Jr. died on April 5, 2019. On April 22, 2019, Letters of Testamentary were granted to Karen Hansen a/k/a Karen M. Hansen, nominating and appointing her as the Executrix of the Estate of Lawrence J. Woodward, Jr.

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **Karen Hansen a/k/a Karen M. Hansen, Executrix of the Estate of Lawrence J. Woodward, Jr.**

SALE ADDRESS: 1051 Catalpa Drive, Malvern, PA 19355

PLAINTIFF 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: **20-4-185**

DEBT- **\$143,013.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03917 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 and tract of land situate in the Township of Caln, County of Chester, PA, which is more fully described as follows:

BEGINNING at a point on the Easterly line of Building Group 5 said point being measured the following two courses and distances from the intersection of the center lines of the Western leg of Essex Street and the Southern leg of Essex Street; (1) North 02 degrees 07 minutes 45 seconds West 191.53 feet (2) South 87 degrees 52 minutes 15 seconds West 54.00 feet; thence partially by the party wall separating Building H from Building G of Building Group 5, South 87 degrees 52 minutes 15 seconds West 65 feet; thence by the Easterly line of Building Group 5, North 02 degrees 07 minutes 45 seconds West 20.00 feet; thence partially by a party wall separating Building G from Building F both of Building Group 5, North 87 degrees 52 minutes 15 seconds East 65.00 feet to a point on the Eastern line of Building Group 5; thence by the same, South 02 degrees 07 minutes 45 seconds East 20.00 feet to the first mentioned iron pin and place of beginning.

BEING Building G of Building Group 5.

Tax ID: 39-4E-235

TITLE TO SAID PREMISES IS VESTED IN Terince B. Meeks, by deed from Edward J. Whitlock, III and Gina A. Labiak was recorded 08/30/01, in the Chester County Recorder of deeds in Book 5051, Page 2421 as Instrument Number 0063393.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8

VS

DEFENDANT: **Terince B. Meeks**

SALE ADDRESS: 324 Essex Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-186**

DEBT- **\$73,135.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03141 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

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

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

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

Being Lot 13 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA. BEING UPI NUMBER 38-05C-0086.070

PLAINTIFF: PNC Bank, National Association

VS

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

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-187**

DEBT- **\$163,895.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02894 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, April 16, 2020 @ 11 AM

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

All that certain tract of land designated as Lots Nos. 345A, 345; and the greater portion of 346 situate in Thorndale Heights, Division No. 1, also called Lovanna Springs, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by J.W. Harry, C.E., dated November 16, 1955, as follows: Beginning at a stake in the center line of Bungalow Glade, said point of beginning being one hundred fifty-two and fourteen one-hundredths feet Westwardly from a pin marking the intersection of the center line of Bungalow Glade with the center line of Edgemont Drive; thence along the center line of Bungalow Glade North eighty-eight degrees fifty-four minutes West and crossing a stake thirty and one one-hundredths feet from the next mentioned point one hundred eleven and ninety-eight one-hundredths feet to a pin in the Westerly line of Oak Street; thence along the Westerly line of Oak Street, North two degrees fifty-one minutes East one hundred thirty-five and six one-hundredths feet to a pin in the center line of an alley (12 feet wide); thence along the center line of said alley South eighty-eight degrees fifty-four minutes East one hundred seven and eighty-six one-hundredths feet to a stake, a corner of remaining land of Estell Paup; thence leaving said alley and along the same South one degree six one-hundredths minutes West one hundred thirty-five feet to the first mentioned point and place of beginning.

BEING UPI NUMBER 39-04M-0009.010

BEING THE SAME PROPERTY CONVEYED TO ROBERT A. LESLIE AND WENDY L. LESLIE, HIS WIFE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM PAUL L. LESLIE AND GRACE M. LESLIE, HUSBAND AND WIFE, DATED FEBRUARY 22, 1988, RECORDED FEBRUARY 22, 1988, AT BOOK 1059, PAGE 299, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Wilmington Savings Fund Society, FSB as Owner Trustee of the Residential Credit Opportunities Trust V-D

VS

DEFENDANT: **Robert A. Leslie & Wendy L. Leslie**

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

PLAINTIFF 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: **20-4-188**

DEBT- **\$211,042.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12076 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No.10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Parcel ID No. 58-4-93.2B

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

PLAINTIFF 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: **20-4-189**

DEBT- **\$50,019.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09775 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, April 16, 2020 @ 11 AM

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

All that certain lot of land being part of Lot No. 84 on a plan of lots known as Drumpelier, City of Coatesville, Chester County, bounded and described as follows:

Beginning at a point in the south curb line of Olive Street, a corner of Lot No. 85 on said plan; thence by same in a southerly direction about 148 feet to the north side of Juniper Street; thence by the latter in a westerly direction 30 feet to a corner of land now or late of W. Roy Widdoes; thence by same in a Northwardly direction about 148 feet to the south curb line of Olive Street (this line passes through the center of the middle partition wall separating the premises herein conveyed from the premises immediately adjoining on the west; thence Eastwardly along the said south curb line of Olive Street, 30 feet to the place of beginning.

Containing 4,440 square feet of land, be the same more or less.

Bounded on the East by Lot No. 85 on said plan, on the South by the North side of Juniper Street, on the West by lands now or late of W. Roy Widdoes and on the North by the South curb line of Olive Street.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH A. WILLIAMS AND SHIRLEY A. WILLIAMS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JAMES H. HOOVER AND MARTHA R. HOOVER, HUSBAND AND WIFE, DATED JULY 20, 2000, RECORDED NOVEMBER 8, 2000, AT INSTRUMENT NUMBER 0073053, AND RECORDED IN BOOK 4848, PAGE 0849, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 1 607 01070000

PLAINTIFF: Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-4, as owner of the Related Mortgage Loan

VS

DEFENDANT: **Joseph A. Williams & Shirley A. Williams**

SALE ADDRESS: 1214 Olive Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-190**

DEBT- **\$216,992.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09566 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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, hereditaments, and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for Tomaski Residential Development, made by Berger & Hayes, Inc., Professional Engineers and Surveyors, Thorndale, PA dated 11/13/1995, last revised 01/11/1996, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lincoln Highway, said point being a corner of land now or late of Alice M. Dogue; thence extending from said beginning point along Lincoln Highway South 55 deg 43' 42" East, 100 feet to a point on the Westerly side of Nicholas Avenue; thence extending along same the 2 following courses and distanced: (1) South 35 deg 17' 24" West 35 feet to a point; and (2) South 35 deg 17' 14" West 110 feet to a point, a corner of Lot No. 2, thence extending along same North 79 deg 46' 58" West 110.38 feet to a point in line of land now or late of Alice M. Dogue; thence extending along the same the 2 following courses and distance: (1) North 35 deg 17' 14" East, 155 feet to a point; and (2) North 35 deg 17' 14" East, 35 feet to the first mentioned point and place of beginning.

BEING LOT NO. 1 as shown on said Plan.

BEING THE SAME PREMISES which Rosemary Sahota, by Deed dated November 30, 2006 and recorded December 12, 2006 in the office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7032, Page 812 as Instrument Number 10712363, granted and conveyed unto Rosemary Sahota, and unmarried person and Robert Henson and Veronica Henson, husband and wife, son in-law and daughter, in fee.
PARCEL # 3802Q01470000

PLAINTIFF: The Bank of New York Mellon f/k/a the Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1

VS

DEFENDANT: **Rosemary Sahota & Robert Henson & Veronica Henson**

SALE ADDRESS: 804 West Lincoln Highway, Coatesville, PA 19320

PLAINTIFF 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: **20-4-191**

DEBT- **\$363,874.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02100 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 East Brandywine Township, Chester County, Pennsylvania bounded and described according to a Final Master Plan of "Hopewell", made by Bursich Associates, Inc. 2129 East High Street Pottstown, Pennsylvania, (610) 323-4040, dated 4-18-2000 last revised 11-9-2001 and recorded in Chester County as Plan No. 16,055 as follows to wit:

BEGINNING at a point in the Easterly side of Road B, (Grovehill Court) a corner of Lot 14 on said plan, thence extending along said Lot, North 69 degrees 53 minutes 39 seconds East 203.71 feet to a point, a corner of Open Space, thence extending along same, South 10 degrees 40 minutes 18 seconds East 162.80 feet to a point in the bed of a 30 feet wide Sanitary Sewer Easement "A", a corner of Lot 12, thence extending through said easement and along Lot 12, North 86 degrees 30 minutes 55 seconds West 166.52 feet to a point on the Southeasterly side of Road B (Grovehill Court), thence extending along same the three following courses and distance, (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 53.58 feet to a point of reverse curve, (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 18.59 feet to a point of reverse curve, and (3) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 22.97 feet to the first mentioned point and place of beginning.

CONTAINING 22,518 square feet more or less.

BEING Lot 13 on said plan.

BEING KNOWN AS: 30-05-0364

BEING the same premises in which Rouse/Chamberlin, LTD by deed dated 07/22/04 and recorded 07/28/04 on the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 6232, Page 1628, and/in Instrument No. 10440436, granted and conveyed unto Sean P. McKinney, an unmarried man.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Sean P. McKinney**

SALE ADDRESS: 28 Grovehill Court, Downingtown, PA 19335

PLAINTIFF 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: **20-4-192**

DEBT- **\$312,160.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10310 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 HONEY BROOK
TAX PARCEL # 22-8-158
SOLD AS THE PROPERTY OF: BRENDA A. HOAGLAND AKA BRENDA
HOAGLAND and R. MARK HOAGLAND AKA R. HOAGLAND

PLAINTIFF: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O Carrington Mortgage Services, LLC
VS

DEFENDANT: **Brenda A. Hoagland AKA Brenda Hoagland & R. Mark Hoagland AKA R. Hoagland**

SALE ADDRESS: 390 Grieson Road A/K/A 374 Cupola Road, Honey Brook, PA 19344
PLAINTIFF 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: **20-4-193**

DEBT- **\$237,293.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04529 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 BRADFORD

TAX PARCEL # 51-08-0057

SOLD AS THE PROPERTY OF: ROSEMARIE KELLY and ROSEMARIE KELLY,

TRUSTEE OF THE ROSEMARIE KELLY REVOCABLE LIVING TRUST

AGREEMENT, DATED: MARCH 11, 2014

PLAINTIFF: Wilmington Savings Fund Society, FSB, dba Christiana Trust, Not Individually but as a trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Rosemarie Kelly & Rosemarie Kelly, Trustee of the Rosemarie Kelly Revocable Living Trust Agreement, Dated: March 11, 2014**

SALE ADDRESS: 758 Shropshire Drive, West Chester, PA 19382

PLAINTIFF 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: **20-4-194**

DEBT- **\$192,199.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08737 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 WEST BRANDYWINE
TAX PARCEL # 29-04-0118
SOLD AS THE PROPERTY OF: KELLY E. THOMSON

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, Glenmoore, PA 19343

PLAINTIFF 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: **20-4-195**

DEBT- **\$112,006.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-02262 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 FRANKLIN TOWNSHIP
TAX PARCEL # 72-05-0034.010
SOLD AS THE PROPERTY OF: RUDY D. ARNOLD A/K/A RUDY ARNOLD

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Rudy D. Arnold A/K/A Rudy Arnold**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

PLAINTIFF 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: **20-4-196**

DEBT- **\$338,340.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-05173 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 VALLEY TOWNSHIP
TAX PARCEL # 38-2-129.50
SOLD AS THE PROPERTY OF: STACY CLEVELAND and LEON D. CLEVELAND

PLAINTIFF: US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION , AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1

VS

DEFENDANT: **Stacy Cleveland & Leon D. Cleveland**

SALE ADDRESS: 801 Franklin Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-197**

DEBT- **\$546,546.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07892 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 NANTMEAL
TAX PARCEL # 24-5-68.1
SOLD AS THE PROPERTY OF: CURTIS DUVAL and THERESA R. DUVAL

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC
VS
DEFENDANT: **Curtis Duval & Theresa R. Duval**
SALE ADDRESS: 268 Wynn Hollow Road, Glenmoore, PA 19343
PLAINTIFF 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: **20-4-198**

DEBT- **\$115,446.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09591 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Fourth Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 12, 2006 and recorded in the Office of the Chester County Recorder of Deeds on May 1, 2007, in Deed Book Volume 7146 at Page 1136, Instrument No. 10749735.
Tax Parcel No. 16-07-0123

PLAINTIFF: U.S.Bank National Association Not in its Individual Capacity but Solely as Trustee for RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Nicole M. Lytle a/k/a Nicole Ayers & David Lytle**

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-199**

DEBT- **\$146,091.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-12373 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 39-4F-70

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Joseph R. Iorio**

SALE ADDRESS: 2644 Adams Street, Coatesville, PA 19320-2381

PLAINTIFF 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: **20-4-200**

DEBT- **\$136,766.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09794 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 SOUTH COVENTRY, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land, Situate in South Coventry Township, Chester County, Pennsylvania, bounded, limited and described, as follows, to wit:

Beginning at a point in the middle of State Highway (33 feet wide) leading from Pottstown to West Chester, Traffic Route #100, said point being a corner of lands now or late of Charles F. Pierce; thence along said Pierce lands, South 82 degrees 30 minutes West 36.32 feet to an iron pin; and continuing along the same South 73 degrees West 72.45 feet to a corner of other lands of the grantor; thence along the same North 13 degrees 39 minutes East 120.02 feet to a stake set for a corner; and continuing along the same North 82 degrees 30 minutes East 435.50 feet to a point in the middle of the aforesaid road; thence along the same South 13 degrees 39 minutes West 107.21 feet to the place of beginning.

Granting and giving to the grantees, their heirs and assigns, the free and common use, right, liberty and privilege of an alley way 10 feet in width across the Southern side of the tract of land belonging formerly to R. Wallace Ed and Evelyn Ed, Husband and Wife, adjacent to the Northern side of the lot of land hereby granted and conveyed to said grantees, extending from the center line of the public highway leading from Pottstown to West Chester, South 87 degrees 30 minutes West 435.50 feet to a point, a corner, together with free ingress, egress, and regress to and for the said Grantees, their heirs and assigns, their tenants or possessors of said lot of land herein conveyed as a foot way and as a driveway for horses, wagons, and motor vehicles.

BEING THE SAME PROPERTY CONVEYED TO MAXIMILIAN J. DONAHUE AND CAROLANN DONAHUE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JOHN A. FELICETTI AND JACQUELINE A. FELICETTI, HUSBAND AND WIFE, DATED NOVEMBER 15, 1999, RECORDED NOVEMBER 26, 1999, AT INSTRUMENT NUMBER 0095234, AND RECORDED IN BOOK 4674, PAGE 1365, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 20-04-0056

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Carolann Donahue, AKA Carolann A. Donahue & Maximilian J. Donahue, AKA Maximilian Donahue**

SALE ADDRESS: 2001 Pottstown Pike, Pottstown, PA 19465

PLAINTIFF 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: **20-4-201**

DEBT- **\$425,627.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10019 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 on the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

Tax Parcel # 28-8-23.19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A
VS

DEFENDANT: **Kevin McCoy Hunt & Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

PLAINTIFF 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: **20-4-202**

DEBT- **\$452,853.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08001 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, April 16, 2020 @ 11 AM

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All that certain lot or piece of ground situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

Beginning at a point in the Northeasterly side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive South 26 degrees 48 minutes 20 seconds East 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 North 63 degrees 11 minutes 40 seconds East 102.00 feet to a point in line of Lane B. thence extending along Lane B North 26 degrees 48 minutes 20 seconds West 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 South 63 degrees 11 minutes 40 seconds West 102.00 feet to the first mentioned point of beginning.

Being Lot 401 on said Plan.

Being UPI No. 32-2-417

TITLE TO SAID PREMISES VESTED IN Selester Robinson, Jr. and Melvinia Robinson, Husband and Wife by deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

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

DEFENDANT: **Selester Robinson, Jr. & Melvinia Robinson & United States of America**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

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

Sheriff's Sale of Real Estate

SALE NO: **20-4-203**

DEBT- **\$185,388.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09888 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 NORTH COVENTRY TOWNSHIP, CHESTER County, Pennsylvania
BLR# 17-3-232

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **Mary Kile**

SALE ADDRESS: 1170 Laurelwood Road, Pottstown, PA 19465-7422

PLAINTIFF 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: **20-4-204**

DEBT- **\$129,232.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08933 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

All that certain message, frame tenement and lot or piece of land, situate in the Fifth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, and bounded and described as follows:

Beginning at a point on the West side of Ann Street, twelve and one half feet from the center line thereof, at a corner of lands late of Henry McGuekian estate; thence along said latter lands in a westerly direction, one hundred and fifty feet to a point in the East side of Queen Street; thence along said side of said street in a northerly direction twenty-one feet to a corner of lands of Edward McQuade's land now of Louis Zeliski and Mary A. Zeliski, his wife; thence along the latter lands in an easterly direction, one hundred and fifty feet to a point in the West side of Ann Street aforesaid; thence along the latter street, in a southerly direction twenty one feet to a corner of lands late of Henry McGuekian's estate, the place of beginning.

Containing thirty one hundred and fifty square feet of land be the same more or less.

BEING UPI NUMBER 15-5-238

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. FRAY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM KAREN A. CABOT, DATED FEBRUARY 1, 2006, RECORDED FEBRUARY 9, 2006, AT DOCUMENT ID 10622705, AND RECORDED IN BOOK 6760, PAGE 2114, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: **Margaret R. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; David J. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; Rachel S. Fray, as believed Heir and/or Administrator to the Estate of Robert Fray, AKA Robert G. Fray; Unknown Heirs and/or Administrators to the Estate of Robert Fray, AKA Robert G. Fray**

SALE ADDRESS: 202 Ann Street, Phoenixville, PA 19460

PLAINTIFF 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: **20-4-205**

DEBT- **\$250,645.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03056 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Land referred to in this commitment is described as all that certain property situated in the Township of East Fallowfield, in the County of Chester and State of Pennsylvania and being described in a Deed dated 07/31/2006 and recorded 08/02/2006 in Book 6913, Page 2266 among the lands records of the County and State set forth above, and referenced as follows:

The following described property:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a survey of Doc Run Farms Resubdivision by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 11/3/1978 as follow, to wit:

BEGINNING at a point on the Northeasterly side of Lehigh Drive, said point being measured the four following courses and distances from a point of tangent on the Westerly side of Montgomery Drive; (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point on the Northeasterly side of said Lehigh Drive; (2) North 86 degrees 37 minutes 37 seconds West 100 feet to a point of tangent; (3) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 32.72 feet to a point; (4) North 71 degrees 37 minutes 37 seconds West 119.47 feet to the point and place of beginning. Said beginning point being the Southwesterly corner of Lot No. 34; thence from said beginning point and extending along the Northeasterly side of Lehigh Drive, North 71 degrees 37 minutes 37 seconds West 57 feet to a point of tangent; thence still along said drive on the arc of a circle curving to the left having a radius of 1449.69 feet the arc distance of 176.05 feet to a point a corner of land of Glen R. McLoughlin; thence along the same North 11 degrees 24 minutes 54 seconds East 215.07 feet to a point a corner of lands now or late of Ida Fredd; thence along the same and along lands of Frederick Jackwood, South 67 degrees 57 minutes 50 seconds East 247.18 feet to a point a corner of Lot No. 45; thence along the same South 14 degrees 42 minutes 5 seconds West 187.39 feet to the point and place of beginning. CONTAINING 47,321 square feet of land, be the same more or less.

BEING LOT NO. 34 on the above mentioned survey.

BEING THE SAME PREMISES which Ryan K. Tyler and Jenny M. Tyler, husband and wife by Deed dated July 31, 2006 and recorded August 2, 2006 in Book 6913, page 2266, in Document Id # 10673440, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Sharon L. Cannon, a single woman, in fee.

Parcel No. 47-8-1.21

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

VS

DEFENDANT: **Sharon L. Cannon**

SALE ADDRESS: 102 Lehigh Drive, Coatesville f/k/a East Fallowfield Township, PA 19320

PLAINTIFF 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: **20-4-206**

DEBT- **\$175,052.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05659 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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, with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA dated November 4, 1958 and revised November 19, 1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mary Street (42 feet wide) which point is measured the two following courses and distance from a point of curve on the Southwesterly side of Whelan Avenue (40 feet wide); (1) extending from said point of curve on a line curving to the left having a radius of 10 feet, the arc distance of 17.62 feet to a point of tangent and (2) South 72 degrees, 5 minutes West, 71.48 feet to a point and place of beginning; thence extending from said beginning point South 17 degrees 55 minutes East 80.17 feet to a point; thence extending South 72 degrees 5 minutes West, 24.42 feet to a point; thence extending North 17 degrees 55 minutes West passing partly through the party wall between these premises and the premises adjoining to the Southwest 80.17 feet to a point on the Southerly side of Mary Street, aforesaid; thence extending along the same North 72 degrees 5 minutes East 24.42 feet to the first mentioned point and place of beginning.

BEING No. 306 Mary Street, as shown on said Plan.

BEING the same premises which Daniel C. Stine Sr. and Patricia A. Stine, by Indenture bearing date the 20th day of June, 1978 and recorded at West Chester, in the Office of the Recorder of Deeds, in and for the County of Chester, on the 21st day of June 1978, in Deed Book 8-53 page 497, granted and conveyed unto Barbara E. Wolfe, unmarried, in fee.

TITLE TO SAID PREMISES IS VESTED IN THEODORE MILLER BY DEED FROM BARBARA E. WOLFE, DATED OCTOBER 15, 1993 RECORDED OCTOBER 18, 1993 IN BOOK NO. 3641 PAGE 0742

PROPERTY ID: 110700302500

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Theodore Miller**

SALE ADDRESS: 306 Mary Street, Downingtown, PA 19335

PLAINTIFF 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: **20-4-207**

DEBT- **\$273,499.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08047 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for The Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA, dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No. 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending North 48 degrees 21 minutes 14 seconds East 24.00 feet to a point; thence extending South 41 degrees 38 minutes 46 seconds East along line of Unit 112 on said plan 40.50 feet to a point; thence extending South 48 degrees 21 minutes 14 seconds West along Limited Common Area 24.00 feet to a point, thence extending North 41 degrees 38 minutes 46 seconds West along line of Unit 114 on said plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

Title to said Premises vested in Judith E. Kiesel by Deed from Charles L. Reed dated October 31, 2000 and recorded November 14, 2000 in the Chester County Recorder of Deeds in Book 4851, Page 0743 as Instrument Number 0074304.

Tax Parcel # 54-3B-205

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-8XS

VS

DEFENDANT: **Judith E. Kiesel**

SALE ADDRESS: 113 Putney Lane, Malvern, PA 19355

PLAINTIFF 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: **20-4-208**

DEBT- **\$94,277.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05534 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 those two certain tracts of land, more particularly bounded and described as follows:

Tract No. 1:

All that certain tract of land together with the dwelling house thereon erected known as 365 Mt. Pleasant Street, in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the northern boundary line of Mt. Pleasant Street; thence North twenty-eight degrees fifty-four minutes West passing through the middle dividing partition wall between this house and the house immediately adjacent on the West being No. 367 Mt. Pleasant Street one hundred thirty-four and seven one-hundredths feet to a point in line of land now or late of Brandt M. Boyd; thence along said land North sixty-four degrees fifty-six minutes East thirteen and seventy-two one hundredths feet to a point; thence South twenty-eight degrees fifty-four minutes East one hundred and thirty-two and eighty-nine one-hundredths feet and passing through the middle dividing partition between this house and the house on the East being No. 363 Mt. Pleasant Street to a point on the northern boundary line of Mt. Pleasant Street; thence South sixty degrees West thirteen and sixty-nine one-hundredths feet to the point and place of Beginning.

Containing eighteen hundred twenty-seven square feet of land, be the same more or less.

Tract No. 2:

All that certain two-story brick message and tract of land as No. 367 Mt. Pleasant Street, situate in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E., dated September 16, 1935 as follows:

Beginning at a point in the North side of Mt. Pleasant Street in line of land now or late of Giuseppe Cialini; thence along the same North fourteen degrees two minutes West one hundred thirty-nine and eight-tenths feet to a post; thence still by the same North sixty-four degrees fifty-six minutes East five and eight one-hundredths feet to an iron pin; thence by other lands now or late of Meyer Chertok through the dividing partition of the first and second house in a row of houses South twenty-eight degrees fifty-four minutes East one hundred thirty-four and seven one-hundredths feet to a point in the North side of Mt. Pleasant Street; thence along the same South sixty degrees West thirty-six and thirty-seven one-hundredths feet to the place of Beginning.

Containing two thousand seven hundred eighty-nine square feet of land, be the same more or less.

Title to said Premises vested in Ella Perry and Joseph Hardy by Deed from Ella Perry dated February 22, 2013 and recorded March 4, 2013 in the Chester County Recorder of Deeds in Book 8657, Page 1728 as Instrument Number 11254740.

Tax Parcel # 16-4-5

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Ella Perry, Individually and as known heir of Joseph Hardy, Deceased & Joseph Hardy**

SALE ADDRESS: 377 Mount Pleasant Street f/k/a 367 Mount Pleasant Street, Coatesville, PA 19320

PLAINTIFF 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: **20-4-209**

DEBT- **\$956,057.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13390 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or parcel of ground SITUATE in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Briarlea made by Crossan-Raimato, Inc., Professional Land Surveyors, dated November 22, 2004, last revised February 16, 2005 and recorded in Chester County Recorder of Deeds Office as Plan No. 17790 as follows, to wit:

BEGINNING at a point on the westerly side of Remington Way, a corner of Open Space on said Plan; thence extending from the beginning point along Remington Way South 00 degrees 29 minutes 27 seconds East 111.00 feet to a corner of Lot 6 on said Plan; thence extending along Lot 6 South 89 degrees 30 minutes 33 seconds West 152.82 feet to a point in line of aforementioned Open Space; thence extending along Open Space North 00 degrees 29 minutes 27 seconds West 111.00 feet; thence extending along same North 89 degrees 30 minutes 33 seconds East 152.82 feet to the first mentioned point of beginning. BEING Lot 7 on said Plan.

Title to said Premises vested in Doretta Hubbard by Deed from NVR dated December 29, 2006 and recorded January 9, 2007 in the Chester County Recorder of Deeds in Book 7053, Page 2304 as Instrument Number 10719197.

Tax Parcel # 59-8-144.9

PLAINTIFF: Wells Fargo Bank, National Association, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2
VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

PLAINTIFF 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: **20-4-210**

DEBT- **\$245,344.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09545 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, April 16, 2020 @ 11 AM

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All that certain lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase II, drawn by Lake Roeder Hillard & Beers, dated 12/15/97 and revised 1/27/98, said Plan recorded in Chester County as Plan No. 14291, as follows, to wit:

BEGINNING at a point of curve, an iron pin on the Northwesterly side of Quail Drive (50 feet wide), said point being a corner of Lot No. 31 on said Plan; thence extending from said point of beginning Southwestwardly, Southwardly and Southeastwardly along the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 130.29 feet to an iron pin, a corner of Lot No. 33 on said Plan; thence extending along same, South 79 degrees 47 minutes 39 seconds West, 218.55 feet to an iron pin, a corner of Lot No. 34 on said Plan; thence extending along same, North 72 degrees 49 minutes 09 seconds West, 142.37 feet to an iron pin in line of lands now or late of Mark T. Jung and Ann W. Jung; thence extending partly along said lands, and partly along lands now or late of Randolph Gripps and Patricia A. Gripps, and partly along lands now or late of William C. Dalton and Noreen Dalton, North 17 degrees 10 minutes 51 seconds West, 225.00 feet to an iron pin, a corner of Lot No. 31 on said Plan; thence extending along same, South 72 degrees 49 minutes 09 seconds East, 300.97 feet to the first mentioned point and place of beginning. CONTAINING 1.45 Acres of land, more or less.

BEING Lot No. 32 as shown on the abovementioned Plan.

Title to said Premises vested in Paul J. King and Khristine King by Deed from William L. Hostetter et al dated February 1, 1999 and recorded February 22, 1999 in the Chester County Recorder of Deeds in Book 4512, Page 0349 as Instrument Number 13820.

Tax Parcel # 69-3-150

PLAINTIFF: Towd Point Mortgage Trust 2015-6, U.S. Bank National Association as Indenture Trustee
VS

DEFENDANT: **Paul J. King & Khristine King**

SALE ADDRESS: 110 Quail Drive, Lincoln University, PA 19352

PLAINTIFF 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: **20-4-211**

DEBT- **\$187,966.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-01988 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, April 16, 2020 @ 11 AM

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Property situate in the EAST BRANDYWINE TOWNSHIP, CHESTER County, Pennsylvania
BLR# 30-5K-24

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks
s/b/m Blue Ball National Bank

VS

DEFENDANT: **Kim Gilbert Prior**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335-1363

PLAINTIFF 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: **20-4-212**

DEBT- **\$79,290.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06688 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, April 16, 2020 @ 11 AM

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Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 39-4D-1

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

DEFENDANT: **George R. Crompton a/k/a G. Richard Crompton**

SALE ADDRESS: 618 West Bondsville Road, a/k/a 618 Bondsville Road, Downingtown, PA
19335-1969

PLAINTIFF 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: **20-4-213**

DEBT- **\$67,445.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06938 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania
BLR# 16-9-297

PLAINTIFF: Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
VS
DEFENDANT: **Michael A. Dipietropaolo**
SALE ADDRESS: 443 Valley Road, Coatesville, PA 19320-2940
PLAINTIFF 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: **20-4-214**

DEBT- **\$311,536.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-08856 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 CHARLESTOWN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit:

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 130 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.51 feet to a point of curve on the North side of Tudor Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROHIT AND POOJA VIKRAM PUROHIT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI # 35-03-0271

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Vikram Purohit, AKA Vikram Chandrakant Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

PLAINTIFF 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: **20-4-215**

DEBT- **\$598,277.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09720 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 or piece of land with the two story stone dwelling barn, stone dwelling sheds and other improvements erected thereon Situate on the South side of St. Peters Road, LR 15130, and being Lot #3 of the Littlebrook Subdivision Phase II Situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor designated 77-07-81, as follows, to wit:

BEGINNING at a point in St. Peters Road, LR15130, a corner of Lot #4; thence leaving said road and along Lot #1 the two following courses and distances: (1) South 12 degrees 30 minutes 02 seconds West 720.98 feet to an iron pin (2) South 53 degrees 35 minutes 02 seconds West 580.00 feet more or less to a point in the center line of Pigeon Creek; thence in said center line the two following courses and distances: (1) South 70 degrees 40 minutes 50 seconds East, 155.75 feet to a point; (2) South 39 degrees 50 minutes 24 seconds East 71.41 feet to a point in the center line of said creek in line of lands of Daniel F. DeCaro and Shirley J. DeCaro, his wife, (it is the intention of the conveyance to convey to the center line of Pigeon Creek); thence along lands of Daniel F. DeCaro the three following courses and distances: (1) South 53 degrees 35 minutes 02 seconds West, 450.67 feet more or less to an iron pin; (2) North 24 degrees 51 minutes West, 251.62 feet to an iron pin; (3) North 68 degrees 32 minutes West 239.25 feet to an iron pin, a corner of lands of Roger H. Davidheiser and Marvanne B. Davidheiser, his wife; thence along lands of the same, North 23 degrees 25 minutes East, crossing Pigeon Creek, 732.26 feet to an iron pin, a corner of Lot #1; thence along Lot #1; North 77 degrees 14 minutes 04 seconds East, 136.68 feet to an iron pin, a corner of Lot #2, thence along Lot #2 the two following courses and distances: (1) South 82 degrees 35 minutes East 200.32 feet to an iron pin; (2) North 4 degrees East 468.00 feet to a spike in St. Peters Road; thence in St. Peters Road the two following courses and distances: (1) South 82 degrees 35 minutes East 212.15 feet to a spike; (2) North 73 degrees 34 minutes 02 seconds East 145.00 feet to a spike, the place of beginning.

CONTAINING 14.9 acres

BEING the same premises which Stephen B. Wilchek and Diane G. Wilchek, his wife by Deed dated March 26, 1993 and recorded in the Office of the Recorder of Deeds of Chester County on April 6, 1993 at Book 3535, Page 0268 Instrument No. 023891 granted and conveyed unto Allan S. Rink and Susan V. Rink.
Chester County Tax Parcel No.: 17-6-57

PLAINTIFF: U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-3,
Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **Allan S. Rink & Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

PLAINTIFF 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: **20-4-216**

DEBT- **\$257,279.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05158 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 PHOENIXVILLE BOROUGH, CHESTER County, Pennsylvania
BLR # 15-4-697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460-3066

PLAINTIFF 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: **20-4-217**

DEBT- **\$124,715.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05846 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, April 16, 2020 @ 11 AM

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Property situate in the LONDONDERRY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 46-3-16

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Indenture Trustee of Cim Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven & Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330-9478

PLAINTIFF 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: **20-4-218**

DEBT- **\$243,061.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03396 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 Willistown Township, County of Chester, Commonwealth of Pennsylvania, Commencing at a point said point being the intersection of the dividing line between Units 1602 & 1603 and the center line of Whispering Brook Drive; thence south 30 degrees 57 minutes 48 seconds East a distance of 40.57 feet to the point of beginning; thence north 59 degrees 2 minutes 12 seconds east a distance of 18.72 feet to a point; thence south 30 degrees 57 minutes 48 seconds east a distance of 18.57 feet to a point; thence south 14 degrees 2 minutes 12 seconds west a distance of 4.17 feet to a point; thence south 30 degrees 57 minutes 48 seconds east a distance of 3.25 feet to a point; thence south 75 degrees 58 minutes 25seconds a distance of 3.45 feet to a point; thence north 59 degrees 2 minutes 12 seconds east a distance of 3.75 feet to a point; thence along the common party wall between Units 1601 & 1602 south 30 degrees 57 minutes 48 seconds east a distance of 42.96 feet to a point; thence south 59 degrees 2 minutes 12 seconds west a distance of 21.96 feet to a point; thence along the common party wall between Units 1602 & 1603 north 30 degrees 57 minutes 48 seconds west a distance of 70.16 feet to the point of beginning.

BEING THE SAME PREMISES which Yong Sang Kim and Suk Wha Park, a married couple, by Deed dated October 17, 2016 and recorded October 17, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9413, Page 2007, granted and conveyed unto Suk Wha Park and Yong Sang Kim, a married couple.

Tax Parcel Number: 54-08-2674

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

DEFENDANT: **Yong Kim a/k/a Yong Sang Kim & Suk Wha Park**

SALE ADDRESS: 1602 Whispering Brooke Drive, Newtown Square, PA 19073

PLAINTIFF 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: **20-4-219**

DEBT- **\$284,841.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09577 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, April 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 18, 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 East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Brook Crossing, made by Lake Roeder Hillard & Associates dated 5/6/2000 last revised 8/28/2002 and recorded in Chester County as Plan #18245 as follows, to wit: BEING Unit Number 59 in Brook Crossing a Planned Community as established by the filing of a Declaration of Covenants, Restrictions, Easements and the Establishment of a Homeowners Association for Brook Crossing a Planned Community in East Fallowfield Township, Chester County, Pennsylvania and recorded in Chester County in Record Book 5413 page 1891.

BEING Lot No.59 on said Plan.

BEING THE SAME PREMISES which Sleiman Group, LLC, by Deed dated June 21, 2018 and recorded June 28, 2018 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9767, Page 1527, Instrument No. 11615011, granted and conveyed unto BRANDON LEECH and JUANITA LEECH.

BEING UPI # 47-4-574

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Brandon Leech & Juanita Leech**

SALE ADDRESS: 101 Hydrangea Way, Coatesville, PA 19320

PLAINTIFF 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: **20-4-220**

DEBT- **\$916,738.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09324 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, April 16, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground SITUATE in Charlestown Township, Chester County, Pennsylvania, bounded and described according to a Plan made by D.L. Howell and Associates, Inc., Civil Engineering/Environmental/Land Planning, 1195 McDermott Drive, Greenhill Corporate Park, West Chester, Pennsylvania, 19380, (610) 918-9002, dated 9-14-2001 and last revised 5-22-2003 and recorded in Chester County as Plan No. 16901 as follows to wit:

BEGINNING at a point on the northwesterly side of Mountainview Circle, a corner of Lot No. 2 on said plan, thence extending along said side of Mountainview Circle South 46 degrees 25 minutes, 06 seconds West 176.15 feet to a point and corner of lands of Open Space as shown on said plan, thence extending along said side of lands of Open Space North 43 degrees 34 minutes, 54 seconds West 250.00 feet to a point, thence extending North 46 degrees 25 minutes, 06 seconds East 176.15 feet to a point and corner of Lot No. 2, thence extending along said side of Lot No. 2 South 43 degrees 34 minutes, 54 seconds East 250.00 feet to the first mentioned point and place of beginning.

CONTAINING 44,038 square feet more or less.

BEING Lot No. 1 on said plan.

BEING THE SAME PREMISES which Bentley at Charlestown Associates, L.P., a Pennsylvania Limited Partnership by Bentley at Charlestown, Inc., a Pennsylvania Corporation, its General Partner by Deed dated July 7, 2006 and recorded August 8, 2006 in Deed Book 6920, page 41, Document #10675343 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Malcolm Conner, in fee. OPA: 35-3-67.1

PLAINTIFF: Morgan Stanley Private Bank, National Association

VS

DEFENDANT: **Malcolm D. Conner**

SALE ADDRESS: 1 Ashwood Lane, Malvern, PA 19355

PLAINTIFF 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: **20-4-221**

DEBT- **\$46,265.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03462 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, April 16, 2020 @ 11 AM

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Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 39-5A-308

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

VS

DEFENDANT: **Carlos E.L. Arayata a/k/a Carlos Edward L. Arayata & Maria Teresa Arayata a/k/a Teresa D. Arayata**

SALE ADDRESS: 500 Lancaster Court, Downingtown, PA 19335-4210

PLAINTIFF 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: **20-4-222**

DEBT- **\$53,803.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09681 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, April 16, 2020 @ 11 AM

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Property situate in the WEST SADSBUY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 36-3-62

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **Roy J. Skiles**

SALE ADDRESS: 286 Quarry Road, A/K/A 40 Rieffer Lane, Gap, PA 17527-9057

PLAINTIFF 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: **20-4-223**

DEBT- **\$458,944.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05629 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, April 16, 2020 @ 11 AM

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Property situate in the FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 72-2-2.2

PLAINTIFF: Deutsche Bank National Trust Company, as trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series Arsi 2006-M3

VS

DEFENDANT: **Arthur W. Paviglianiti & Karen L. Paviglianiti**

SALE ADDRESS: 613 South Guernsey Road, West Grove, PA 19390-9600

PLAINTIFF 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: **20-4-224**

DEBT- **\$195,535.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09761 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, April 16, 2020 @ 11 AM

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Property situate in the EAST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania
BLR # 51-5-936

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Oakes**

SALE ADDRESS: 131 Whispering Oaks Drive, West Chester, PA 19382-1825

PLAINTIFF 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: **20-4-225**

DEBT- **\$233,965.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02364 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, April 16, 2020 @ 11 AM

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Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 28-5-95.26

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **Mark P. Hall a/k/a Mark Hall, Sr & Denise Hall a/k/a Denise M. Atkinson Hall, Vmd a/k/a Denise Atkinson Hall**

SALE ADDRESS: 114 Woodland Drive, Coatesville, PA 19320-1128

PLAINTIFF 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.