

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, May 21st @ 11 AM

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### 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, May 21st, 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.

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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, May 21st, 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, June 22nd, 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: **20-5-226**

DEBT- **\$1,392.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06229 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, May 21, 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, June 22, 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 situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.  
Tax Parcel No. 16-10-203

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Thelma Jane Bookman**

SALE ADDRESS: 420 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: **20-5-227**

DEBT- **\$1,493.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01641 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot of land with the buildings thereon erected, SITUATED in Drumpellier, in the City of Coatesville, Chester County, Pennsylvania.  
Tax Parcel No. 16-7-46

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Anthony D. Stukes**

SALE ADDRESS: 1220 E. Lincoln Highway, 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: **20-5-228**

DEBT- **\$1,090.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00104 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 Situated in the Township of Valley, County of Chester, Commonwealth of Pennsylvania.  
Tax Parcel No. 38-2-10.1A

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Robert M. Savill, Jr. & Elizabeth Savill**

SALE ADDRESS: 125 Highland Drive, Valley Township, 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: **20-5-229**

DEBT- **\$1,594.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-10279 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, hereditaments and appurtenances, situate in the Township of Caln, Chester County, Pennsylvania.  
Tax Parcel No. 39-4D-49

PLAINTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: **Donald E. Hamilton & Jennie Hamilton**

SALE ADDRESS: 34 Marshall Circle, Caln Township, PA 19335

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: **20-5-230**

DEBT- **\$1,569.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00554 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 place of ground Situate in Caln Township, Chester County, Pennsylvania.  
Tax Parcel No. 39-4B-11

PLAINTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: **Jose E. Montalvo & Justine Montalvo**

SALE ADDRESS: 603 Bailey Road N., Caln Township, PA 19335

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: **20-5-231**

DEBT- **\$9,805.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-02414 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 stone messuage and improvements thereon erected, situate in Valley Township, CHESTER County, Pennsylvania.  
Tax Parcel No. 38-3J-18

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Kelly L. Butler & Tammy L. Butler**

SALE ADDRESS: 1005 Manor Road, Valley Township, 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: **20-5-232**

DEBT- **\$1,163.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02314 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 parcel of ground, Hereditaments and Appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania.  
Tax Parcel No. 38-2P-30.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Norman Hess, Jr.**

SALE ADDRESS: 1105 Willow Street, Valley Township, 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: **20-5-233**

DEBT- **\$2,237.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11469 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of land situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.  
Tax Parcel No. 67-4-88

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Andrea L. Ciarrocchi**

SALE ADDRESS: 911 S. Concord Road, Westtown Township, PA 19382

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: **20-5-234**

DEBT- **\$1,323.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06169 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 West Bradford Township, Chester County, Pennsylvania.  
Tax Parcel No. 50-9B-25

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Thomas M. Eliason & Nancy Ann Eliason**

SALE ADDRESS: 1404 Carriage Lane, West Bradford Township, PA 19382

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: **20-5-235**

DEBT- **\$16,329.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06692 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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Seized and taken in execution as the property of: Anthony J. Molloy, Jr. & Patricia T. Molloy.  
UPI # 32-4-794

PLAINTIFF: The Courts at Byers Station, Inc.

VS

DEFENDANT: **Anthony & Patricia Molloy**

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

PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN 610-565-4660**

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

# Sheriff's Sale of Real Estate

SALE NO: **20-5-236**

DEBT- **\$204,186.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-11435 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of land situated in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 9, 1998 and recorded in the Office of the Chester County Recorder of Deeds on December 18, 1998, in Deed Book Volume 4475 at Page 2087, Instrument No. 96416.  
Tax Parcel No. 67-4C-134

PLAINTIFF: Forethought Life Insurance Company

VS

DEFENDANT: **Jacqueline A. Barker & James V. Barker**

SALE ADDRESS: 542 Coventry Lane, West Chester, PA 19382

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: **20-5-237**

DEBT- **\$217,604.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03736 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 thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit: BEGINNING at a point on the title line in the bed of New Gap and Newport Pike, being a corner of lands now or late of Charles Null; thence extending through the bed of said road on the arc of a circle curving to the left having a radius of 5729.65 feet, the arc distance of 119.91 feet to a point a corner of lands of M. & Percy Bair; thence along the same and lands of Carroll Greenleaf, leaving the bed of said road and crossing over a spike, South 38 degrees 41 minutes 59 seconds West 309.66 feet to a point on the title line of the Old Newport Pike; thence along the same and through the bed thereof, North 51 degrees 18 minutes 1 seconds West 257.70 feet to a spike, a corner of lands now or late of John Wilson; thence along the same and leaving said road, North 41 degrees 20 minutes and 29 seconds East 202.78 feet to an iron pin a corner of lands of said Charles Null; thence along the same, the three following courses and distance; (1) South 30 degrees 37 minutes 1 seconds East 43.98 feet to an iron pin; (2) South 75 degrees 27 minutes 1 seconds East 54.08 feet to an iron pin; and (3) North 56 degrees 13 minutes 29 seconds East 147.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.566 Acres.

Tax ID # 44-7D-34

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **Ronald E. Hays**

SALE ADDRESS: 241 Cochran Street, Cochranville, PA 19330

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: **20-5-238**

DEBT- **\$408,045.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-08008 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which was heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963, P.L. 196 be recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272, a First Amendment thereto dated July 7, 1972 and recorded July 7, 1972 in Misc. Book 198 Page 472, a Second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 652, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 Page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102, a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972, and recorded June 28, 1972 in Plan Book 43 Page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1, and a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 Page 24, a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236 and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 210, being and designated on such Declaration Plan as Unit No. 102, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, be amended together with an initial proportionate undivided interest to the Common Elements (as defined in such Declaration) of .3087%.

BEING the same premises which G. Elaine Fanelli, by Indenture bearing date the 22nd day of May A.D. 1980 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 29th day of July, A.D., 1980 in Deed Book E-60 Page 287-288 and granted and conveyed unto Carl M. Williams and Mary C. Williams, his wife.

BEING Tax Parcel 53-6-1521.2A

PLAINTIFF: Deek Investments Limited Partnership

VS

DEFENDANT: **Carl M. Williams & Mary C. Williams**

SALE ADDRESS: 1450 West Chester Pike #102, West Chester PA 19382 a/k/a 102 Summit House, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SIRLIN LESSER & BENSON, PC 215-864-9700**

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

# Sheriff's Sale of Real Estate

SALE NO: **20-5-239**

DEBT- **\$411,988.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11820 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Knollwood Estate, made by Serdy & Bursich, Inc., Engineers, Planners and Surveyors dated 12/22/78 last revised 11/18/78 and recorded 4/3/81 in Plan File No. 3437-3438 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Southern Drive (50 feet wide) a corner of Lot #20; thence from the beginning point and extending along Lot #20 South 25 degrees 57 minutes 26 seconds East 2356 feet to a point a corner of Lot #25; thence 167.684 to a point a corner of proposed Windermere Subdivision; thence extending along same North 27 degrees 40 minutes West 284.00 feet to a point on the Southeasterly side of Southern Drive; thence along same on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 183.295 feet to the point and place of beginning.

BEING Lot No. 19 on said Plan.

CONTAINING 43,152 square feet of land.

BEING Parcel Number 41-8E-89.

BEING the same property conveyed to Mary Elaine Tinus and Eugene Tinus, husband and wife, tenants by the entireties from Laura McClellan and Thomas McClellan, husband and wife, by Deed dated August 12, 1998 and recorded October 1, 1998 in the Office of the Recorder of Deeds of Chester County in Book 4428 at Page 1475, as Document ID: 73135.

Mary Elaine Tinus having departed this life on March 17, 2006.

Eugene P. Tinus having departed this life on June 6, 2018.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company  
VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firm or Associations Claiming Right, Title and Interest Under Eugene P. Tinus and Estate of Eugene P. Tinus c/o Matthew Tinus, Administrator and Known Heir of the Estate Eugene P. Tinus and Matthew Tinus, Administrator and Known Heir of Estate of Eugene P. Tinus and Sienna Tinus, Known Heir of the Estate Eugene P. Tinus**

SALE ADDRESS: 718 Southern Drive, West Chester, PA 19380

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: **20-5-240**

DEBT- **\$190,713.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07976 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, May 21, 2020 @ 11 AM

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All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl B. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82' 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01'48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin; thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Tax ID: 36-05-0135.060

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 on Book 431 and Page 541.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

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: **20-5-241**

DEBT- **\$171,820.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-03678 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, May 21, 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, June 22, 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, Situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Wild Goose Farm by Brandywine Valley Engineers Inc., Boothwyn, PA., dated 02/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12772, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Picket Way at a common corner of Lots No. 3 and No. 4 as shown on said Plan; thence from said beginning point and extending along Lot No. 3, South 26 degrees 29 minutes 0 seconds East crossing over a certain 20 feet wide Open Space Easement 96 feet to a point; thence extending South 63 degrees 31 minutes 0 seconds West 44 feet to a point, a corner of Lot No. 5; thence extending along the same, North 26 degrees 29 minutes 0 seconds West re-crossing the aforesaid easement 96 feet to a point on the Southeasterly side of Picket Way, aforesaid; thence extending along the side of said road, North 63 degrees 31 minutes 0 seconds East 44 feet to a point, being the first mentioned point and place of beginning.

Title to said Premises vested in Joseph Stephen Wolf and Sandra Wolf by Deed from Wild Goose Farms, Inc. a PA Corp dated December 12, 1996 and recorded December 20, 1996 in the Chester County Recorder of Deeds in Book 4121, Page 272.

Tax Parcel No. 67-4D-22

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Joseph Stephen Wolf & Sandra Wolf**

SALE ADDRESS: 630 Picket Way, West Chester, PA 19382

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: **20-5-242**

DEBT- **\$190,962.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13001 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the South side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said South line of Main Street North 70 degrees 7 minutes East, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 South 19 degrees 53 minutes East, 150 feet to a stake in the North line of Mifflin Street; thence by the said North line of Mifflin Street South 70 degrees 7 minutes West, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 North 19 degrees 53 minutes West, 150 feet to the place of beginning. CONTAINING 15,000 square feet of land, be the same more or less.

Title to said Premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April 28, 1997 and recorded May 7, 1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.

Tax Parcel # 38-5C-6

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **Crystal G. Brown a/k/a Crystal Brown**

SALE ADDRESS: 967 West Main 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: **20-5-243**

DEBT- **\$900,919.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03484 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, May 21, 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, June 22, 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 Improvements thereon erected thereon, SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania.  
BEING Lot 3 on said plan.  
CONTAINING an area of 82,060 square feet more or less (1.8838 acres more or less)  
Tax Parcel # 55-4-130

PLAINTIFF: Apex Realty, LLC

VS

DEFENDANT: **Bradford L. Costello & Ardis A. Costello**

SALE ADDRESS: 509 Newtown Road, Berywn, PA 19312

PLAINTIFF ATTORNEY: **DANIEL C. KERRICK, ESQ. 302-656-7540**

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

# Sheriff's Sale of Real Estate

SALE NO: **20-5-244**

DEBT- **\$52,042.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05804 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, May 21, 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, June 22, 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 lots of land designated at Lots No. 78 & 79 on a tract of land called "Meadowbrook Addition No. 1" of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania, and more particularly bounded and described as follows: BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fifty-four and four tenths (154.4) feet eastwardly along the said north line of Chestnut Street from its point of intersection with the east line of First Avenue, said point also being at the northeast corner of Lot #77; thence along the south curb line of Chestnut Street North eighty-eight degrees fifty-two minutes East fifty feet; thence along the west line of Lot #80 South one degree eight minutes East one hundred fifty feet to the north line of Star Alley; thence along the same South eighty-eight degrees fifty-two minutes West fifty feet; thence along Lot # 77 North one degree eight minutes West one hundred feet to the point and place of beginning.

CONTAINING seventy-five hundred square feet of land, be the same more or less.

AND AS TO PREMISES "B" ALL THAT CERTAIN lot of land designated as Lot #80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in plan book no 2, page 73 situated in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less.

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds in Book 8633, Page 1828 as Instrument Number 11246645.

Tax Parcel # 38-2Q-7

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **James C. Rutherford, Shaun L. Rutherford and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 974 West Chestnut 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: **20-5-245**

DEBT- **\$179,279.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10630 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, May 21, 2020 @ 11 AM

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All that certain message and tract of land situate in the Borough of West Grove, County of Chester, and Commonwealth of PA, as more fully described in a Deed dated September 29, 2006, and recorded on October 6, 2006, in Record Book 6975, Page 295 from Milly E. MacBean to Roger W. Gunther.  
Tax Parcel # 5-3-2

PLAINTIFF: Wilmington Savings Fund Society, fsb

VS

DEFENDANT: **Roger W. Gunther**

SALE ADDRESS: 288 Guernsey Raod, West Grove, PA 19390

PLAINTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ. 610-260-6000**

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

# Sheriff's Sale of Real Estate

SALE NO: **20-5-246**

DEBT- **\$165,846.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02143 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, May 21, 2020 @ 11 AM

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ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of Lot No. 38 on plan of lots of the Yost & Finkbinner farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a point in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises with Robert H. Kline, Trustee and Sheila P. Kline, Trustee, of the Robert H. Kline and Sheila P. Kline Living Trust, and Robert H. Kline, individually, and Sheila P. Kline, individually, by Deed dated 12/16/06 and recorded 01/03/07 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7048 Page 1621, granted and conveyed unto Rosemarie T. Wilhelm, in fee.

AND being the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for The County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

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: **20-5-247**

DEBT- **\$541,864.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10284 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, May 21, 2020 @ 11 AM

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ALL THAT CERTAIN, lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Final Title Plan of "Whiteland Ridge", made by Yerkes Associates Inc., dated 5/28/1996 and recorded 02/27/1998 as Plan No. 14275 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grand View Drive (50 feet wide) said point being a corner of lot 18 (as shown on said plan); thence from said point of beginning extending along said drive the 2 following courses and distances (1) North 68 degrees, 19 minutes, 57 seconds East 47.86 feet to a point of curve; thence (2) on a line curving to the left having a radius of 619.02 feet an arc distance of 71.99 feet to a point, being a corner of open space the 2 following courses and distances (1) crossing a basin easement area and a 20 feet wide sanitary sewer easement, South 33 degrees, 06 minutes, 01 seconds East 183.38 feet to a point; thence (2) South 88 degrees, 13 minutes, 24 seconds West 158.24 feet to a point, being a corner of lot 18; thence leaving said open space extending along lot 18 and recrossing said easement, North 21 degrees, 40 minutes, 03 seconds West 191.17 feet to the first mentioned point and place of beginning. Being lot 19 of said plan.

BEING THE SAME premises which Thomas F. Cleveland, by Deed dated June 18, 2004 and recorded July 1, 2004 in the Office of the Recorder in and for the County of Chester in Book 6206, Page 132, as Instrument Number 10430664, granted and conveyed unto George E. Lucas and David G. Lucas, in fee. AND THE SAID George E. Lucas passed away on or about September 29, 2015, thereby vesting title of the mortgaged property into David G. Lucas by right of survivorship.  
UPI # 41-2-253

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage Investors Trust Series MLCC 2004-1

VS

DEFENDANT: **David G. Lucas**

SALE ADDRESS: 916 Grandview Drive, Exton, PA 19341

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: **20-5-248**

DEBT- **\$413,333.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01815 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, May 21, 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, June 22, 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 MARLBOROUGH  
TAX PARCEL # 61-02-0070  
SOLD AS THE PROPERTY OF: LISA M. TETI and STEVEN P. TETI

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Lisa M. Teti & Steven P. Teti**

SALE ADDRESS: 313 Marlborough Road, Kennett Square, PA 19348

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: **20-5-249**

DEBT- **\$133,295.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03466 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, May 21, 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, June 22, 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 BOROUGH OF DOWNINGTOWN  
TAX PARCEL # 11-10-13

SOLD AS THE PROPERTY OF: ERIC HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased, STACEY HOWINGTON Solely in Her Capacity as Heir of Gail R. Anderson Deceased, STEPHEN HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased and MICHAEL L. HOWINGTON, JR Solely in His Capacity as Heir of Gail R. Anderson Deceased

PLAINTIFF: Quicken Loans Inc.  
VS

DEFENDANT: **Eric Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased  
Stacey Howington Solely in Her Capacity as Heir of Gail R. Anderson Deceased  
Stephen Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased  
Michael L. Howington, Jr. Solely in His Capacity as Heir of Gail R. Anderson Deceased**

SALE ADDRESS: 11 King Street, 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: **20-5-250**

DEBT- **\$218,029.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05792 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, May 21, 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, June 22, 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 BRADFORD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan of Roman Chase made by Berger & Hayes Surveyors dated 8-14-1973 and recorded in Chester County in Plan Book 53 page 1, as follows to wit:

Beginning at a point in the North side of Hunt Drive a corner of Lot 2 as shown on said plan, thence along Hunt Drive the following courses and distances (1) on the arc of a circle curving to the right radius of 125 feet the arc distance of 130.90 feet to a point of tangent (2) South 65 degrees 05 minutes 15 seconds West 348.34 feet to a point a curve (3) on the arc of a circle curving to the right radius of 25 feet the arc distance of 26.69 feet to a point of tangent on the North side of Strasburg Road, thence along the North side of Strasburg Road, North 53 degrees 44 minutes 20 seconds West 80.62 feet to a point a corner of the lands of William Pusey, thence along said lands the following courses and distances (1) North 64 degrees 02 minutes 30 seconds East 380.27 feet (2) North 51 degrees 32 minutes West 92.57 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) North 38 degrees 28 minutes East 20 feet (2) South 84 degrees 54 minutes 45 seconds East 237.84 feet to the point and place of beginning.

Being Lot 1 on said plan.

BEING THE SAME PROPERTY CONVEYED TO NEAL GRUBB WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NEHEMIAH REAL ESTATE RESTORATION LLC, DATED MARCH 31, 2009, RECORDED APRIL 1, 2009, AT DOCUMENT ID 10913628, AND RECORDED IN BOOK 7628, PAGE 2046, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 50-05-124

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Neal Grubb, AKA Neal Eric Grubb**

SALE ADDRESS: 1006 Hunt 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: **20-5-251**

DEBT- **\$169,856.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05742 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, May 21, 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, June 22, 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, Situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the Westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (as shown on said plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on Lots #24 and #25 North 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space North 80 degrees 07 minutes 47 seconds East 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot #26 passing through the partition wall dividing the buildings on Lots #25 and #26 South 09 degrees 52 minutes 13 seconds East 91.21 feet to the first mentioned point and place of beginning.

BEING Lot #25 on the above-mentioned plan

BEING THE SAME PREMISES which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto JUDITH T. SARKEES.

TAX PARCEL NO.: 9-10-47.25

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

VS

DEFENDANT: **Judith T. Sarkees**

SALE ADDRESS: 14 Branford 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: **20-5-252**

DEBT- **\$105,835.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02294 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, May 21, 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, June 22, 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 SOUTH COATESVILLE BOROUGH, CHESTER County, Pennsylvania  
BLR # 9-10-47.7

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

DEFENDANT: **Brandon A. Leech, in Capacity as Executor and Devisee of the Estate of Debra A. Leech a/k/a Debra Leech**

SALE ADDRESS: 32 Branford Way, 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: **20-5-253**

DEBT- **\$178,915.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02252 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, May 21, 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, June 22, 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 OXFORD BOROUGH, CHESTER County, Pennsylvania  
BLR # 6-4-56

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Daniel A. Graham & Sherry L. Graham**

SALE ADDRESS: 251 Maple Street, Oxford, PA 19363

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: **20-5-254**

DEBT- **\$85,039.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03916 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the North curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the East and distant 54 feet and 1/8 inches Westwardly from the West line of Thompson Place; thence along the North curb line of Oak Street, South 77 degrees 13 minutes West, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the West; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, North 13 degrees 10 minutes West 152 feet more or less to the South line of Alley "B"; thence by the same North 80 degrees 49 minutes East 14 feet 1-6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the East, South 13 degrees 10 minutes East 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING THE SAME PREMISES which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in a for Chester County in Deed Book 8896, Page 1897, granted and conveyed into JOSEPH JONES, JR.

BEING Tax Parcel # 16-11-12.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Jones, Jr.**

SALE ADDRESS: 429 Oak Street, 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: **20-5-255**

DEBT- **\$134,174.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10534 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

### PREMISES "A"

ALL THAT CERTAIN message and tract of land with the buildings, improvements, hereditaments and appurtenances thereon erected, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Butterman, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, North 82 degrees 24 minutes East 92 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, South 29 degrees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West 71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

BEING Tax Parcel No.: 33-4-85.1

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, 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: **20-5-255X**

DEBT- **\$134,174.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10534 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PREMISES "B"

ALSO ALL THAT CERTAIN parcel of ground situate in the Township, County and Commonwealth aforesaid, bounded and described as follows:

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Butterman, et ux and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89 feet to a point; thence by remaining land of W. Elroy Butterman, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

BEING the same premises which Harold E. Krauser, Jr. and Carol M. Krauser, his wife, by Indenture bearing date 11/25/1977 and recorded 12/1/1977 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book C-52 page 488 etc., granted and conveyed unto HAROLD E. KRAUSER, JR. and CAROL M. KRAUSER, in fee.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

TO BE SOLD AS PROPERTY OF: MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, 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: **20-5-256**

DEBT- **\$274,498.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09809 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, May 21, 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, June 22, 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 VINCENT

TAX ID 21-01-0211

SOLD AS THE PROPERTY OF: KAREN A GRIBOSKI and KENNETH ROBERT WEISS

PLAINTIFF: Roundpoint Mortgage Servicing Corporation

VS

DEFENDANT: **Karen A. Griboski & Kenneth Robert Weiss**

SALE ADDRESS: 611 Washington Square, Spring City, PA 19475

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: **20-5-257**

DEBT- **\$189,426.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10342 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, May 21, 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, June 22, 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 # 22-8-60  
SOLD AS THE PROPERTY OF: RICHARD A. ROSS and REBECCA L. ROSS

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Richard A. Ross & Rebecca L. Ross**

SALE ADDRESS: 138 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: **20-5-258**

DEBT- **\$137,619.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09447 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, May 21, 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, June 22, 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 CALN TOWNSHIP  
TAX PARCEL # 39-3M-59  
SOLD AS THE PROPERTY OF: TRESSA STANFORD

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Tressa Stanford**

SALE ADDRESS: 1505 Olive 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: **20-5-259**

DEBT- **\$292,672.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05458 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, May 21, 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, June 22, 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 UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 33-3-117

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

VS

DEFENDANT: **John C. Riley, Jr. & Teresa A. Riley**

SALE ADDRESS: 1013 Welsh Ayres Way, Uwchlan, PA 19335-4489

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: **20-5-260**

DEBT- **\$198,611.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06469 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, May 21, 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, June 22, 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 ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East 200.00 feet to a point the place of beginning.

BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

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

VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

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: **20-5-261**

DEBT- **\$205,481.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07062 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, May 21, 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, June 22, 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 # 38-1-162

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Christian Johnson & Lyneesha Johnson**

SALE ADDRESS: 210 Bardel Drive, 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: **20-5-262**

DEBT- **\$239,847.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03933 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 52-3-154

PLAINTIFF: HBSC Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-He2, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Terez Castelli**

SALE ADDRESS: 1129 Nottingham Drive, West Chester, PA 19380-4054

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: **20-5-263**

DEBT- **\$189,465.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03076 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, May 21, 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, June 22, 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 FALLOWFIELD  
TAX PARCEL #4705 00080000  
SOLD AS THE PROPERTY OF: PATRICIA J. YODER and ANDREW W. YODER

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Patricia J. Yoder & Andrew W. Yoder**

SALE ADDRESS: 2435 Strasburg Road, 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: **20-5-264**

DEBT- **\$525,232.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03245 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, May 21, 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, June 22, 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 EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS" MADE BY GEORGE E. REGISTER, JR., AND SONS, INC., REGISTERED LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO.13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO. 11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S. BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT; (2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING LOT NO.12 ON SAID PLAN.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM C. HUYLER III AND ROBIN LEIGH HUYLER, HUSBAND AND WIFE, BY DEED FROM DAVID R. TWING AND WENDY K. TWING DATED AUGUST 28, 2017 AND RECORDED SEPTEMBER 28, 2017 IN DEED BOOK 9623, PAGE 259.

TAX PARCEL NO.: 61-06-0037.01B

PLAINTIFF: Harleysville Bank

VS

DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

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

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: **20-5-265**

DEBT- **\$152,870.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13450 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 28-8J-11

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley Abs Capital I Inc. Trust 2007-he7 Mortgage Pass-Through Certificates, Series 2007-He7

VS

DEFENDANT: **Joseph E. Matonak, Jr.**

SALE ADDRESS: 110 Karen Circle, Coatesville, PA 19320-5506

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: **20-5-266**

DEBT- **\$258,719.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01576 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, May 21, 2020 @ 11 AM

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Property situate in the NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 71-3-24.3G

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Barry A. Bolt**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352-1006

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: **20-5-267**

DEBT- **\$81,300.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06812 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, May 21, 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, June 22, 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 # 15-13-710

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **Susan Mastrangelo**

SALE ADDRESS: 307 Morris Street, Phoenixville, PA 19460-4432

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: **20-5-268**

DEBT- **\$180,438.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-09241 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, May 21, 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, June 22, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 38-2G-82

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Alberto Mulero Rivera & Jessica Marie Grierson**

SALE ADDRESS: 318 Revere Court, Coatesville, PA 19320-5918

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: **20-5-269**

DEBT- **\$376,893.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06886 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, May 21, 2020 @ 11 AM

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Property situate in the PENN TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 58-3-419

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Mare M. Elicier & Allison L. Elicier**

SALE ADDRESS: 233 Larchmont Lane, West Grove, PA 19390-8825

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: **20-5-270**

DEBT- **\$640,115.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04327 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, May 21, 2020 @ 11 AM

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Property situate in the WEST WHITELAND TOWNSHIP, CHESTER County, Pennsylvania  
BLR # 41-5-70.17

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **Ruth Barrett & Vancouver Barrett**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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.