

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 18th @ 11 AM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, June 18th, 2020 are as follows:

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

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, June 18th, 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, July 20th, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **20-6-271**

DEBT- **\$3,386.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06282 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, June 18, 2020 @ 11 AM

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,
SITUATE in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania.
TAX PARCEL NO. 1-12-138.17

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Susan Bray**

SALE ADDRESS: 700 S. Brandywine Street, West Chester, 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: **20-6-272**

DEBT- **\$3,338.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-05043 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 Borough of West Chester, Chester County, PA.
Tax Parcel No. 1-10-224

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Wilfrid Sejour & Viergela Sejour**

SALE ADDRESS: 715 S. Penn Street, West Chester, PA 19380

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: **20-6-273**

DEBT- **\$1,469.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11425 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected
SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 16-4-208

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Todd I. Ebba**

SALE ADDRESS: 105 Millview Drive, 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: **20-6-274**

DEBT- **\$1,726.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02167 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain message and tract of land, together with the improvements thereon erected, composed of two lots of land designated as Lots Nos. 236 and 237 on plan of lots known as Drumpellier, situated in the Fourth ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville
VS

DEFENDANT: **Harold Omar Trego & Christina M. Trego**

SALE ADDRESS: 1233 Oak Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-275**

DEBT- **\$1,361.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04009 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 East side of a double dwelling and lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, said dwelling being designated as #1113 Oak Street, in the City of Coatesville; Chester County, Pennsylvania.
Tax Parcel No. 16-7-258

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Thomas A. Mapp & Elisa Mapp**

SALE ADDRESS: 1113 Oak Street, Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-276**

DEBT- **\$1,381.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-11951 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 piece of land with the buildings and improvements thereon erected SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 16-4-210

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arland D. Jones**

SALE ADDRESS: 109 Millview Drive, 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: **20-6-278**

DEBT- **\$2,353.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-05639 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 brick message and lot of land situate in the west side of North Darlington Street, between Washington and Biddle Streets in the Borough of West Chester, Chester County, PA.
Tax Parcel No. 1-4-254

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **James O'Brien**

SALE ADDRESS: 322 N. Darlington Street, West Chester, PA 19380

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: **20-6-279**

DEBT- **\$5,854.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08826 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 Unit being Building No. 20 Unit No. 117 in "Bradford Hills at Chesterbrook", (formerly Signal Hill at Chesterbrook) a Condominium located on the Northerly side of Bradford Road, Tredryffrin Township, Chester County, Pennsylvania.
Tax Parcel No. 43-5-3602

PLAINTIFF: Tredryffrin/Easttown School District
VS

DEFENDANT: **Michael P. Ameche & Beth A. Bryne**

SALE ADDRESS: 117 Reveille Road, Tredryffrin Township, PA 19087

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: **20-6-280**

DEBT- **\$2,901.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-09537 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pa.
Tax Parcel No. 29-5-1-.48

PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **John M. Norman**

SALE ADDRESS: 142 Rebecca Drive, West Brandywine, 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: **20-6-281**

DEBT- **\$2,152.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-05677 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 on the West side of Darlington Street between Fayette and Marshall Streets, in said Borough of West Chester.
Tax Parcel No. 1-4-140

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Webb D. Hallman**

SALE ADDRESS: 201 W. Lafayette Street, West Chester, PA 19380

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: **20-6-282**

DEBT- **\$18,995.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-06588 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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All that certain lot or piece of ground Situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 55-6-1.5

PLAINTIFF: Tredryffrin/Easttown School District
VS

DEFENDANT: **Samuel Clement**

SALE ADDRESS: 2544 White Horse Road, Easttown Township, PA 19312

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: **20-6-283**

DEBT- **\$1,083.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-10347 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, known as 933 Madison Street, situated in the Township of Valley, County of Chester, Commonwealth of Pennsylvania.
Tax Parcel No. 38-5C-89.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Danielle McCarter**

SALE ADDRESS: 933 Madison 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: **20-6-284**

DEBT- **\$1,612.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-08163 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 buildings and improvements thereon erected
SITUATE in the Township of Caln in the County of Chester and Commonwealth of Pennsylvania.
Tax Parcel No. 39-3M-87

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **Andrew Raezer**

SALE ADDRESS: 1904 Olive Street, Caln 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: **20-6-285**

DEBT- **\$94,901.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-07887 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania
BLR # 71-2-68.6S

PLAINTIFF: Ditech Financial LLC
VS

DEFENDANT: **Glenn R. Koch**

SALE ADDRESS: 118 Thames Drive, Lincoln University, PA 19352-1315

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: **20-6-286**

DEBT- **\$192,989.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05076 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN TOWNSHIP OF CALN.

SOLD AS THE PROPERTY OF: BONITA L. WYATT AKA BONITA WYATT AKA BONITA L. WILSON

Tax Parcel #39-3-24.1, 3903 002401

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **Bonita L. Wyatt AKA Bonita Wyatt AKA Bonita L. Wilson**

SALE ADDRESS: 2011 East Kings Highway, 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: **20-6-287**

DEBT- **\$166,081.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00764 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the Borough of Spring City, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Ralph E. Shaner, Registered Engineer, on May 1, 1943 as follows, to wit: BEGINNING at an iron in the centerline of Penn Street, a corner of this and land of Everett Stubblebine and other land of the said Jones Motor Co., thence along the land of the said Jones Motor Co. North one degree West five hundred and thirty three and five tenths feet to a corner in line of land of Pennhurst State School; thence along the same North eighty six degrees fifteen minutes East twenty five and eighty two hundredth feet to a corner; thence still along the same North eighty six degrees fifteen minutes East twenty five and eighty two hundredth feet to a corner, thence still along the same North eighty nine degrees east one hundred and eighty five feet ten inches to a corner on the westerly side of a twenty foot wide alley; thence along the westerly side of the said alley south four degrees east five hundred and twenty nine feet and ten inches to a corner in line of land of the said Everett Stubblebine, thence along the same south eighty six degrees five minutes west two hundred and thirty nine and five tenths feet to the place of the beginning.

CONTAINING two and six hundred and thirty-eight one thousandths acres of land, more or less.

EXCEPTING THEREFROM ALL THAT CERTAIN lot or piece or tract of land situate on the Easterly side of Penn Street, in the Fourth Ward of the Borough of Spring City, Chester County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an iron pin in the centerline of Penn Street a corner of land of Everett Stubblebine, thence in and along the aforesaid Penn Street North 1 degree west 180 feet to a point a corner of remaining lands of the said Everett AP. Guss, thence North 86 degrees 05 minutes East, 240.0 feet more or less to a point in the centerline of a proposed 20 feet wide alley; thence along the centerline of said proposed alley South 4 degrees East 179.0 feet more or less to point, a corner in line of land of the aforesaid Everett Stubblebine; thence along said latter land South 86 degrees 05 minutes West 249.5 feet to the first mentioned point and place of beginning.

CONTAINING 44,100 square feet of land, be the same more or less.

ALSO EXCEPTING THEREFROM ALL THAT CERTAIN piece of land, situate in the Borough of Spring City, Chester County, Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, December 7, 1960 as follows, to-wit;

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Craig D. Bowman a/k/a Craig Bowman**

SALE ADDRESS: 520 N. Church Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-81111**

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-287X**

DEBT- **\$166,081.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00764 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

BEGINNING at an iron pipe at the intersection of the centerline of King Street (57 feet wide) with centerline of Penn Street (50 feet wide) thence along the centerline of King Street North 86 degrees 15 minutes East 25.82 feet to an iron pin; thence still along centerline of King Street North 89 degrees 00 minutes East 174.10 feet to an iron pin, a corner of remaining lands of the grantors; thence along the same the 3 following courses and distances, South 1 degree 00 minutes East 160.00 feet to an iron pin, South 89 degrees 00 minutes West 174.18 feet to an iron pin; South 86 degrees 15 minutes West 25.82 feet to an iron pin in the centerline of Penn Street; thence along the same North 1 degree 00 minutes West 160.00 feet to the place of beginning.

CONTAINING 12,000.00 square feet of land be the same more or less.

AND EXCEPTING THEREFROM ALL THAT CERTAIN piece of land, situate on Penn Street in the Borough of Spring City, Chester County, Pennsylvania as shown on a survey made by Earl R. Ewing, Registered Surveyor dated December 7, 1960, as follows to-wit;

BEGINNING at a point in the centerline of Penn Street a corner of lands of the grantees being South 17 degrees 00 minutes East 160 feet from an iron pin at the intersection of the centerline of King Street and Penn Street, thence along lands of the grantors herein North 86 degrees 15 minutes East, 25.82 feet to an iron pin, thence still along lands of grantees North 89 degrees 00 minutes East 174.18 feet to an iron pin; thence South 1 degree 00 minutes East 100 feet to a point a corner of remaining lands of the grantor; thence south 89 degrees 00 minutes West 174.18 feet to a point; thence South 86 degrees 15 minutes west 25.82 feet to a point in the centerline of Penn Street; thence North one degree 00 minutes West 100 feet to the place of beginning.

AND ALSO INCLUDING ALL THAT CERTAIN tract or lot of land which was intended to be included in the original deed between these parties dated May 15, 1998, and recorded by Chester County Recorder of Deeds in Record Book 4356, Page 435, et seq., which was inadvertently omitted from said deed, as follows:

ALL THAT CERTAIN tract or lot of land situated in the said Borough of Spring City, Chester County, Pa., bounded and described by magnetic bearings, from a survey made A.D. 1889 as follows, to wit:

BEGINNING at a pin in the middle of Church Street, a corner of land of I.I. Wells thence along said Street South 15 degrees and 30 minutes East 75 feet and 8 inches to a pin; thence by land of Samuel H. Egolf South 87 degrees and 19 minutes West 305 feet and 4 inches to the middle of a 20 foot alley; thence along said alley North 2 degrees and 42 minutes West 73 feet and 6 inches; thence by land of I.I. Wells North 87 degrees and 18 minutes East 287 feet and 7 inches to the point of beginning.

CONTAINING one half an acre of land.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Craig D. Bowman a/k/a Craig Bowman**

SALE ADDRESS: 520 N. Church Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-81111**

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-287XX**

DEBT- **\$166,081.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-00764 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, June 18, 2020 @ 11 AM

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TRACT NO. 2

ALL THAT CERTAIN tract or lot of land situated in the said Borough of Spring City bounded and described by magnetic bearings from a survey made A.D. 1889 as follows, viz:

BEGINNING at a point in the middle of Church Street at a corner of land H.G. Ellis thence along said Street South 16 degrees and 30 minutes East 27.3 feet to a point, thence by land now or late of A.C. Roberts, South 87 degrees and 18 minutes West 311.8 feet to a 20 foot alley; thence along said alley North 2 degrees and 42 minutes West 26.5 feet to a corner of land of H.G. Ellis; thence along the latter, North 87 degrees and 18 minutes East 305.4 feet to the point of beginning.

CONTAINING 187/1000 of an acre of land.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kurt Findeisen, as Executor for the Estate of Lois Mowrey Guss, Deceased, by Deed dated May 15, 1998, and recorded on May 28, 1998, by Chester County Recorder of Deeds in Deed Book 4356, Page 435, as Instrument No. 0036295, granted and conveyed unto Craig D. Bowman, an Individual.

SAID DEED corrected by Deed dated December 19, 2000, and recorded on January 26, 2001, by the Chester County Recorder of Deeds in Deed Book 4888, Page 2302, as Instrument No. 0005468.

BEING KNOWN AND NUMBERED AS 520 North Church Street, Spring City, PA 19475.

Tax Parcel No. 14-2-62.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Craig D. Bowman a/k/a Craig Bowman**

SALE ADDRESS: 520 N. Church Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-81111**

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-288**

DEBT- **\$109,438.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04109 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN MESSUAGE AND LOT AND LAND, WITH HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED, SITUATE IN SOUTH COATESVILLE, CHESTER COUNTY, PENNSYLVANIA.

PARCEL: 09-02-0021.010 and 09-02-0021

PLAINTIFF: Carrington Mortgage Services, LLC
VS

DEFENDANT: **Darius L. Green**

SALE ADDRESS: 119 Gibbons Ave., assessed as 119 & 121 Gibbons Ave., Coatesville, PA 19320

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-289**

DEBT- **\$471,218.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11687 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, SITUATE in the township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of 'Coventry Glen', prepared by Gilmore & Associates, Inc., dated 8/30/00, last revised 9/6/06 and recorded in Chester County, as Plan #17957, as follows, to wit:

BEGINNING at a point on the southerly side of South Savanna Drive, a corner of Lot# 195 as shown on said plan; thence from said point of beginning, along the said side of South Savanna Drive South 49 degrees 50 minutes 14 seconds East 44.00 feet to a corner of Lot# 193; thence along Lot# 193 South 40 degrees 09 minutes 46 seconds West, through a storm sewer easement, 115.00 feet to a point; thence North 49 degrees 50 minutes 14 seconds West 44.00 feet to a corner of Lot# 195; thence along Lot# 195 North 40 degrees 09 minutes 46 seconds East 115.00 feet to the first mentioned point and place of beginning.

UPI NO. 18-1-389

BEING the same premises with Heritage-Coventry Meadows LP by Deed dated 2/21/2007 and recorded 3/13/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7104 :Page 30, granted and conveyed unto NVR, Inc., Trading as Ryan Homes, in fee. AND being the same premises which NVR, Inc., Trading as Ryan Homes by Deed dated 5/31/2007 and recorded 6/7/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7179 Page 2120, granted and conveyed unto Stephanie A. Zdrzil, in fee.

PLAINTIFF: 1900 Capital Trust II, By U.S. Bank Trust National Association, not in it's Individual Capacity but Solely as Certificate Trustee
VS

DEFENDANT: **Stephanie A. Zdrzil**

SALE ADDRESS: 218 S. Savanna Dr., Pottstown, PA 19465

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: **20-6-290**

DEBT- **\$195,763.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-04500 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN parcel of ground, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As- Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u043, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Number 16944 as follows to wit.

BEING Lot No. 46.

UPI NO. 37-4-40.17C

Parcel# 3-704-004017C0

FOR INFORMATIONAL PURPOSES ONLY: Being known as 508 Broad Meadow Drive, Parkesburg, PA 19365

BEING THE SAME PREMISES which James C. Schwarz, by Deed dated November 20, 2009 and recorded December 16, 2009 and Book 7830 Page 2211 #10982753, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Brooks A. Courtney and Lindsay E. Courtney, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **Brooks A. Courtney and Lindsay E. Courtney**

SALE ADDRESS: 508 Broad Meadow Drive, Parkesburg, PA 19365

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: **20-6-291**

DEBT- **\$180,872.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07820 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY OF SITUATE IN CALN TOWNSHIP.
SOLD AS THE PROPERTY OF: LANCE LEWIS
TAX PARCEL # 39-03H-0020-E

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper as Successor By Merger to Pacific Union Financial, LLC

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, 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: **20-6-292**

DEBT- **\$221,109.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03378 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania
BLR # 16-4-256

PLAINTIFF: Freedom Mortgage Corporation
VS

DEFENDANT: **Fateema Burns**

SALE ADDRESS: 133 Country Run Drive, Coatesville, PA 19320-3069

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: **20-6-293**

DEBT- **\$161,453.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00415 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN land situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a survey made by George E. Regester, Jr, & Sons, Inc., Registered Surveyors, dated 11/13/84, as follows, to wit:
BEGINNING at a point on the title line in the bed of Public Road L.R. 131, known as Baltimore Pike, said point being the Northwesterly corner of other land now or late of Achille Ciarrocchi and the Northeasterly corner of the about to be described lot; thence from said point of beginning and extending along said other lands the two following courses and distances: (1) South 14° 25' 30" East, 16.50 feet to a point; (2) South 21° 29' 46" East, 155.79 feet to a point in line of lands now or late of James D. Bertrando; thence extending along said land of Bertrando, South 64° 49' 38" West, 95.80 feet to a point, a corner of lands now or late of Donald C. Sassaman; thence extending along said lands, North 14° 25' 38" West, 175 feet to a point in the aforementioned bed of L.R. 131; thence extending through the bed of said road, North 64° 49' 30" East, 70 feet to the first mentioned point and place of BEGINNING.
BE the contents what they may.
BEING known as 1534 Baltimore Pike, Toughkenamon, PA 19374
BEING THE SAME PREMISES which Achille Ciarrocchi, by Deed dated 11/19/1984 and recorded 11/21/1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 64, Page 444, granted and conveyed unto Richard A. Sydenstricker.
PARCEL NO.: 60-1Q-3

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

DEFENDANT: **Richard A. Sydenstricker**

SALE ADDRESS: 1534 Baltimore Pike, Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-294**

DEBT- **\$617,828.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06785 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY SITUATE IN TOWNSHIP OF W. PIKELAND
SOLD AS THE PROPERTY OF: JOE BOUSKA A/K/A JOSEPH R. BOUSKA and SHERRIE
BOUSKA
TAX ID / UPI PARCEL NO. 34-04-0251.0000 / 34-4-251

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **Joe Bouska A/K/A Joseph R. Bouska & Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-295**

DEBT- **\$437,447.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00782 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, June 18, 2020 @ 11 AM

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

All that certain message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described, as follows:

Lot No. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, South eighty-four degrees, forty-one minutes East, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, North eighty-four degrees, forty-one minutes West, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, South five degrees, nineteen minutes West, two hundred feet to the place of beginning.

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 VS

DEFENDANT: **Harvey K. Brown, Individually and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C. Brown; James Brown, Jr., as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Fred Allen Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Beverly J. Brown, AKA Beverly Joyce Hunter, as believed Heir and/or Administrator of the Estate of Mabel C. Brown (deceased); Cecilia J. Jarrett, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Catherine D. Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mark Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Unknown Heirs, and/or Administrators of the Estate of Beverly J. Brown, AKA Beverly Joyce Hunter, as Believed Heir and/or Administrator of the Estate of Mabel C. Brown**

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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: **20-6-295X**

DEBT- **\$437,447.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00782 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Lot No. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence by land formerly of Jacob Garrett, North five degrees, nineteen minutes East, two hundred fifty feet to an iron pin; thence by the same, South eighty-four degrees, forty-one minutes East, eighty-five feet to a point; thence by the same, South five degrees, nineteen minutes West, one hundred sixty-three feet to a point; thence by the same, South twenty-seven degrees, twenty-one minutes West, forty feet to a point in line of Lot No. 1; thence by Lot No. 1, North five degrees, nineteen minutes East, one hundred fifty feet to an iron pin; thence by the same, North eighty-four degrees, forty-one minutes West, sixty feet to an iron pin; thence by the same, South five degrees, nineteen minutes West, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, North eighty-four degrees, forty-one minutes West, ten feet to the place of beginning.

BEING UPI NUMBER 43-9L-30 PARCEL NO.: 43-9L-30

BEING KNOWN AS: 71-73 W. Central Avenue, Paoli, PA 19301

BEING THE SAME PROPERTY CONVEYED TO HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW, DATED JULY 6, 2000, RECORDED JULY 11, 2000, AT BOOK 4782, PAGE 1812, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 VS

DEFENDANT: Harvey K. Brown, Individually and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C. Brown; James Brown, Jr., as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Fred Allen Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Beverly J. Brown, AKA Beverly Joyce Hunter, as believed Heir and/or Administrator of the Estate of Mabel C. Brown (deceased); Cecilia J. Jarrett, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Catherine D. Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mark Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Unknown Heirs, and/or Administrators of the Estate of Beverly J. Brown, AKA Beverly Joyce Hunter, as Believed Heir and/or Administrator of the Estate of Mabel C. Brown

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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: **20-6-296**

DEBT- **\$54,974.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10329 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE VILLAGE OF ROMANVILLE, IN THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE E. REGISTER, JR. & SONS, INC., AS TAKEN FROM PLAN C-226, DATED FEBRUARY 6, 1980, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE BED OF PUBLIC ROAD L.R. 15180 KNOWN AS STRASBURG ROAD, SAID ROAD LEADING IN A NORTHWESTERLY DIRECTION TO MORTONVILLE AND IN SOUTHEASTERLY DIRECTION TO PA ROUTE 162, SAID POINT OF BEGINNING MARKING THE NORTHEASTERLY CORNER OF THIS ABOUT TO BE DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT E. HUNTER; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG SAID STRASBURG ROAD THE FOLLOWING TWO COURSES AND DISTANCES TO WIT: (1) SOUTH FIFTY-SIX DEGREES, FORTY FIVE MINUTES, ZERO SECONDS EAST, TWENTY SIX FEET TO A POINT; (2) SOUTH FIFTY EIGHT DEGREES, ZERO MINUTES, ZERO SECONDS EAST TWO HUNDRED EIGHTY THREE AND TWO ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THIS AND SET IN THE CENTER OF THIRTY FEET WIDE RIGHT OF WAY; THENCE LEAVING SAID STRASBURG ROAD ALONG SAID THIRTY FEET WIDE RIGHT OF WAY SOUTH SIXTY THREE DEGREES, FORTY NINE MINUTES, THIRTY SECONDS WEST, THREE HUNDRED THIRTY THREE AND NINETEEN ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THIS AND SET IN THE BED OF PUBLIC ROAD L.R. 15072 KNOWN AS STARGAZER ROAD, SAID ROAD LEADING IN A NORTHERLY DIRECTION TO STRASBURG ROAD AND IN A SOUTHERLY DIRECTION TO PA ROUTE 162; THENCE LEAVING SAID THIRTY FEET WIDE RIGHT OF WAY AND ALONG SAID STARGAZER ROAD NORTH TWENTY EIGHT DEGREES, ZERO MINUTES, ZERO SECONDS WEST, TWO HUNDRED SEVENTEEN AND SEVENTY SEVEN ONE-HUNDREDTHS FEET TO AN OLD SPIKE MARKING THE NORTHWESTERLY CORNER OF THIS AND A CORNER OF LANDS OF THE FIRST MENTIONED ROBERT E. HUNTER; THENCE LEAVING SAID STARGAZER ROAD AND ALONG SAID LANDS OF ROBERT E. HUNTER, NORTH FORTY NINE DEGREES, THIRTY THREE MINUTES, ZERO SECONDS EAST, ONE HUNDRED EIGHTY THREE AND THIRTY ONE ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Title to said premises, is vested in Monica A. Goldberg and Brian Goldberg, husband and wife, as tenants in common by deed from JOHN A. PECONE and ARLENE M. PETRASSO-PECONE, husband and wife, dated March 29, 1999 and recorded April 8, 1999 in Deed Book 4539, Page 0731 Instrument Number 27452. The said Monica A. Goldberg died on May 16, 2016 thereby vesting title in her surviving spouse Brian Goldberg by operation of law.

Premises Being Known as: 1880 WEST STRASBURG ROAD, COATESVILLE, PENNSYLVANIA 19320.

TAX I.D. #: 50-4-85

PLAINTIFF: LoanCare, LLC

VS

DEFENDANT: **Brian Goldberg**

SALE ADDRESS: 1880 West Strasburg Road, Coatesville, PA 19320

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: **20-6-297**

DEBT- **\$52,461.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09918 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, located and described as follows:

BEGINNING at an iron pin in the Northerly side of a public road leading from Rapp's Comer to Bacton in a line of land now or late of Wesley Y. Emery and a comer of land now or late of Albert Vail; thence leaving the public road and by land now or late of Albert Vail, South 40 degrees, 26 minutes West 341.05 feet to an iron pin; thence by land now or late of George L. Davis, South 55 degrees 37 minutes East 140.5 feet to an iron pin; thence still by land now or late of George I Davis, North 40 degrees 30 minutes East 281.15 feet to an iron pin in the Northerly side of the public road aforesaid; thence along the Northerly side of same by land now or late of Wesley Y. Emery, North 31 degrees 44 minutes West 147.3 feet to the place of beginning.

BEING Chester County Tax Map Parcel number 34-4-131

BEING the same Premises which J. W. Cordray and Christine R. Howard, nka Christine R. Cordray, by deed dated May 20, 2004, and recorded in the office of the Recorder of Deeds of Chester County, Pennsylvania in Record Book 6173, page 490, granted and conveyed unto J.W. Cordray and Christine R. Cordray, in fee.

PLAINTIFF: Payson Brickley

VS

DEFENDANT: **James W. Cordray, aka J. W. Cordray aka John W. Cordray and Christine R. Cordray**

SALE ADDRESS: 226 Bodine Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **TOM MOHR LAW OFFICE, PC 610-431-0111**

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-298**

DEBT- **\$162,291.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00121 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ELIZABETH SUE LORAH OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF HONEY BROOK, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 430 WAWASSAN DRIVE, HONEY BROOK, PA 19344. DEED BOOK VOLUME 3537, PAGE 691 PARCEL NUMBER 12-2-8.9.

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

DEFENDANT: **Elizabeth Sue Lorah**

SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **TUCKER ARENSBERG, P.C. 412-566-1212**

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-299**

DEBT- **\$91,366.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00463 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, composed of seven lots known and designated as Lot, 30, 31, 32, 33, 34, 35, and 36. Section "C" on a plan of lots known as "Pleasant View", West Coatesville Pennsylvania in Plan Book I Page 45 Situate in the Township of Valley. County of Chester, and Commonwealth of Pennsylvania, more particularly described and bounded as follows:

BEGINNING at a point at the Northeast corner of Lot #30 which point is 135 feet South from the Southwest corner of Kirby Street and Prospect Avenue; thence Westwardly along the Southside of a 15 foot wide alley 141 feet to the East side of a 15 foot wide alley known as Boundary Street; thence Southwardly along the East side of said 15 feet wide alley known as West Boundary Street a/k/a Birch Street 210 feet to a point at the Northwest corner of Lot #37; thence Eastwardly along the line of said Lot #37 153.5 feet to a point at the West side of Prospect Avenue; thence Northwardly along the West side of Prospect Avenue 210 feet to the place of beginning.

BOUNDED on the North by a 15 foot wide alley; on the East by the West side of Prospect Avenue; on the South by Lot #37 and on the West by a 15 foot wide alley known as West Boundary Street.

CONTAINING 30, 922 square feet of land, more or less.

BEING KNOWN AS: 11 PINE STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VESTED IN STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HORACE N. DIDAVIDE AND GLORIA JUNE DIDAVIDE, HIS WIFE, DATED 07/29/1988 RECORDED 08/04/1988 IN BOOK NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF: STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES

PLAINTIFF: Wilmington Trust National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset Backed Certificates, Series 2005-CL1
VS

DEFENDANT: **Steven A. Short, Jr A/K/A Steven A. Short & Lucy Short A/K/A L. Short**

SALE ADDRESS: 11 Pine Street, Coatesville, PA 19320

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: **20-6-300**

DEBT- **\$201,116.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10091 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, June 18, 2020 @ 11 AM

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Property situate in the PARKESBURG BOROUGH, CHESTER County, Pennsylvania
BLR # 8-7-13

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Kelly D. Taylor & Brian K. Taylor**

SALE ADDRESS: 707 8th Avenue, a/k/a 707 Eighth Avenue, Parkesburg, PA 19365-1326

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: **20-6-301**

DEBT- **\$131,907.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-05991 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

All that certain lot or piece of land situate in Thorndale Heights Division No. 1, also called Louanna Springs located in Caln Township, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

Two Lots or tracts of ground, known as Lot Nos. 134 and 135, containing forty-five feet in width, from two iron pins in the center line of Norwood Avenue and extending back in depth in a like width of one hundred thirty-five feet to two iron pins in a public alley, as reference to the Plot or Plan of said Thorndale Heights Division No. 1, also called Louanna Springs, as recorded in Plan Book 1, Page 80, in the Office of the Recorder of Deeds, for the County of Chester.

BEING UPI NUMBER 39-4M-54

PARCEL NO.: 39-4M-54

BEING KNOWN AS: 3801 Norwood Avenue, Downingtown, AKA Downingtown, PA 19335

BEING THE SAME PROPERTY CONVEYED TO MARTIN SANTOS PAGAN WHO

ACQUIRED TITLE BY VIRTUE OF A DEED FROM ELAINE MARIE EBKE ALSO KNOWN AS ELAINE MARJE RATHBUN, DATED AUGUST 25, 2017, RECORDED OCTOBER 2, 2017, AT DOCUMENT ID 11569369, AND RECORDED IN BOOK 9625, PAGE 52, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **Martin Santos Pagan**

SALE ADDRESS: 3801 Norwood Avenue, Downingtown, PA 19335

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

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

Sheriff's Sale of Real Estate

SALE NO: **20-6-302**

DEBT- **\$563,377.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07530 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the ELK TOWNSHIP, CHESTER County, Pennsylvania
BLR # 70-2-21.4

PLAINTIFF: Bayview Loan Servicing, LLC
VS

DEFENDANT: **Brian J. Schafer & Randi J. Schafer**

SALE ADDRESS: 104 Elizabeth Way, Oxford, PA 19363-2632

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: **20-6-303**

DEBT- **\$161,689.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-11591 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SADSBUURY TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF THE MEADOWLANDS, MADE BY JOHN D. STAPLETON, 111, REGISTERED LAND SURVEYOR, COATESVILLE, PENNSYLVANIA, DATED 1/17/1989 AND LAST REVISED 4/17/1989 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 9396, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG THE WEST SIDE OF THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 1 AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), THE TWO FOLLOWING COURSES AND DISTANCES, (1) SOUTH 44 DEGREES 55 MINUTES 55 SECONDS EAST, 174.25 FEET TO A POINT OF CURVE; AND (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 250 FEET, THE ARC DISTANCE OF 36.77 FEET TO A CORNER OF LOT NO. 3; THENCE EXTENDING ALONG SAME, SOUTH 64 DEGREES 18 MINUTES 10 SECONDS WEST, 368.75 FEET TO A POINT ALONG LOT NO. 5; THENCE EXTENDING ALONG SAME AND ALONG LOT NO. 6, NORTH 30 DEGREES 23 MINUTES 05 SECONDS WEST, 200.67 FEET TO CORNER OF LOT NO. 1; THENCE EXTENDING ALONG SAME, NORTH 64 DEGREES 18 MINUTES 10 SECONDS EAST, 318.22 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 AS SHOWN ON SAID PLAN.

CONTAINING 1.583 ACRES OF LAND, MORE OR LESS.

TAX MAP AND PARCEL NUMBER: 37-1-17.2

PLAINTIFF: TIAA, FSB

VS

DEFENDANT: **Brian J. Madonna and Deanne M. Madonna**

SALE ADDRESS: 421 Compass Road, Parkesburg, PA 19365

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: **20-6-304**

DEBT- **\$321,620.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11103 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the EAST WHITELAND TOWNSHIP, CHESTER County, Pennsylvania
BLR # 42-4K-52

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **Rodney V. Nutt**

SALE ADDRESS: 37 Deer Run Lane, Malvern, PA 19355

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: **20-6-305**

DEBT- **\$216,533.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-02034 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE MESSUAGE THEREON ERECTED (BEING THE NORTHERLY HALF OF A DOUBLE DWELLING HOUSE) SITUATE IN STRAFFORD, TOWNSHIP OF TREDYFFRIN. COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY WILLIAM R. YERKES ON JUNE 28TH 1914 AS FOLLOWS:

BEGINNING AT A POINT NEAR THE WESTERLY SIDE OF VALLEY ROAD, 250 FEET MORE OR LESS SOUTHWARDLY FROM THE MIDDLE LINE OF GULF ROAD;

THENCE EXTENDING ALONG THE SAID VALLEY ROAD, SOUTH 3" 38' EAST, 24.75 FEET;

THENCE LEAVING THE ROAD EXTENDING BY OTHER LAND ABOUT TO BE CONVEYED AND PASSING THRU THE MIDDLE OF PARTY WALL OF A TWIN DWELLING HOUSE, SOUTH 75° 40' WEST 143.34 FEET TO STAKE; AND

THENCE ALONG A FENCE NORTH 15° 1' WEST 24.2 FEET TO A TACK IN A POST;

THENCE BY LANDS NOW OR LATE DAVID FITZPATRICK AND OTHER NORTH 75° 40' EAST, 140.18 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ELIZABETH VIOLET LEWIS BY DEED FROM EDWARD SANDERS DATED JULY 1, 2014 AND RECORDED JULY 5, 2014 IN DEED BOOK T20, PAGE 248 INSTRUMENT NUMBER 5048732. THE SAID ELIZABETH VIOLET LEWIS DIED ON SEPTEMBER 9, 2018. ON SEPTEMBER 26, 2018, LETTERS OF TESTAMENTARY WERE GRANTED TO JOHN M. LEWIS EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS AND MICHAEL F. LEWIS EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS, NOMINATING AND APPOINTING HIM AS THE EXECUTOR OF THE ESTATE OF ELIZABETH VIOLET LEWIS.

PREMISES BEING KNOWN AS: 280 OLD EAGLE SCHOOL ROAD, WAYNE, PENNSYLVANIA 19087.

TAX I.D. #: 43-11B-0260

PLAINTIFF: American Adviors Group
VS

DEFENDANT: **John M. Lewis Executor of the Estate of Elizabeth Violet Lewis and Michael F. Lewis Executor of the Estate of Elizabeth Violet Lewis**

SALE ADDRESS: 280 Old Eagle School Road, Wayne, PA 19087

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: **20-6-306**

DEBT- **\$224,130.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01352 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 52-05P-0061

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **Karen A. Wilson & David S. Frampton**

SALE ADDRESS: 105 Giunta Lane, West Chester, PA 19382-4911

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: **20-6-307**

DEBT- **\$339,420.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01236 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West, Section II, made by Henry S. Conrey, Inc., dated 11/04/1969 and last revised 05/09/1970, as follows, to wit: BEGINNING at a point on the Northerly side of Devon Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Easterly side of Noel Circle (50 feet wide): (1) leaving Noel circle on the arc of a circle curving to the left, with a radius 25 feet, the arc distance of 39.27 feet to a point of tangent on the Northerly side of Devon Drive (the remaining two courses and distances being measure along same); (2) South 79 degrees 43 minutes 9 seconds East, 78.02 feet to a point of curve; and (3) on the arc of a circle curving to the left with a radius of 475.94 feet, the arc distance of 17.03 feet to the place of beginning; thence extending from said beginning point along Lot No. 99, North 8 degrees 13 minutes 49 seconds East, 193.76 feet to a point in line of Lot No. 98; thence along Lot No. 98 North 71 degrees 59 minutes 35 seconds East, 47.08 feet to a point in line of Lot No. 143 in Section VI of "Marchwood"; thence along Lots Numbered 143, 142 and 141 in Section VI of "Marchwood", South 25 degrees 37 minutes 30 seconds East 222.35 feet to a point of curve on the Northerly side of Devon Drive; thence along same on the arc of a circle curving to the right with a radius of 475.94 feet, the arc distance of 169.66 feet to the first mentioned point and place of beginning.

BEING Lot No. 100 on said Plan.

UPI No. 33-5J-324

BEING the same premises which Michael Petlakh and Anna Vaynblat, husband and wife, by Deed dated 05/24/2002 and recorded 06/18/2002 in the Office of the Recorder of Deeds in and for the county of Chester in Record Book 5308, Page 110, granted and conveyed unto Anna Vaynblat.

BEING KNOWN AS: 383 DEVON DRIVE EXTON, PA 19341

PROPERTY ID: 33-05J-0324

TITLE TO SAID PREMISES IS VESTED IN JEFFREY R. LARISON BY DEED FROM ANNA VAYNBLAT, DATED 4/28/2017 RECORDED 5/4/2017 IN BOOK NO. 9535 PAGE 428

TO BE SOLD AS PROPERTY OF: JEFFREY R. LARISON

PLAINTIFF: Newrez LLC

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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: **20-6-308**

DEBT- **\$281,807.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03633 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in The Township of West Goshen, County of Chester And State of Pennsylvania, bounded and described according to a plan for Richard G, Kelly & Son, "Village of Shannon", made by G, D, Houtman & Son, Inc., civil engineers, Media, PA, dated 4/6/1988 and recorded 12/20/1988 in plan files #8865- 8875, and revised 2/20/1991, as follows, to-wit: BEGINNING at a point on the northerly side of Galway Drive, said point being a corner of Lot No, 179; thence extending from said beginning pint along Lot No, 179 North 44 degrees 1 minute West crossing over a 20 feet wide drainage easement; 187.43 feet to a point in line of land of James W, Bell; thence extending along same North 64 degrees 21 minutes 8 seconds East, 21.07 feet to a point, a corner of lot no. 181; thence extending along same South 44 degrees 1 minute East, 177.32 feet to a point of curve on the northerly side of Galway Drive; thence extending along same on the arc of a circle curving to the left, having a radius of 176 feet, the arc distance of 20.31 feet to the first mentioned point and place of beginning.

BEING Lot #180 as shown on said Plan.

BEING part of the same premises which Richard G. Kelly, Jr, single man, and Madalyn Minge and Mary Jane O'Reilly, by indenture bearing date the 4th day of March, A.D, 1971 and recorded in the office of the Recorder of Deeds &c., in and for the County of Chester, aforesaid, in Deed Book W-39 page 37, granted and conveyed unto Chester County Mall, in fee.

UNDER AND SUBJECT to Declaration of Restrictions, Covenants and Easements for the Village of Shannon in Record Book 1437 page 383, as amended.

Together with free and common use, right, liberty and privilege of a certain driveway across the rear as shown on the above plan, as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof, SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all time hereafter, forever.

BEING PART OF REGISTRY PARCEL NUMBER 52-1-6

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA the Bank of New York Trust Company, N.A. As Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ3

VS

DEFENDANT: **Mary Beth Diamond & Gregory Diamond**

SALE ADDRESS: 358 Galway Drive, West Chester, PA 19380

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: **20-6-309**

DEBT- **\$82,610.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10628 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

LEGAL DESCRIPTION FOR DEED BOOK 6934 PAGE 1924 (PARCEL #28-8-10.1) TRACT NO.A:

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester, Commonwealth of Pa., bounded and described according to a survey dated September 20, 1989 by Berger and Hayes, Inc., Consulting Engineers and Surveyors (Thorndale, PA) as follows:

BEGINNING at an iron pin (point of beginning is the same point of beginning as described in the below tract), a corner of land belonging to Edgar Hocker and a corner of land about to be conveyed to the Grantee herein, thence from said point of beginning and along land about to be conveyed to the Grantee herein, North 88 degrees 12 minutes 55 seconds East 92.51 feet to a point; thence through land remaining of the Grantor herein, South 55 degrees 30 minutes West 90.40 feet to a point in line of land belonging to Jesse Book; thence along the same, North 20 degrees 24 minutes 10 seconds West 51.55 feet to the first mentioned point and place of beginning.

TRACT NO. 1:

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester, Commonwealth of Pa., bounded and described according to a survey dated September 12, 1983 by Berger and Hayes, Inc., Consulting Engineers and Surveyors (Thorndale, PA) as follows:

BEGINNING at a point on the titleline of Old Wilmington Road, a corner of land belonging to Edgar L. Hocker; thence leaving said titleline and along land belonging to Hocker, North 55 degrees 30 minutes East 425.31 feet to an iron pin, a corner of land belonging to Earnest Book; thence along the same, South 20 degrees 24 minutes 10 seconds East 51.55 feet to a point, a corner of land remaining of the Grantor herein; thence along the same, South 55 degrees 30 minutes West 425.31 feet to a point on the aforesaid title line of Old Wilmington Road; thence along the same, North 20 degrees 24 minutes 10 seconds West 51.55 feet to the first mentioned point and place of beginning.

LEGAL DESCRIPTION FOR DEED BOOK 4406 PAGE 160 (PART OF PARCEL #28-8-15.1)

ALL THAT CERTAIN interior lot or tract of lands, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Lot Add-On Plan drawn for G. David Granatir, et ux, and Kevin D. Deets, et ux, by Stapleton and Leisey, Professional Land Surveyors, dated 5/13/98 as follows, to wit:

BEGINNING at an interior point, an iron pin a corner of lands now or late of Kevin D. and Mary Elizabeth Deets, said point being measured the 3 following courses and distances from an iron pin on the northeasterly side of Old Wilmington Road (LR 15066) (SR 4001) (33 feet wide): (1) North 55 degrees 30 minutes 37 seconds East 515.78 feet to an iron pin a corner; (2) North 88 degrees 10 minutes 49 seconds East 204.39 feet to an iron pin a corner and (3) North 65 degrees 18 minutes 40 seconds East 149.01 feet to the point of beginning; thence extending from said point of beginning, North 34 degrees 30 minutes 00 seconds West along lands now or late of Deets aforesaid, 294.76 feet to a point in line of lands now or late of John F. and Lena Mae Petersheim; thence extending along said lands the 2 following courses

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Kevin D. Deets & Mary Elizabeth Deets**

SALE ADDRESS: 360 Old Wilmington Road, Coatesville, PA 19320

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: **20-6-309X**

DEBT- **\$82,610.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-10628 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

and distances: (1) North 53 degrees 19 minutes 33 seconds East 190.49 feet to a rock, a corner and (2) North 06 degrees 44 minutes 53 seconds West 477.93 feet to an iron pin a corner of lands now or late of Douglas P. and Andrea L. Perreault; thence extending along said lands North 53 degrees 23 minutes 47 seconds East 173.95 feet to a point a corner of Lot 2 on said Plan; thence extending along same the 2 following courses and distances: (1) South 06 degrees 44 minutes 53 seconds East 484.81 feet to a point a corner and (2) South 14 degrees 25 minutes 00 seconds East 394.70 feet to a point in line of lands now or late of G. David Granatir and Barbara S. Johnson Granatir; thence extending along said lands South 72 degrees 23 minutes 00 seconds West 235.60 feet to the first mentioned interior point and place of beginning.

LEGAL DESCRIPTION FOR DEED BOOK P-62 PAGE 446 (PART OF PARCEL#28-8-15.1)

ALL THAT tract of land situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey dated September 12, 1983 by Berger and Hayes, Inc., Consulting Engineers and Surveyors (Thorndale, PA) as follows:

BEGINNING at an iron pin, a corner of land belonging to Edgar L. Hocker, said point being located North 55 degrees 30 minutes East, 425.31 feet from the title line of Old Wilmington Road as measured along the division line between the land belonging to Hocker and Jesse Book; thence from said point of belonging to Hocker and Jesse Book; thence from said point of beginning along land belonging to Hocker and then land belonging to Leonard W. Burgentine, North 20 degrees 24 minutes 10 seconds west, 112.10 feet to an Iron Pin in line of land belonging to Paul Lapp; thence along land belonging to Lapp, North 55 degrees 30 minutes East, 369.36 feet to an Iron pin, a corner of land remaining of the Grantor herein; thence along the same the following three courses and distance to wit: (1) South 34 degrees 30 minutes East, 294.71 feet to an pin; thence (2) South 65 degrees 40 minutes 29 seconds West, 149.00 feet to an Iron pin; thence (3) South 88 degrees 12 minutes 55 seconds West, passing along the Northeasterly terminus of a hereinafter described 50 feet wide right-of-way 296.97 feet to the first mentioned point and place of beginning.

CONTAINING 2.000 Acres of land, be the same more or less.

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Kevin D. Deets & Mary Elizabeth Deets**

SALE ADDRESS: 360 Old Wilmington Road, Coatesville, PA 19320

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: **20-6-310**

DEBT- **\$207,322.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12855 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, with the buildings thereon erected, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the East side of South Broad Street; thence by land now or late of Levi Plan South 43 degrees East 108 feet to a gate post; thence South 44 1/2 degrees West 33 feet to a post and North 43 degrees West, 108 feet to a post on the East side of Broad Street; thence along same North 44 1/2 degrees East, 33 feet to the place of beginning.

CONTAINING approximately 3,564 square feet of land, be the same more or less. PARCEL #12-02-0157

FOR INFORMATIONAL PURPOSES ONLY: Being known as 870 Maple Street, Honey Brook, PA 19344

BEING THE SAME PREMISES which Charles V. Clay and Dana S. Clay by Deed dated July 6, 2007 and recorded July 6, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7205, Page 1810 granted and conveyed unto Patricia J. McGlone and Sean P. McGlone in fee.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper
VS

DEFENDANT: **Patricia J. McGlone and Sean McGlone**

SALE ADDRESS: 870 Maple Street, Honey Brook, PA 19344

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: **20-6-311**

DEBT- **\$50,405.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00112 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situated in The Third Ward of The Borough of Phoenixville, Chester County and State of Pennsylvania and bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor on 1-8-1946 as follows:
BEGINNING at a point in the north side of Church Street, 26.5 feet from the center line and 77.29 feet westwardly from the intersection of the north side of Church Street with the westerly side of Gay Street; thence along the north side of Church Street, south 83 degrees west, 19.66 feet to a point opposite the center of partition wall between Nos. 309 and 311 Church Street: thence through the partition wall, north 06 degrees 09 minutes west, 52.25 feet to a point at the rear of the building; thence along the rear wall of the building, south 84 degrees 51 minutes west, 1.30 feet to a point in the fence line; thence along the fence line and lands of No. 311 Church Street, north 07 degrees 43 minutes west, 29.42 feet to a point in the center of an outhouse built for four premises at their common corner; thence along the lands of No. 308 Prospect Street, north 83 degrees 66 minutes east, 19.61 feet to a tack in the fence post in line of lands now or late of Francis L. Stoy: thence along these lands south 06 degrees 57 minutes east, 85 feet to the place of beginning.
BEING KNOWN AS No. 309 Church Street. Containing 1612.41 square feet of land, be the same more or less.
PARCEL ID# 15-9-285
BEING KNOWN AS (for informational purposes only): 309 Church Street, Phoenixville, PA 19460
BEING THE SAME PREMISES which Arthur D. Griffith and Marcia J. Griffith by Deed dated July 22, 2003 and recorded August 21, 2003 Book 5852, Page 1926 in the Office of the Recorder of Deeds in and for the County of Phoenixville, Pennsylvania granted and conveyed unto Arthur D. Griffith and Marcia J. Griffith, his wife and Marilyn J. Vaccarello, in fee.
AND THE SAID Marilyn J. Vaccarello departed this life on or about November 4, 2019 thereby vesting title unto Arthur D. Griffith and Marcia J. Griffith, his wife by the operation of law.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **Marcia J. Griffith & Arthur D. Griffith**

SALE ADDRESS: 309 Church Street, Phoenixville, PA 19460

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: **20-6-312**

DEBT- **\$323,603.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02684 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, June 18, 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, July 20, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak m prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit:

BEGINNING at a point on the Northherly side of Penn Oak Lane, a comer of Lot No. 30 as shown on said plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) South 80 degrees 48 minutes 7 seconds West 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a comer of Lot No. 33; thence along Lot No. 22, North 15 degrees 26 minutes 0 seconds West crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence North 77 degrees 18 minutes 52 seconds East 103.75 feet to a comer of Lot No. 30; thence along Lot No. 30 South 7 degrees 1 minute 8 seconds East recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

Title to said Premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November 4, 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **David Jackson & Pamela Jackson**

SALE ADDRESS: 14 Penn Oak Lane, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-842-1400**

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.