

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, July 16th @ 11 AM

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### CONDITIONS OF SALE

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

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

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By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, July 16th, 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, August 17th, 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: **20-7-313**

DEBT- **\$274,485.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-11947 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, July 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 17th, 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 Uwchlan Township, Chester County, Pa., bounded and described according to a subdivision plan of "Welsh Ayres II" made by Yerkes Associates, Inc., West Chester, Pa., and filed in Chester County Plan No. 9211-9216 as follows to wit.

BEGINNING at a point on the Westerly right of way line 01 Victoria Court (50 feet wide) said point, being a mutual corner of Lot 21 and Lot 20 (the herein described lot), thence leaving Victoria Court and along Lot No. 21 South 16 degrees 8 minutes 3 seconds West 248.36 feet to a point in line of Lot 16, thence along Lot 16, North 50 degrees 59 minutes 46 seconds West 43.75 feet to a point a corner of Lot 19, thence along Lot 19 the two following courses and distances, (1) North 35 degrees 24 minutes 6 seconds East passing along a 20 feet wide lateral easement 249.82 feet, and (2) North 48 degrees 46 minutes 47 seconds East 93.97 feet crossing a 40 feet wide Sun Pipeline Company right of way to a point on the right of way line of Victoria Court, thence along said right of way line the three following courses and distances, (1) on the arc of a circle curving to the right having a radius of 225 feet recrossing said Sun right of way and crossing into said 20 feet wide lateral easement the arc distance of 101.36 feet and (2) leaving said 20 feet wide lateral easement on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 29.04 feet, and (3) on the arc of a circle curving to the left having a radius of 51 feet the arc distance of 61.34 feet to the point and place of beginning.

Subject to Declaration of Restrictive Covenants as in Record Book 1495 page 308 and re-recorded in Record Book 1594 page 192.

BEING Parcel #33-3-109

Title to said premises is vested in Joseph P. Gallagher and Shannon Deegan-Gallagher a/k/a Shannon M. Deegan by deed from Frank M. Pafumi and Patricia A. Pafumi, husband and wife, dated March 29, 2005 and recorded April 28, 2005 in Deed Book 6475, Page 2338 Instrument Number 10527576.

BEING Lot 20 on said Plan.

**PLAINTIFF: Police and Fire Federal Credit Union**

**VS**

**DEFENDANT: Joseph P. Gallagher, Shannon Deegan-Gallagher a/k/a Shannon M. Deegan, and United States of America**

**SALE ADDRESS: 102 Victoria Court, Downingtown, PA 19335**

**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: **20-7-314**

DEBT- **\$491,342.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-06563 DIRECTED TO SHERIFF FREDDA L. MADDOX, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 WEST MARKET STREET, 3rd FLOOR ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

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Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania  
BLR# 52-6-16.2  
Improvements thereon: RESIDENTIAL DWELLING

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

VS

DEFENDANT: **Joseph Kravitz**

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

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: **20-7-315**

DEBT- **\$367,144.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11548 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 NEW GARDEN TOWNSHIP  
TAX PARCEL #TAX ID / UPI PARCEL NO. 60-040-171/ 60-4-171  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: BOUBACAR TOURE

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Boubacar Toure**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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: **20-7-316**

DEBT- **\$96,863.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-11245 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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PARCEL NO.: 02-030266

PARCEL NO.: 69-3-26.1A ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, Situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of "Woods at Nottingham" made by Concord Land Planners & Surveyors, Inc., Oxford, PA, dated 5/28/2004, last revised 11/2/2005 and recorded 2/3/2006 as Plan# 17710 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wilson Mill Road (T-323), said point being a corner of Lot #2 (as shown on said plan): thence from said point of beginning extending along said road North 38 degrees 02 minutes 45 seconds East 161.75 feet to a point in line of lands now or late of Clyde D. Austin; thence leaving said road extending partially along lands of Austin South 63 degrees 00 minutes 33 seconds East 213.00 feet to a point, being a corner of Lot #3; thence leaving lands of Austin extending partially along Lot #3 South 26 degrees 59 minutes 27 seconds West 220.00 feet to a point, being a corner of Lot #2; thence leaving Lot #3 extending along Lot #2 the three following courses and distances: (1) North 51 degrees 21 minutes 04 seconds West 153.41 feet to a point; thence (2) North 05 degrees 31 minutes 54 seconds East 20.90 feet to a point; thence (3) North 55 degrees 44 minutes 39 seconds West 86.84 feet to the first mentioned point and place of beginning. BEING Lot #1 on the above-mentioned plan.

BEING known as 185 Wilson Mill Road, Oxford, PA 19363.

BEING UPI #69-3-26.1A.

Fee Simple Title Vested in David O'Brien as sole owner by deed from Oxford Land, L.P., dated 11/17/2006, recorded 11/29/2006, in the Chester County Clerk's Office in Deed Book 7019, Page 545 as Instrument No.: 10708097.

PLAINTIFF: Interstate Intrinsic Value Fund A, LLC

VS

DEFENDANT: **David P. O'Brien a/k/a David O'Brien**

SALE ADDRESS: 185 Wilson Mill Road, Oxford, PA 19363

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

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

# Sheriff's Sale of Real Estate

SALE NO: **20-7-317**

DEBT- **\$103,035.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-03828 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 parcel in the City of Coatesville, Chester County,  
Pennsylvania, being approximately 19.6 x 150  
Parcel# 16-6-805

PLAINTIFF: Pennsylvania Housing Finance Agency  
VS

DEFENDANT: **Ronda Jones-Moore and Willie B. Moore**

SALE ADDRESS: 631 Walnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PURCELL, KRUG & HALLER 717-234-4178**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **20-7-318**

DEBT- **\$290,381.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-11537 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 EAST NOTTINGHAM TOWNSHIP,  
CHESTER County, Pennsylvania

BLR# 69-3-63.48

Improvements thereon: RESIDENTIAL DWELLING

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

VS

DEFENDANT: **Raymond M. Golly, Jennifer Golly**

SALE ADDRESS: 316 Cornerstone Court, Oxford, PA 19363-1838

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: **20-7-319**

DEBT- **\$355,752.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-01736 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 KENNETT TOWNSHIP, CHESTER County,  
Pennsylvania

BLR# 62-6-45

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Loandepot.Com, LLC

VS

DEFENDANT: **Christine Farrell**

SALE ADDRESS: 570 Chandler Mill Road, Avondale, PA 19311-9626

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: **20-7-320**

DEBT- **\$207,734.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00030 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, July 16, 2020 @ 11 AM

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Property situate in the WEST BRADFORD TOWNSHIP, CHESTER  
County, Pennsylvania

BLR# 50-1-64.4

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Jpmc Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC  
VS

DEFENDANT: **Linda L. Ziegler**

SALE ADDRESS: 2720 West Chester Road, Downingtown, PA 19335-3527

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: **20-7-321**

DEBT- **\$199,512.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2020-00132 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 OXFORD BOROUGH, CHESTER County,  
Pennsylvania

BLR# 6-9-77.3P

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Freedom Mortgage Corporation  
VS

DEFENDANT: **Charles Rutledge, IV, Rachel Rutledge**

SALE ADDRESS: 259 South 4th Street, a/k/a 259 South Fourth Street, Oxford, PA 19363-1841

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: **20-7-322**

DEBT- **\$265,981.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04474 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 LONDON GROVE TOWNSHIP, CHESTER  
County, Pennsylvania

BLR# 59-8-345

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Charles F. Brady, Sandra L. Brady**

SALE ADDRESS: 311 Whitestone Road, Avondale, PA 19311-1345

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: **20-7-323**

DEBT- **\$53,022.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2019-12531 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 EAST COVENTRY TOWNSHIP, CHESTER  
County, Pennsylvania

BLR# 18-5-105.1

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

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

SALE ADDRESS: 212 Zieber Road, a/k/a 210-212 Zieber Road, Spring City, PA 19475-8624

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: **20-7-324**

DEBT- **\$512,698.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-13132 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 TREDYFFRIN TOWNSHIP  
TAX PARCEL #43-09D-0016  
IMPROVEMENTS: A RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: MATTHEW B. FORGIE and  
MEGAN B. FORGIE

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust c/o Rushmore Loan Management Services  
VS

DEFENDANT: **Matthew B. Forgie, Megan B. Forgie**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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: **20-7-325**

DEBT- **\$401,899.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10253 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 East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

BEING Lot #227, as shown on said Plan. BEING Parcel ID 18-1-422 AND BEING KNOWN for informational purposes only as 199 South Savanna Drive, Pottstown, PA

BEING THE SAME PREMISES which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

PLAINTIFF: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **Anthony Dustin Locklear**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

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: **20-7-326**

DEBT- **\$159,767.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-04609 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, July 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 17th, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN Unit in the property, known named and identified in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous deed Book 687 page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

Fee Simple Title Vested in Alexander B Anderson and Kathleen J Anderson, husband and wife,  
As tenants by entireties, by deed from, Sharon Sellstedt, dated 12/31/1992, recorded 01/08/1993, in the Chester County Recorder of deeds, as Book 3449 Page 241.

PARCEL NO: 2-3-266

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 c/o Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **Alexander B. Anderson, Kathleen J. Anderson**

SALE ADDRESS: 199 West King Street, Apartment G-1, Malvern, PA 19355

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

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

# Sheriff's Sale of Real Estate

SALE NO: **20-7-327**

DEBT- **\$214,534.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2018-07884 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, July 16, 2020 @ 11 AM

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, August 17th, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the township of west Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a plan for Balderston Family Limited Partnership, made by John D. Stapelton III, registered land surveyor, Coatesville, PA., dated 7/29/1987, revised 9/30/1987, a follows, to wit: Beginning at a point on the title line in the bed of Swinehart Road (LR 15235), said point also being at a point a corner of lot #3; thence extending from said beginning point along the title line in the bed of Swinehart road (LR 15235), south 00 degrees 17 minutes 20 seconds west, 150.01 feet to a corner of lot #1; thence extending along same, north 89 degrees 16 minutes 39 seconds west, 347.25 feet to a point a corner of lot #2, aforesaid; thence extending along same the following 2 courses and distances: north 00 degrees 41 minutes 00 seconds west, 150.05 feet and (2) south 89 degrees 16 minutes 39 seconds east, 349.79 feet to a point on the title line in the bed of Swinehart road the first mentioned point and place of beginning. Being lot #2, as shown on said plan.

Fee Simple Title Vested in Richard I. Whiteman, Jr. and E Marie Whiteman, his wife, as tenants by entireties by deed from William Balderston and Mary Anna P. Balderston, General Partnership of Balderston Family Limited Partnership (not clear), dated 01/15/1988, recorded 01/19/1988, in the Chester County Clerk's Office in Deed Book 1031, Page 11.

PARCEL NO.: 29-04-0134.100 UPI 29-4-134.10

PLAINTIFF: HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **E. Marie Whiteman a/k/a Evella M. Whiteman and Richard I. Whiteman, Jr**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343-1038

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

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