

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, JANUARY 19, 2017 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 19th day of January, 2017 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchasers.

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid within twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JANUARY 19, 2017 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, FEBRUARY 20, 2017. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO 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 PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Downingtown	Holly C. Lannutti and Joseph Michael Lannutti, Jr.	33
Borough of Honeybrook	Melissa O'Malley and Matthew T. O'Malley	56
Borough of Kennett Square	Yvonne B. Murrey	55
Borough of Parkesburg	Jeffrey A. Simmons and Mary Edith Simmons a/k/a Mary Edith Cairns	21
Borough of Parkesburg	Amy M. Whisler and Andrew J. Nicholl	29
Borough of Parkesburg	Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Erick Barsness, Deceased	34

Continued

INDEX

Location	Defendant	Page
Borough of Phoenixville	Craig Atkins, Joel Davenport and Andrew Duren, Jr.	11
Borough of Phoenixville	John M. Cronin and Karen Anne Cronin	39
Borough of Phoenixville	Edward Kronmuller, Known Surviving Heir of Mary Ann Kronmuller, Stephen Kronmuller,, Known Surviving Heir of Mary Ann Kronmuller, and Robert Kronmuller, Jr., Known Surviving Heir of Mary Ann Kronmuller, and Unknown Surviving Heirs of Mary Ann Kronmuller	32
Borough of Phoenixville	Robert Lewis	60
Borough of Phoenixville	Harry H. Stephens, Jr. and Harry H. Stephens and Sheila M. Stephens	43
Borough of South Coatesville	Andre Fgueroa	25
Borough of South Coatesville	Artacia S. Moody, solely as Heir to Arthur D. Moody, Deceased & Unknown Heirs of Arthur D. Moody, Deceased	35
Borough of Spring City	Bethany Lundell and Ian Lundell	45
Borough of West Chester	Freda Dawson	20
City of Coatesville	Justin C. Armour	52
City of Coatesville	Michelle M. Foy	61
City of Coatesville	Jeffrey M. Loprinzi a/k/a Jeffrey Loprinzi	50
Caln Township	Anthony Ikeme and Shelly O. Ikeme	14
Caln Township	Mary Anne E. Nies	15
Caln Township	Walter Palmer	16
Caln Township	Khoi D. Truong	36
Caln Township	Charles C. Tooley and Lola M. Tooley	44
Caln Township	Kim L. White	10
East Brandywine Township	Christopher N. Leonardos and Debbie A. Leonardos	47
East Coventry Township	Jeffrey E. Klossin and Wanda L. Klossin	63
East Coventry Township	Karen Sparklin	37
East Fallowfield Township	Ann Marie E. Maher	27
East Fallowfield Township	Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard Torrellas, Deceased	57
East Marlborough Township	Carl Kumpf and Janis Kumpf	8
East Nottingham Township	Jeffrey A. Boyle	66
East Pikeland Township	Thomas E. Doughty	6
East Whiteland Township	Wendy Spielman	62
Highland Township	Theodore P. Perpinka and Linda S. Perpinka	22
Kennett Township	John R. Winters and Charlean Winters	38
London Grove Township	Ronald C. Pulcher and Susan E. Pulcher	46
London Grove Township	David Robinson a/k/a David William Robinson and Michelle Robinson a/k/a Michelle Renee Robinson	9
New Garden Township	Rae L. Diangelis a/k/a Rae Lynn Diangelis	51
New Garden Township	Ronald C. Hux and Rebecca N. Hux	65
New Garden Township	John Skross and Kriatina Skross	58
New London Township	Cynthia A. Murphy and Thomas E. Murphy	24
North Coventry Township	Jeannie M. Matthews and David P. Matthews	26
Tredyffrin Township	Peter E. Tavani	19
Valley Township	Sandra Boateng	67
Valley Township	Dawn P. Maiorano	54
Valley Township	Peter J. Turner and Michelle N. Turner	28
Warwick Township	Michael Keene a/k/a Michael A. Keene and Sherry Keene a/k/a Sherry L. Keene	59

Continued

INDEX

Location	Defendant	Page
West Bradford Township	BK Byungkon Ahn and Hyun Sook Ahn	31
West Bradford Township	Brian J. Hicks-Brown and Tatum T. Carson	13
West Bradford Township	Eric E. Emery and Colleen A. Emery	23
West Bradford Township	Christopher P. Euler a/k/a Christopher Euler a/k/a Chris Euler Euler and Tiffany R. Dirocco a/k/a Tiffany Ei;er	7
West Bradford Township	LP Trust	18
West Bradford Township	Robert L. Nathan and Tina M. Carey Nathan	17
West Brandywine Township	Robert J. Atland a/k/a Robert J. Altland and Tiffinee Baker	4
West Brandywine Township	Judson L. Hendrickson, Jr.	41
West Caln Township	Crystal Handy and Daniel A. Handy	30
West Caln Township	Gregory A. Tack	40
Wast Vincent Township	Jolene A. Borgese	53
West Nantmeal Township	Joel R. Charron a/k/a Joel Chaeon and Sylinda Smith a/k/a Annie Smith	48-49
West Whiteland Township	Joan J. Rogers & Robert L. Williams, Jr.	5
West Whiteland Township	Deborah A. Smith, Trustee of the Deborah Boran Smith Family Residence Trust	12
Willistown Township	Vincent Craven a/k/a Vincent Craven, Jr. and Aimee Craven a/k/a Aimee Fisher Craven	42
Willistown Township	Judith E. Kiesel, United Sttates of America and Department of Justice	64

Sheriff's Sale of Real Estate

SALE NO: **17-1-1**

DEBT- **\$316,925.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-04204 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Joseph A. Bates by Yerkes Associates, C.E., Exton, Pennsylvania dated 8/26/1974 and last revised 10/3/1977 as follows, to wit:

TAX I.D. #: 29-3-36.2

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **ROBERT J. ATLAND a/k/a ROBERT J. ALTLAND and TIFFINEE BAKER**

SALE ADDRESS: 140 Brandamore Road, Brandamore, Pennsylvania 19316

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-2**

DEBT- **\$433,522.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-01887 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Whiteland
Township, Chester County, Pennsylvania
TAX Parcel No.: 41-5-111.1

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **JOAN J. ROGERS & ROBERT L. WILLIAMS, JR.**

SALE ADDRESS: 1409 Burke Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-3**

DEBT- **\$199,577.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-02037 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Pikeland Township, Chester
County, Pennsylvania
BLR# 26-1-90
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS E. DOUGHTY**

SALE ADDRESS: 872 Spring City Road, Phoenixville, PA 19460-1886

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-4**

DEBT- **\$187,539.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00903 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-6A-80
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER P. EULER a/k/a CHRISTOPHER EULER a/k/a CHRIS EULER and
TIFFANY R. DIROCCO a/k/a TIFFANY EULER**

SALE ADDRESS: 1116 Delaware Lane, Downingtown, PA 19335-3835

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-5**

DEBT- **\$489,651.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12144 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon erected

SITUATE in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Village of Blackshire made by Regester Associates Inc., Kennett Square, Pennsylvania, dated May 30, 1989 and revised August 3, 1989 and recorded as Plan File No. 11134 as follows, to wit:

BEGINNING at a point on the southerly side of Chalfont Road (50 feet wide) said point being a corner of open space as shown on said plan; thence extending from said point of beginning and extending along Chalfont Road the 2 following courses and distances (1) south 66 degrees, 45 minutes, 00 seconds east 142.00 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 590.00 feet the arc distance of 52.67 feet to a point a corner of Lot No. 16 on said plan; thence extending along the same, south 08 degrees, 08 minutes, 07 seconds west 178.11 feet to a point in line of land of Nicholas E. Basillo; thence extending along the same, north 87 degrees, 26 minutes, 13 seconds west 224.99 feet to a point a corner of open space; thence extending along the same, north 23 degrees, 15 minutes, 00 seconds east, 254.53 feet to a point on the southerly side of Chalfont Road, being the first mentioned point and place of beginning.

BEING Lot 15 on said Plan.

PARCEL Number: 61-5-88.17

BEING the same property which Feng Li and Zhan Wang by Deed dated June 12, 2003 and recorded on June 24, 2003, with the Chester Recorder of Deeds Office in Deed Book 5753, Page 1688, granted and conveyed unto Carl Kumpf and Janis Kumpf.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **CARL KUMPF and JANIS KUMPF**

SALE ADDRESS: 104 Chalfont Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 412-837-1164**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-6**

DEBT- **\$345,011.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00691 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania
BLR# 59-8-139.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee (Cwalt 2006-20Cb)
VS

DEFENDANT: **DAVID ROBINSON a/k/a DAVID WILLIAM ROBINSON and MICHELLE ROBINSON
a/k/a MICHELLE RENEE ROBINSON**

SALE ADDRESS: 336 Rosehill Road, West Grove, PA 19390-9701

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-7**

DEBT- **\$1,549.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09463 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the
Township of Caln, County of Chester and Commonwealth of
Pennsylvania
TAX Parcel No. 39-4-419

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **KIM L. WHITE**

SALE ADDRESS: 2849 Westerham Road, Downingtown, Pennsylvania

PLAINTIFF ATTORNEY: **JASONJ. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-8**

DEBT- **\$68,195.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11913 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate
in the Fifth Ward of the Borough of Phoenixville, County of Chester
and State of Pennsylvania
TAX Parcel No. 15-5-508.1

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CRAIG ATKINS, JOEL DAVENPORT and ANDREW DUREN, JR.**

SALE ADDRESS: 225 High Street, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-9**

DEBT- **\$2,974.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2009-00875 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances, thereon erected, designated as Lot #3 of the Development known as "Whiteland Hills" laid out by Lewis S. Hickman, Jr. and situate in West Whiteland Township, Chester County, Pennsylvania
TAX Parcel No. 41-6K-89

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **DEBORAH A. SMITH, TRUSTEE OF THE DEBORAH DORAN SMITH FAMILY RESIDENCE TRUST**

SALE ADDRESS: 1334 Phoenixville Pike, West Chester, Pennsylvania 19380
PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-10**

DEBT- **\$1,622.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN plot or parcel of land with the improvements thereon situate in the Township of West Bradford, County of Chester and State of Pennsylvania
TAX Parcel No. 50-5-112.3A

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **BRIAN J. HICKS-BROWN and TATUM T. CARSON**

SALE ADDRESS: 1330 Crestmont Drive, Downingtown, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-11**

DEBT- **\$1,559.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10584 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in
Caln Township, Chester County, Pennsylvania
TAX Parcel No.39-1-168

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **ANTHONY IKEME and SHELLY O. IKEME**

SALE ADDRESS: 1433 Balmoral Road, Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-12**

DEBT- **\$1,614.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00461 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in
Township of Caln, County of Chester and State of Pennsylvania
TAX Parcel No. 39-2-86.45

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **MARY ANNE E. NIES**

SALE ADDRESS: 46 Carlson Way, Downingtown, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-13**

DEBT- **\$1,617.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09664 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania
TAX Parcel No. 39-3L-46

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **WALTER PALMER**

SALE ADDRESS: 1408 Harmony Street E., Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-14**

DEBT- **\$1,680.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06471 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania
TAX Parcel No. 50-2-21.1

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **ROBERT L. NATHAN and TINA M. CAREY NATHAN**

SALE ADDRESS: 1463 Poorhouse Road, Downingtown, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-15**

DEBT- **\$1,690.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-10807 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 50-4-168

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **LP TRUST**

SALE ADDRESS: 1344 Brownsville Road, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-16**

DEBT- **\$2,850.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-05600 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania

TAX Parcel No. 43-6A-414

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **PETER E. TAVANI**

SALE ADDRESS: 214 Drummers Lane, Wayne, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-17**

DEBT- **\$101,785.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09003 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land (being #112) situate on the west side of Poplar Street between Miner and Barnard Streets, in the Borough of West Chester, County of Chester and State of Pennsylvania, being bounded and described as follows to wit:

BEGINNING at an iron pin in the west line of Poplar Street at a distance of ninety-eight and seven tenths feet southward from the south line of East Miner Street, a corner of Lot #110; thence extending along the west line of Poplar Street south twenty-five degrees and no minutes east seventeen and five tenths feet to a corner of Lot #114; thence extending by said Lot and passing through the center of a division wall dividing the message on the herein described lot from the one adjoining on the south and known as #114, south sixty-five degrees and no minutes west ninety feet to the center of a ten feet wide alley, thence extending along the center of same north twenty-five degrees and no minutes west seventeen and five tenths feet to an iron pin a corner of Lot #110; thence extending by said lot north sixty-five degrees and no minutes east ninety feet to the first mentioned iron pin and the place of beginning.

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

BEING the same premises which Clarence Dawson by Deed dated July 26, 2001 and recorded on August 21, 2001, with the Chester County Recorder of Deeds Office in Deed Book 5044, page 705, granted and conveyed unto Clarence Dawson [now deceased] and Freda Dawson.

UPI Number: 1-6-59

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **FREDA DAWSON**

SALE ADDRESS: 112 Poplar Street, West Chester, PA 19382 a/k/a 112 S. Poplar Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 412-837-1164**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-18**

DEBT- **\$52,444.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11264 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

TRACT 1:

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the north side of Strasburg Avenue, in the said Borough of Parkesburg, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of said Avenue, 410 feet west from the west side of North Culvert Street, the southwest corner of lot of land owned now or late by Charles Miller, and extending thence along the west side of said Miller's land north 19 degrees 28 minutes east, 290.4 feet to the middle of a 20 feet wide public alley, known as North Alley, thence along the middle of said Alley North 70 degrees 32 minutes west, 50 feet to a point; thence south 19 degrees 28 minutes west, 290.4 feet to the middle of Strasburg Avenue aforesaid; and thence finally along said Avenue south 70 degrees 32 minutes east, 50 feet to the place of beginning.

CONTAINING 4,520 square feet of land, be the same more or less.

TRACT 2:

ALL THAT CERTAIN lot or piece of ground, situate on the north side of Strasburg Avenue, in the said Borough Parkesburg, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of said Avenue 460 feet west from the west side of North Culvert Street, the southwest corner of a Lot now owned by the said Grantee, and extending

thence along the west side of Grantee's said Lot north 19 degrees 28 minutes east, 290.4 feet to the middle of a 20 feet wide public alley known as North Alley; thence along the middle of said Alley north 70 degrees 32 minutes west, 50 feet to a point at the north-west corner of land of A. L. Good; thence south 19 degrees 28 minutes west, 290.4 feet to the middle of Strasburg Avenue aforesaid; and thence finally along said Avenue south 70 degrees 32 minutes east, 50 feet to the place of beginning.

CONTAINING 4,520 square feet to land, be the same more or less.

BEING the same premises which Martha G. Soles, Executrix of the Estate of Marian A. Winters, deceased, by Deed dated February 15, 1991, recorded February 19, 1991, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book 2311 at Page 105, granted and conveyed unto Jeffrey Alan Simmons and Mary Edith Simmons, husband and wife, and John A. Simmons (now deceased) and Shirley A. Simmons (now deceased), husband and wife, an undivided one-half (1/2) interest unto Jeffrey Alan Simmons and Mary Edith Simmons, husband and wife, as tenants by the entireties; an undivided one-half (1/2) interest unto John A. Simmons (now deceased) and Shirley A. Simmons (now deceased), husband and wife, as tenants by the entireties; said undivided interests to be held as joint tenants with right of survivorship.

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **JEFFREY A. SIMMONS and MARY EDITH SIMMONS a/k/a MARY EDITH CAIRNS**

SALE ADDRESS: 429 Strasburg Avenue, Parkesburg, Chester County, Pennsylvania 19365

PLAINTIFF ATTORNEY: **MARC A. HESS, ESQ., 717-274-3644**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-19**

DEBT- **\$234,972.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-09177 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Highland, Chester County, Pennsylvania, bounded and described according to a subdivision of land about to be conveyed to Charles and Dorothy Manley made by Berger & Hayes, Inc., dated December 6, 1976, and last revised January 5, 1977, as follows, to wit:

BEGINNING at an iron pin on the proposed west right-of-way line of McHenry Road with Lenover Road (T-367) said point being located the following two courses and distances on the intersection of said McHenry Road with Lenover Road (T-367) to wit: thence (1) south 19 degrees 15 minutes 45 seconds west 749.10 feet to a point; thence (2) south 60 degrees 37 minutes 10 seconds west 37.84 feet to the place of beginning; thence along the land belonging to Earl E. Mast, south 60 degrees 37 minutes 10 seconds west 230.19 feet to an iron pin; thence leaving said land of Earl E. Mast, and along other lands belonging to the grantor-herein, the following two courses and distances to wit: (1) north 19 degrees 15 minutes 45 seconds east 372.79 feet to an iron pin; thence (2) south 70 degrees

44 minutes 15 seconds east 177.10 feet to an iron pin on the title line in the bed of the said McHenry Road (T-346); thence along the said title line in the bed of said road, south 19 degrees 15 minutes 45 seconds west 171.60 feet to the first mentioned iron pin on the west line of McHenry Road; thence crossing the bed of said road, south 60 degrees 37 minutes 10 seconds west 37.84 feet to the first mentioned point and place of beginning.

UPI# 45-2-54-60

BEING the same premises which Wells Fargo Bank, N.A. and Federal Home Loan Mortgage Corporation by Court Order dated January 11, 2-11 and recorded January 19, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8101, Page 1667, conveyed unto Theodore P. Perpinka and Linda S. Perpinka, aka Linda S. Reel.

BEING known as: 148 McHenry Road, Parkesburg, PA 19365

PARCEL No.: 45-2-54-6

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THEODORE P. PERPINKA and LINDA S. PERPINKA**

SALE ADDRESS: 148 McHenry Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-20**

DEBT- **\$364,263.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan for Genterra Corporation, made by Yerkes Associates, Inc., recorded 1/6/2003 in Plan File #16478, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 10 as shown on said Plan; thence from said beginning point along Lot No. 10 south 88 degrees, 46 minutes, 33 seconds east, crossing a 20 feet access easement and crossing waters of the commonwealth, 427.63 feet to a point on the title line in the bed of a 40 feet wide right of way (as set forth in Deed Book Y-35 Page 165 and furthered extinguished in Misc. Deed Book 692 Page 389); thence along the same south 16 degrees, 34 minutes, 01 seconds east, 204.24 feet to a point, being still in the bed of said right of way; thence along the same and crossing waters of the commonwealth and also along lands of Edward N. Watson Subdivision Plan

(shown as Lots 12 through 15) south 66 degrees, 24 minutes, 35 seconds west, 393.07 feet to a point, a corner of Lot No.12 on said Plan; thence along the same the (2) courses and distances: (1) north 11 degrees, 33 minutes, 42 seconds west, 277.77 feet to a point and (2) north 06 degrees, 37 minutes, 58 seconds west, 114.18 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to an access agreement in common with the owners and occupiers of Lot No. 10 and as set forth in Record Book 6255 Page 991.

BEING lot #11 as shown on said Plan.

BEING UPI No. 50-6-12.10

BEING the same premises which Anderson Highgrove, Inc., by Deed dated 5/4/06 and recorded 7/3/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6886, Page 1026, and Instrument #100085200564819896, granted and conveyed unto Eric E. Emery and Colleen A. Emery, husband and wife, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ERIC E. EMERY and COLLEEN A. EMERY**

SALE ADDRESS: 1150 Highgrove Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-21**

DEBT- **\$152,079.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02131 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto 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 New London Township, Chester County, State of PA, bounded and described according to a Plan of Manchester, made by Drake & Waddington, Surveyors, Engineers and Planners, Kennett Square, PA dated 12-11-1987, recorded 4-5-1988 in Plan File No. 8090 as follows, to wit:

BEGINNING at a point on the northeasterly side of Farmington Circle (50 feet wide), said point also being at a corner of Lot No. 14; thence extending from said beginning point and along the northeasterly side of Farmington Circle the two (2) following courses and distances: (1) on a line curving to the left, having a radius of 250 feet, the arc distance of 99.08 feet to a point of tangent; and (2) north 46 degrees 46 minutes 17 seconds west, 71.69 feet to a point a corner of Lot No. 12; thence extending along same, north 43 degrees 13 minutes 43 seconds east, 200 feet to a point in

line of land of Troy Cox, Jr. et ux; thence extending along same south 46 degrees 17 seconds east, 260 feet to a point a corner of Lot No. 14; thence extending along same south 65 degrees 56 minutes 13 seconds west, 237.81 feet to a point on the northeasterly side of Farmington Circle the first mentioned point and place of beginning.

BEING Lot No. 13; House No. 23 as shown on said Plan.

BEING Parcel No. 71-2-4.17

PREMISES being: 23 Farmington Circle, West Grove, PA 19390

BEING the same premises which Steven C. Jones and Leslie A. Jones, husband and wife by Deed dated December 15, 1998 and recorded February 8, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4504 Page 0819, granted and conveyed unto Thomas E. Murphy and Cynthia A. Murphy, his wife, tenants by entirety.

PLAINTIFF: Citizens Bank, N.A., F/K/A RBS Citizens, N.A. and Citizens Bank of Massachusetts c/o Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **CYNTHIA A. MURPHY and THOMAS E. MURPHY**

SALE ADDRESS: 23 Farmington Circle, West Grove, PA 19390

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-22**

DEBT- **\$160,919.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00548 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of South Coatesville, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or tract of land being situate in the Borough of South Coatesville County of Chester and the Commonwealth of Pennsylvania said tract being shown as Lot 5S on a Final Subdivision/Land Development Plan prepared for Coatesville Area Hope VI Project Cambria Park prepared by D C Gohn Associates Inc on 5/24/2001 and last revised 11/21/2002 bounded and described as follows to wit

BEGINNING at a point on the north right of way line of Montclair Avenue at the intersection with the west line of Cambria Heights Lane as shown on the above referenced Final Subdivision/Land Development Plan thence along the same on a line curving to the left having radius of 3,492.32 feet and an arc length of 60.95 feet to a point at the southeast corner of lands of now or formerly Nickolas and Lena Dematteo thence along the same north 33

degree 59 minutes 53 seconds west 127.06 feet to a point in the south line of Lot 10S thence along the same and along Lot 11S north 56 degrees 00 minutes 07 seconds east 60.86 feet to a point in the west line of Cambria Heights Lane thence along same south 33 degrees 59 minutes 53 seconds east 123.89 feet to a point on the north side of Montclair Avenue at the intersection with the west line of Cambria Heights Lane the point or place of beginning.

BEING Lot 5S on said Plan.

BEING UPI Number 9-2-78.1F

PARCEL No.: 9-2-78.1F

BEING known as: 38a Montclair Avenue, Coatesville, PA 19320

BEING the same property conveyed to Andre Figueroa and Tia M. Lawson who acquired title by virtue of a deed from CJD Group, LLC, dated November 8, 2011, recorded March 29, 2012, at Document ID 11169125, and recorded in Book 8390, Page 1328, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANDRE FIGUEROA**

SALE ADDRESS: 38a Montclair Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-23**

DEBT- **\$218,307.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01777 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece of parcel of land, situated, lying and being in Township of North Coventry, Chester County, PA it being a portion of land Lot #77 on Hanover Heights Terrace Plan of Buildings Lots in South Pottstown in Plan Book #1 Page 91 Office of Recorder of Deeds of Chester County 2/6/1917, bounded and described as follows to wit:

BEGINNING on northside of Lindbergh Avenue from a point 250 feet from Kline Place (east side) and adjoining Lot owned by Earl A. Lord and of late Maurice S. Lord, east 60 feet to Lot owned by Earl A. Lord, and the late Maurice S. Lord thence north 120 feet to a 15 feet alley thence westerly 60 feet along said alley thence southerly 120 feet to place of beginning

PARCEL Number: 17-3G-28

BEING the same premises which Bruce E. Lord, by Deed dated August 30, 1999 and recorded September 3, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4630, Page 0273, granted and conveyed unto Jeanne M. Matthews and David P. Matthews, as tenants by the entirety.

BEING known as: 93 Lindbergh Avenue, Pottstown, PA 19465

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

DEFENDANT: **JEANNE M. MATTHEWS and DAVID P. MATTHEWS**

SALE ADDRESS: 93 Lindbergh Avenue, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-24**

DEBT- **\$343,490.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00403 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

LAND situated in the Township of East Fallowfield in the County of Chester in the State of PA.

UNIT Number 143 in Brook Crossing, a Planned Community as established by the filling of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING UPI Number 47-04-0444

PARCEL No.: 47-04-0444

BEING known as: 102 Corbit Way, E. Fallowfield Twp, PA 19320

BEING the same property conveyed to Ann Marie E. Maher who acquired title by virtue of a deed from Brook Crossing Development Corp., a Pennsylvania Corporation, dated February 3, 2004, recorded February 20, 2004, at Deed Book 6071, Page 1611, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **ANN MARIE E. MAHER**

SALE ADDRESS: 102 Corbit Way, E. Fallowfield Twp, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-25**

DEBT- **\$168,819.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03912 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky and Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 29 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along Lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 29 minutes 20 seconds east 67 feet to a point

a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57316 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass Through Certificates, Series 2007-1
VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-26**

DEBT- **\$164,530.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00223 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land together with the improvements thereon erected.

SITUATE north of First Avenue, in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner thereof, a point in the middle of a 28 feet wide right-of-way for a roadway and located 170 feet northward from the middle of First Avenue; thence along in the middle of said 28 feet wide roadway, north 7 degrees 57 minutes west 75 feet to a point, in the middle thereof, thence by remaining land of Horace A. Bailey, Jr., et ux, north 82 degrees 43 minutes east 92 feet to an iron pin on the line of land formerly of N.J. Daparda; thence along the same now a right-of-way of the Philadelphia Electric Company, south 11 degrees 52 minutes east 75.2 feet to an iron pin, thence by land conveyed to John L. Rutledge, south 82 degrees 43 minutes west, 97.25 feet to the place of beginning.

BEING Tax UPI No. 8-4-87.1B.

BEING the same premises which Robert L. Doyle and Rhonda L. Topper, by indenture dated 10-15-04 and recorded 10-29-04 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6321, Page 1219, granted and conveyed unto Robert L. Doyle.

8-4-87.1B

BEING the same premises which Robert L. Doyle, by Deed dated February 20, 2007 and recorded February 22, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7088, Page 1976, granted and conveyed unto and conveyed unto Andrew J. Nicholl and Amy M. Whisler, as joint tenants with Right of Survivorship and not as Tenants in Common.

BEING Known as: 97 East Parke Avenue, Parkesburg, PA 19364

PARCEL NO.: 8-4-87.1B

Improvements: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **AMY M. WHISLER and ANDREW J. NICHOLL**

SALE ADDRESS: 97 East Parke Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-27**

DEBT- **\$188,152.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06696 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Caln Township
TAX Parcel #28-09-0054
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CRYSTAL HANDY and DANIEL A. HANDY**

SALE ADDRESS: 556 Wagontown Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-28**

DEBT- **\$507,884.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06222 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a detached, two story, single family residential dwelling. Being more fully described in Chester County Deed Book Volume 7036, at Page 1583.

TAX Parcel No. 50-4-11.31

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **BK BYUNGKON AHN and HYUN SOOK AHN**

SALE ADDRESS: 1465 Alton Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-29**

DEBT- **\$99,703.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-11221 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or piece of land, situate in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, being No. 35 Pennsylvania Avenue, and being part of Lot No. 29 marked on an unrecorded Plan of Town Lots laid out by Mahlon Miller and Daniel Latshaw, bounded and described as follows, to wit:

TAX I.D. #: 15-12-140

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **EDWARD KRONMULLER, KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, STEPHEN KRONMULLER, KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, AND ROBERT KRONMULLER, JR., KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, AND UNKNOWN SURVIVING HEIRS OF MARY ANN KRONMULLER**

SALE ADDRESS: 35 Pennsylvania Avenue, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-30**

DEBT- **\$195,230.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2016-04241 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the West Ward of Downingtown Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Downing Avenue, a corner in the north line of the lot and premises now or late of the Alert Fire Company #1 of the Downingtown, PA; thence by said line, north 68 degrees 03 minutes east, 151.8 feet to a corner; thence south 38.5 degrees east, 4.2 feet to a corner in the north line of a proposed alley; thence along said north line, north 51.5 degrees east, 50 feet to the west line of a proposed alley; thence along said west line, north 38.5 feet west, about 45 feet to the south line of the premises now or late of E. Vinton Philips; thence along said south line, south 68 degrees 03 minutes west, 189.7 feet to a corner in the middle of said Downing Avenue; thence along the middle of same, south 21 degrees 57 minutes east, 50 feet to the place of beginning.

TITLE to said premises vested in Joseph Michael Lannutti, Jr. and Holly C. Lannutti by Deed from Timothea K. Pyle, Executrix for the Estate of Onorina Dipietro, deceased dated March 30, 2009 and recorded March 31, 2009 in the Chester County Recorder of Deeds in Book 7627, Page 2146.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HOLLY C. LANNUTTI and JOSEPH MICHAEL LANNUTTI, JR.**

SALE ADDRESS: 19 Downing Avenue, Downingtown, PA 19335-2616

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-31**

DEBT- **\$71,168.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06480 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in the Borough of Parkesburg, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in the north line of Academy Street or Chapel Avenue at the junction of a street 40 feet wide, known as Green Street, and in the east line of said street; thence along the east line of said Green Street north 14 3/4 degrees west 361 1/2 feet to a post in the south line of an alley running eastward at right angles from said Green Street, known as North Alley; thence north 75 1/4 degrees east along the south line of said alley 100 feet to a post; thence south 14 3/4 degrees east along lands late of Hannah A. Wilson, deceased, 361 1/2 feet to a post in the north line of Academy Street or Chapel Avenue aforesaid; thence south 75 1/4 degrees west along the north line of said street or avenue 100 feet to the place of beginning.

CONTAINING 36,150 square feet of land.

BEING the same premises which Andrew M. Cuomo, Secretary of Housing and urban development, by Deed dated 11/13/1997 and recorded 12/04/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4268, Page 914, granted and conveyed unto Erick Barsness and Eugene Barsness. And said Eugene Barsness departed this 10/28/12 and Erick Barsness departed this life 04/17/14 vested the title solely in unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Erick Barsness, deceased, by rights of survivorship.

BEING known as: 147 Chapel Avenue, Parkesburg Borough, PA 19365

PARCEL No.: 8-4-16

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERICK BARSNESS, DECEASED**

SALE ADDRESS: 147 Chapel Avenue, Parkesburg Borough, PA 19365

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10545 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, and described according to a Plan thereof known as "Hill Side" said Plan made by C. Timothy Slack, Professional Engineer, dated August 7th, 1958 as follows, to wit:

BEGINNING at a point on the southeasterly side of Penn Avenue at the distance of 692.17 feet measured on a bearing of south 46 degrees 40 minutes west along the said side of Penn Avenue from its point of intersection with the southwesterly side of Cambria Avenue.

CONTAINING in front or breadth on the side of Penn Avenue seventy (70) feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Penn Avenues one hundred (100) feet.

BEING known as Lot No. three (3) as shown on the above mentioned Plan.

BEING the same premises which Arthur D. Moody, Administrator of the Estate of Marjorie H. Robinson, Dec'd., by Deed dated 08/08/2001, recorded 08/15/2001, in the Office of the Recorder of Deeds in and for Chester County, with Instrument # 0059083 conveyed unto Arthur D. Moody, Grantee herein.

PARCEL No. 9-3-6

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **ARTACIA S. MOODY, SOLELY AS HEIR TO ARTHUR D. MOODY, DECEASED and UNKNOWN HEIRS OF ARTHUR D. MOODY, DECEASED**

SALE ADDRESS: 29 Penn Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE and 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-33**

DEBT- **\$78,788.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10684 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land situate in the Village of Thorndale, Caln Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Lincoln Highway at the northeast corner of land of John Hensel; thence along the said Hensel's land. South five degrees and fifty-two minutes east, fifty-three and forty-one one-hundredths feet to a point in the middle of the partition wall separating the house herein conveyed from the house next adjoining on the west; thence along a line passing through the middle of said partition. South five degrees and thirteen minutes east thirty-two and forty-one one-hundredths feet to the south wall of said house; thence still along John Hensel's land, south five degrees and fifty-two minutes east, one hundred ninety and eighty-one one-hundredths feet to a point in the north line of land of the Pennsylvania Railroad Company; thence along said Pennsylvania Railroad Company's land, north eighty-one degrees and forty-eight minutes east, twenty and seventy-six one-hundredths feet to a point, a corner of land now or late of one Mercer; thence

along the said Mercer's land, north five degrees and fifty-two minutes west, two hundred and seventy-seven feet to a point in the center line of Lincoln Highway; thence along the center line thereof, south eight-four degrees and forty-seven minutes west, twenty and thirty-nine one-hundredths feet to the place of beginning.

CONTAINING five thousand six hundred ninety-nine and twenty-seven one-hundredths square feet of land, be the same more or less.

BEING the same premises which Hieu D. Truong, by Deed dated June 6, 2005 and recorded June 7, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6511, Page 807, granted and conveyed unto Khoi D. Truong, as sole owner.

BEING known as: 3624 Lincoln Highway, Thorndale, PA 19372

PARCEL No.: 39-4H-49

IMPROVEMENTS: residential property.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Morgan Stanley Mortgage Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7 C/O Wells Fargo Bank, N.A.

VS

DEFENDANT: **KHOI D. TRUONG**

SALE ADDRESS: 3624 Lincoln Highway, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-34**

DEBT- **\$440,452.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10480 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Creamery Bern, made by William L. Conner, Professional Land Surveyor dated 8/25/89 and last revised 3/29/94 and recorded in Chester County as Plan #12558, as follows, to wit:

BEGINNING at a point on the easterly side of Creamery Bern Court, a corner of Lot 2 as shown on said Plan; thence from said beginning point along the easterly side of Creamery Bern Court the three following courses and distances (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 54.68 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 36.14 feet to a point of tangent (3) north 21 degrees 00 minutes 00 seconds west 169.52 feet to a point a corner of Lot 1; thence along Lot 1 the two following courses and distances (1) north 89 degrees 41 minutes 45 seconds east 144.76 feet (2) north 83 degrees 30 minutes 03 seconds east 147.10 feet to a point a corner of the lands of Irvin Stiely; thence along the lands of Stiely south 26 degrees 03 minutes 41 seconds east 408.94 feet to a point a corner of Lot 3; thence along Lot 3 north 71 degrees 25 minutes 53 seconds west 379.20 feet to the first mentioned point and place of beginning.

BEING Lot 2 as shown on said Plan.

BEING the same premises which Griffin, LLC A Pa Limited Liability Company, by Deed dated 10/26/01 and recorded 11/21/01 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5119, Page 1428, and Instrument #10017707, granted and conveyed unto Karen Sparklin, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KAREN SPARKLIN**

SALE ADDRESS: 64 Bern Court, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-35**

DEBT- **\$153,648.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00925 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL the right, title, interest and claim of John R. Winters and Charlean Winters of, in and to:

ALL that following described real estate situate in the Kennett Township, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 402 N Walnut Street, Kennett Square, PA 19348 Deed Book 417, Page 444, Parcel Number 62-03-0050.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **JOHN R. WINTERS and CHARLEAN WINTERS**

SALE ADDRESS: 402 N Walnut Street, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-36**

DEBT- **\$207,882.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05403 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-12-87.1A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOHN M. CRONIN and KAREN ANNE CRONIN**

SALE ADDRESS: 1009 Callowhill Street, Phoenixville, PA 19460-4004

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-37**

DEBT- **\$145,999.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04025 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-3-15.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GREGORY A. TACK**

SALE ADDRESS: 998 Telegraph Road, Coatesville, PA 19320-1070

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-38**

DEBT- **\$149,274.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06356 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments, appurtenances, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Brandywine Manor Farms, made by Slack, DeArmit and Hayes, Engineers and Surveyors Coatesville, PA., dated November 15th, 1961, as follows:

BEGINNING at a point on the southwesterly side of Andover Road (south leg) (fifty feet wide) which point is measured the four following courses and distances from a point of compound curve on the northwesterly side of Andover Road (fifty feet wide); (1) extending from said point of compound curve on a line curving to the left having a radius of thirty feet, the arc distance fifty-three and forty one-hundredths feet to the point of tangent; (2) south eighty-three degrees, fifteen minutes west, twenty-seven and fourteen one-hundredths feet to a point of curve; (3) on a line curving to the right having a radius of two hundred fifty-nine and eighty-seven one-hundredths feet, the arc distance of one hundred eighty-four and ninety-seven one-hundredths feet to the point of tangent and (4) north fifty-five degrees, fifty-eight minutes west, one hundred nine-

ty-two and forty-four one-hundredths feet to the point and place of beginning; thence extending from said beginning point south thirty-four degrees two minutes west, two hundred feet to a point; thence north fifty-five degrees fifty-eight minutes west, one hundred twelve feet to a point; thence extending north thirty-four degrees, two minutes east, two hundred feet to a point on the southwesterly side of Andover Road (south leg) aforesaid; thence extending along the same south fifty-five degrees, fifty-eight minutes east, one hundred twelve feet to the first mentioned point and place of beginning.

BEING Lot No. 62 as shown on said Plan.

BEING Chester County Tax Parcel No. 29-4G-29.

FEE simple title vested in Judson L. Hendrickson, Jr., and Patricia E. Hendrickson, husband and wife by Deed from, Hans L. DeViso and Hedwig L. DeViso, husband and wife, dated 8/31/1998, recorded 9/2/1998, in the Chester County Recorder of Deeds in Deed Book 4412, Page 1684.

PARCEL NO.: 29-46-29

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **JUDSON L. HENDRICKSON, JR.**

SALE ADDRESS: 132 Andover Road, Glenmoore, Pa, 19343

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-39**

DEBT- **\$1,688,374.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01131 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, Chester County, Pa bounded and described according to a Subdivision Plan for Elaine M. Yeager, made by Chester Valley Engineers, Inc., Civil Engineers & Registered Surveyors, 73 Chestnut Road, P.O. Box 447 Paoli, PA 19301 3/27/96 last revised 5/9/96 and recorded as Plan File 13424 as follows, to wit:

BEGINNING at a point in the bed of Forest Lane, a corner of Lot 1 as shown on said Plan, thence leaving said point and extending along said side of Lot 1 south 20 degrees 52 minutes, 00 seconds 461.00 feet to a point a corner of lands now or late of Lawrence and Sue Karas, thence extending along said side of Lands now or late of Lawrence and Sue Karas north 69 degrees 08 minutes, 00 seconds west 225.00 feet to a point in the bed of Skyline Drive, thence extending along and through said Skyline Drive north

20 degrees 52 minutes, 00 seconds east 461.00 feet to a point in the bed of Forest Lane; thence extending along and through said Forest Lane south 69 degrees 08 minutes, 00 seconds east 225.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.381 acres more or less.

BEING Lot # 1 on said Plan.

BEING Lot No. 31 as shown on said Plan.

PREMISES being: 821 Forest Lane, Malvern, PA 19355

PARCEL No. 54-2-80

BEING the same premises which Aimee Craven by Deed dated May 31, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6855 Page 1879 granted and conveyed unto Vincent Craven and Aimee Craven, husband and wife, as tenants by the entirety.

PLAINTIFF: U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR4, c/o Ocwen Loan Servicing LLC.

VS

DEFENDANT: **VINCENT CRAVEN a/k/a VINCENT CRAVEN JR. and AIMEE CRAVEN a/k/a AIMEE FISHER CRAVEN**

SALE ADDRESS: 821 Forest Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-40**

DEBT- **\$163,654.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06450 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES A:

ALL THAT CERTAIN lot or tract of ground, situate in the Sixth Ward of the Borough of Phoenixville, Chester County, PA., bounded and described according to a survey made 04/18/1952, by Earl R. Ewing, Registered Surveyors, as follows:

BEGINNING at an iron pin in the southeasterly side of Paradise Street (50 feet wide), a corner of other lands retained by the grantor, said point being 144 feet measured south 32 degrees 54 minutes 30 seconds west from a corner of lands now or late of Martin and Joan Keller (formerly Kalman Martin); thence along said other lands of the grantor south 57 degrees, 6 minutes east, 199.01 feet more or less to an iron pipe in the northwesterly side of a proposed 20 foot wide alley; thence along said northwesterly side of said alley south 32 degrees 54 minutes 30 seconds west 48 feet to an iron pin, a corner of lands now or late of Kenneth and Laura Fitzcharles (formerly of William and Catherine Kabatt); thence along lands of Fitzcharles north 57 degrees 6 minutes west 199.01 feet to an iron pin in the southeasterly side of Paradise Street; thence along said southeasterly side of Paradise Street north 32 degrees 54 minutes 30 seconds east to an iron pin, the place of beginning.

PREMISES B:

ALL THAT CERTAIN piece of ground, situate in the Borough of Phoenixville, County of Chester, Commonwealth of PA., according to a plan entitled "Subdivision Plan" – Paradise Street, prepared by Plum and Associates, Inc., Land Surveyors, Valley Forge, PA., dated 05/25/1989, last revised 11/29/1989, being Lot 5, as of Plan No. 9919, recorded 12/20/1989.

BEGINNING at the intersection of Chester Avenue (40 feet wide) and Paradise Street (40 feet wide), thence extending along the centerline of Paradise Street in a southwesterly direction approximately 198.98 feet to a point; thence leaving the centerline and extending in a southeasterly direction 19.60 feet to a point, also the point of beginning; thence (a) extending along Lot 4, of said subdivision, south 57 degrees, 5 minutes, 50 seconds east 199.01 feet to a point on the westerly side of a 20 feet wide alley; thence (b) extending along said alley, south 32 degrees 54 minutes 30 seconds west 15 feet to an iron pin found; thence (c) extending along same lands of Martin and Elaine Flaherty, north 57 degrees 6 minutes 0 seconds west 199.01 feet to an iron pin found on the easterly side of Paradise Street; thence (d) along said Paradise Street, north 32 degrees 54 minutes 30 seconds east 15 feet to the point of beginning.

CONTAINING 2,986.23 square feet or .069 acres of land more or less.

BEING the same premises which Harry H. Stephens and Irene M. Stephens, husband and wife and Harry H. Stephens, Jr. and Sheila M. Anastacio n/k/s Sheila M. Stephens, by Deed dated 03/14/2006 and recorded 03/29/2006, in the Office of the Recorder of Deeds in and for Chester County, Document No. 10636162, in Record Book 6801, Page 270 conveyed unto Sheila M. Stephens and Harry H. Stephens, Jr, husband and wife and Harry H. Stephens and Irene M. Stephens, husband and wife.

PARCEL No. 15-12-0057.01

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **HARRY H. STEPHENS, JR. and HARRY H. STEPHENS and SHEILA M. STEPHENS**

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE AND 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-41**

DEBT- **\$101,410.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05456 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Caln
TAX Parcel #39-04-0074
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. S/B/M to First Financial Bank
VS

DEFENDANT: **CHARLES C. TOOLEY and LOLA M. TOOLEY**

SALE ADDRESS: 2634 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-42**

DEBT- **\$202,792.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04539 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Spring City
TAX Parcel #14-4-0096.010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)
VS

DEFENDANT: **BETHANY LUNDELL and IAN LUNDELL**

SALE ADDRESS: 235 Yost Avenue, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-43**

DEBT- **\$112,519,88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-04659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of London Grove
TAX Parcel #59-08-0027.010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-NC8, Mortgage Pass-Through Certificates, Series 2004-NC8

VS

DEFENDANT: **RONALD C. PULCHER and SUSAN E. PULCHER**

SALE ADDRESS: 317 Baker Station Road, West Grove, PA 19390

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-44**

DEBT- **\$302,057.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03103 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Tunbridge made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated 7/23/1996 and last revised 10/5/1976 in Plan File No. 733 as follows, to wit:

BEGINNING at a point on the southerly side of Blakely Road (50 feet wide) a corner of Lot No. 90 A (as shown on said Plan); thence extending from said beginning point along Lot No. 90 A and Lots No. 90, 89, and 87 the 2 following courses and distances (1) south 6 degrees 35 minutes 33 seconds east crossing a Transcontinental Gas Pipe Corp. easement 287.38 feet to a point and (2) north 85 degrees 42 minutes 56 seconds east 628.85 feet to a point a corner of Lot No. 86; thence extending along the same south 6 degrees 15 minutes 16 seconds east 231.39 feet to a point in line of lands now or late of Oakland Development Corp. and the line dividing the Township of East Brandywine and Caln; thence extending along the same south 83 degrees 44 minutes 44 seconds west

539.03 feet to a point in the bed of a 20 feet wide permanent utility easement a corner of Lot No. 92; thence extending along the same the 2 following courses and distances (1) north 30 degrees 36 minutes 24 seconds west 277.55 feet to a point and (2) north 6 degrees 35 minutes 33 seconds west recrossing said pipeline easement 287.38 feet to a point on the southerly side of Blakely Road, aforesaid thence extending along the same north 83 degrees 24 minutes 27 seconds east 25 feet to the first mentioned point and place of beginning.

BEING Lot No. 91 as shown on said Plan.

BEING UPI Number 30-06-0082

PARCEL No.: 30-06-0082

BEING known as: 40 Blakely Road, Downingtown, PA 19335

BEING the same property conveyed to Christopher N. Leonardos and Debbie A. Leonardos, husband and wife who acquired title by virtue of a Deed from Richard J. Conger and Elizabeth J. Conger, husband and wife, dated December 15, 2005, recorded December 28, 2005, at Document ID 10609879, and recorded in Book 6723, Page 2334, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CHRISTOPHER N. LEONARDOS and DEBBIE A. LEONARDOS**

SALE ADDRESS: 40 Blakely Road, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-45**

DEBT- **\$229,925.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2012-02143 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of West Nantmeal, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of West Nantmeal, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

PREMISES "A"

ALL THAT CERTAIN tract or parcel of ground together with the dwelling house erected thereon situate in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania and described according to a plan of parcel of land, property of the Estate of Frank L. Shingle, said Plan made by A. R. Comstock, Jr., registered surveyor, dated July 19, 1969, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Barneston Road (T-398) a corner of lands now or late of Leonard F. Bellak, thence extending along the last mentioned lands, the two following courses and distances, (1) leaving the title line in the bed of Barneston Road, south 25 degrees 13 minutes west, crossing the southwesterly side of thereof, the distance of 295.95 feet to an iron pin, and (2) north 72 degrees 39 minutes west, the distance of 147.00 feet to a large rock oak, a corner of lands now or late of Mrs. Frank Mazon; thence extending along the last mentioned lands, north 25 degrees 58 minutes 30 seconds east, recrossing the south westerly side of Barneston Road, the distance of 326.08 feet to a spike on the title line in the bed thereof; thence extending along the title line in the bed of Barneston Road south 60 degrees 46 minutes east, the dis-

tance of 141.61 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.024 acres of land.
PREMISES "B"

ALL THAT CERTAIN tract of parcel of ground situate in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania, described according to the final plan of the daily subdivision, said plan made by Anthony Consentino & Assoc., Ltd., Professional Land Surveyors, dated January 11, 1982, known as Lot No. 1 as follows to wit: beginning at an iron pin found. It being the southwest corner of land of Lea Daily, as described in Deed Book Volume 056, Page 207; thence extending along residue property of Lea A. Bellak, a/k/a, Lea A. Daily, the two following courses and distances viz:

(1) South 28 degrees 23 minutes 40 seconds west, the distance of 100 feet to an iron pipe. (2) north 73 degrees 5 minutes 35 seconds west, the distance of 280.82 feet to an iron pipe. Thence along the land of Lewis Brown and Ralph Shingle respectively north 22 degrees 59 minutes 36 seconds east the distance of 100 feet to an iron pin found. Thence along land of Sara Mazon and other land of Lea A. Daily respectively south 72 degrees 48 minutes 33 seconds east, the distance of 290.14 feet to the place of beginning.

CONTAINING 0.6427 acres.

SUBJECT to coal and mineral rights previously conveyed or reserved and to rights of way, exceptions, reservations, condi-

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOEL R. CHARRON, aka JOEL CHARRON and SYLINDA SMITH, aka ANNIE SMITH**

SALE ADDRESS: 30 Barneston Road, Honey Brook, PA 19344

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-45X**

DEBT- **\$229,925.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2012-02143 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

tions and restrictions as set forth in prior instrument of record, but are not re-imposed hereby.

BEING UPI Number 23-5-108

PARCEL No.: 23-5-108

BEING known as: 30 Barneston Road, Honey Brook, PA 19344

BEING the same property conveyed to Joel R. Charron and Sylinda Smith, as joint tenants with rights of survivorship, and not tenants in common who acquired title by Virtue of a Deed from Joel R. Charron also known as Joel Charron and Sylinda Smith, dated June 9, 2010, recorded June 16, 2010, at Deed Book 7934, Page 2072, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOEL R. CHARRON, aka JOEL CHARRON and SYLINDA SMITH, aka ANNIE SMITH**

SALE ADDRESS: 30 Barneston Road, Honey Brook, PA 19344

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-46**

DEBT- **\$142,511.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-07280 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-2-145
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JEFFREY M. LOPRINZI a/k/a JEFFREY LOPRINZI**

SALE ADDRESS: 532 Coates Street, Coatesville, PA 19320-3319

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-47**

DEBT- **\$240,786.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05115 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land, situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Lattanzio Brothers, made by H2 Engineering, Registered Surveyors, dated September 8, 1977 and revised October 15, 1977 there being Lot 5 of Subdivision Plan, as follows:

BEGINNING at a point set in the title line of Public Road T-333 known as Starr Road leading in an easterly direction PA Route 41 and a westerly direction to Penn Green Road, said point marking the northeasterly corner of this about to be described tract and the northwesterly corner of Lot 4 on said Plan, said point being set south 87 degrees, 11 minutes, 58 seconds west measured along said title line from a point set at the point of intersection of the title line of said Public Road T-3333 with the title line of Public Road LR 15036 known as Newark Road leading in a northerly direction to Baltimore Pike and a southerly direction to Delaware 271.58 feet to the said point of beginning, thence leaving said point of beginning, leaving said title line of Public Road T-333, and by said land of Lot 4 and partly by land of Lot 3, south 2 degrees, 48 minutes, 02 seconds east, 316 feet to a point marking the southeasterly corner of this and

a corner of other lands of Lattanzio Brothers of which this was a part; thence by said other lands the following two courses and distances, to wit: (1) south 87 degrees, 11 minutes, 58 seconds west, 150 feet to a point (2) north 2 degrees, 48 minutes, 02 seconds west, 316.00 feet to a joint marking the northwesterly corner of this and set in the title line of Public Road T-333 aforementioned; thence by said title line north 87 degrees, 11 minutes, 58 seconds east, 150.00 feet to a point being the first mentioned point and place of beginning.

CONTAINING 1.088 acres of land be the same more or less.

BEING UPI Number 60-3-265.3

PARCEL No.: 60-3-265.3

BEING known as: 296 Starr Road, Landenberg, PA 19350

BEING the same property conveyed to Louis L. Diangelis and Rae L. Diangelis, husband and wife who acquired title, as tenants by the entirety, by virtue of a Deed from Jeffery C. Dunn and Dawn D. Dunn, husband and wife, dated July 9, 2003, recorded July 11, 2003, at Document ID 10270110, and recorded in Book 5781, Page 1340, Chester County, Pennsylvania Records.

INFORMATIONAL note: Louis L. Diangelis dated died August 3, 2009. Pursuant to the tenancy language in the above-mentioned Deed, all of his interest passed to Rae L. Diangelis.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **RAE L. DIANGELIS, aka RAE LYNN DIANGELIS**

SALE ADDRESS: 296 Starr Road, Landenberg, PA 19350

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-48**

DEBT- **\$205,341.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10566 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected known as 59 South 13th Avenue, Coatesville, Chester County, Pennsylvania, being further described as:

ALL THAT CERTAIN tract of land, together with the improvements thereon erected situate in the City of Coatesville, County of Chester and State of Pennsylvania, being Lot No. 121 on a Plan of Lots known as Srumpellier, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1 Page 78, designated as No. 59 South 13th Avenue, more particularly bounded and described as follows:

BEGINNING at the intersection of the east curb line of South 13th Avenue with the north curb line of Sterling Street; thence extending along the east curb line of South 13th Avenue, north 4° 57' west, 61.33 feet to a corner of land now or late of F. W. Harris;

thence by the same north 95° 3' east, 181.51 feet to a stake in the western line of land now or late of Franklin Megargee; thence along the same south 44° minutes west, 61.5 feet to the north curb line of Sterling Street; thence by the same south 85° 3' west, 176.5 feet to the place of beginning.

CONTAINING 10,978 square feet of land, be the same more or less.

BEING known as 59 South 13th Avenue, Coatesville, PA 19320

BEING the same premises which Robert Brown, by Deed dated 12/6/2011 and recorded 12/9/2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8310, Page 394, granted and conveyed unto Justin C. Armour.

PARCEL No.: 16-7-130

IMPROVEMENTS: residential property.

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006 BC-4

VS

DEFENDANT: **JUSTIN C. ARMOUR**

SALE ADDRESS: 59 South 13th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-49**

DEBT- **\$335,672.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution 2015-10686 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Vincent Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Weatherstone, dated 3/31/2000, last revised 10/21/02, as follows, to wit:

BEGINNING at a point on the northwesterly side of Windgate Drive, said point being the southeast corner of Lot #147 of said Plan and the southwest corner of this about to be described Lot; thence from said beginning point and along said Lot #147, north 22 degrees 47 minutes 36 seconds west 127.00 feet to a point a corner of Open Space; thence along the same north 67 degrees 12 minutes 24 seconds east 60.00 feet to a point a corner of Lot #145 of said Plan; thence along the same south 22 degrees 47 minutes 36 seconds east 127.00 feet to a point on the northwesterly side of said Windgate Drive; thence along the same south 87 degrees 12 minutes 24 seconds west 60.00 feet to the first mentioned point and place of beginning.

BEING Lot #146 on said Plan.

BEING the same premises which West Vincent Associates, Ltd., a Pennsylvania Limited Partnership by West Vincent Associates, Inc., a Pennsylvania Corporation, General Partner, by Deed dated 09/06/2005 and recorded 09/21/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6626, Page 1602, granted and conveyed unto Jolene A. Borgese.

BEING known as: 132 Windgate Drive, Chester Springs, PA 19425

PARCEL No.: 25-7-486

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOLENE A. BORGESE**

SALE ADDRESS: 132 Windgate Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-50**

DEBT- **\$187,926.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-09958 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-2F-25
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAWN P. MAIORANO**

SALE ADDRESS: 16 Pinckney Drive, Coatesville, PA 19320-5928

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-51**

DEBT- **\$168,677.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08243 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Square Borough, Chester
County, Pennsylvania
BLR# 3-4-137
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Newlands Asset Holding Trust
VS

DEFENDANT: **YVONNE B. MURREY**

SALE ADDRESS: 413 Meredith Street, Kennett Square, PA 19348-3227

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-52**

DEBT- **\$273,536.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11732 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Honey Brook
TAX Parcel #12-01-0024
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)

VS

DEFENDANT: **MELISSA J. O'MALLEY and MATTHEW T. O'MALLEY**

SALE ADDRESS: 4830 Horseshoe Pike, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-53**

DEBT- **\$159,262.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00138 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Fallowfield Township, Chester
County, Pennsylvania
BLR# 47-1Q-4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD TORRELLAS, DECEASED**

SALE ADDRESS: 1401 Robin Road, East Fallowfield Township, PA 19320-4510

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-54**

DEBT- **\$531,351.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in New Garden Township
TAX Parcel #60-06-0534
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank, National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE1, Asset-Backed Certificates Series 2006-HE1

VS

DEFENDANT: **JOHN SKROSS and KRISTINA SKROSS**

SALE ADDRESS: 614 Sandys Parish Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-55**

DEBT- **\$104,016.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-01814 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Warwick
TAX Parcel #19-006-0092.0300
Sold as the property of: Michael Keene a/k/a Michael A.
Keene and Sherry Keene a/k/a Sherry L. Keene
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. s/b/m to Harleysville National Bank and Trust Company
VS

DEFENDANT: **MICHAEL KEENE a/k/a MICHAEL A. KEENE and SHERRY KEENE a/k/a SHERRY L. KEENE**

SALE ADDRESS: 943 Mount Pleasant Road, Pottstown, PA 19465
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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-56**

DEBT- **\$252,996.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03899 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-4-708
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
VS

DEFENDANT: **ROBERT LEWIS**

SALE ADDRESS: 3009 Spice Way, Phoenixville, PA 19460

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-57**

DEBT- **\$84,471.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02613 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-3-1.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **MICHELLE M. FOY**

SALE ADDRESS: 1086 Merchant Street, Coatesville, PA 19320-3344

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-58**

DEBT- **\$244,506.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01555 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-4M-5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association
VS

DEFENDANT: **WENDY SPIELMAN**

SALE ADDRESS: 6 Village Way, Malvern, PA 19355-2129

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-59**

DEBT- **\$421,378.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01231 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering, Inc., dated 4-21-1999 and recorded as Plan No. 15400, revised 3-16-2000, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sanatoga Road a corner of lands now or formerly of Neal and Linda R. Hartranft as shown on said Plan; thence from said point of beginning along the said side of Sanatoga Road north 46 degrees 21 minutes 41 seconds east 90.01 feet to a corner of lands now or formerly of David H. and April Miller; thence along said lands now or formerly of David H. and April Miller south 42 degrees 42 minutes 25 seconds east crossing an A.T. & T. right of way 561.11 feet to a corner of Lot #4; thence along Lot #4 the two following courses and distances: (1) south 45 degrees 56 minutes 21 seconds west recrossing said A.T. & T. right of way 200.20 feet; (2) south 32 degrees 08 minutes 14 seconds west 245.07 feet to a point on the northerly side of Meadow Lane; thence along the said side of Meadow Lane on the arc of a circle curving to the left having a radius of 425 feet the arc

distance of 25 feet to a corner of Lot #3 thence along Lot #3 and #2 the two following courses and distances: (1) north 32 degrees 08 minutes 14 seconds east 248 feet; (2) north 47 degrees 39 minutes 41 seconds west 276.57 feet to a point in aforesaid lands now or formerly of Neal and Linda Hartranft; thence along said lands now or formerly of Neal and Linda Hartranft the three following courses and distances: (1) north 45 degrees 56 minutes 21 seconds east 158.11 feet; (2) north 42 degrees 42 minutes 25 seconds west 241.21 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.74 feet to the first mentioned point and place of beginning.

BEING the same premises which Thomas W. Dixon and Brandon W. Dixon, by Deed dated 12/28/2007 and recorded 01/14/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11155, Page 9487, granted and conveyed unto Jeffrey E. Klossin and Wanda L. Klossin.

BEING known as: 32 Meadow Lane, Pottstown, PA 19465
PARCEL No.: 18-4-135

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY E. KLOSSIN and WANDA L. KLOSSIN**

SALE ADDRESS: 32 Meadow Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-60**

DEBT- **\$41,182.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07369 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built plan for The Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No.: 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said Plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along Limited Common Area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said Plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

CHESTER County Tax Parcel No.: 54-3B-205

BEING the same premises which Charles L. Reed by Deed dated October 31, 2000 and recorded November 14, 2000 in the Recorder of Deeds Office in and for Chester County, Pennsylvania Deed Book 4851, Page 743, conveyed unto Judith E. Kiesel, in fee.

PLAINTIFF: Partners for Payment Relief DE III, LLC

VS

DEFENDANT: **JUDITH E. KIESEL, UNITED STATES OF AMERICA AND DEPARTMENT OF JUSTICE**

SALE ADDRESS: 113 Putney Lane, Malvern, Willistown Township, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-61**

DEBT- **\$462,093.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-07493 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-4-446
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank, USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-2 Trust, Home Equity Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **RONALD C. HUX and REBECCA N. HUX**

SALE ADDRESS: 104 Hoylake Court Unit 923, a/k/a 106 Hoylake Court, Avondale, PA 19311-9638

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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-62**

DEBT- **\$231,642.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01776 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of real property, hereditaments and appurtenances, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, according to the Subdivision Plan prepared by Brandywine Valley Engineers, Inc., 2423 Third Avenue, Boothwyn, Pennsylvania, identified as Project No. 1383-00, Drawing No. 79-1383-00, dated 03/23/1988, as is recorded in the Recorder of Deeds Office of Chester County after final approval by East Nottingham Township and more particularly described as follows:

BEGINNING at a point which is the northeast corner of the herein conveyed lot, which is the same point at which the right of way lines of L.R. 15010 and Township Road T-315 intersect and thence proceeding along the eastern boundary of this Lot No. 1, south 6 degrees 25 minutes 41 seconds west for a distance of 146.35 feet to the southeast corner of this herein described lot also adjoining other lands of C. Edward Lawrie and about to be conveyed to T. Jean Lawrie; thence proceeding along the southern boundary of this Lot No. 1, south 83 degrees 34 minutes 19 seconds west for a dis-

tance of 272.87 feet to the southwest corner of this herein described Lot No. 1; thence proceeding along the western boundary of this Lot No. 1, north 11 degrees 36 minutes 53 seconds east for a distance of 220.39 feet to the northwest corner of this Lot No. 1 also lying at the edge of the right of way of Township Road T-315 being 25 feet from the center line of Township Road T-315; thence proceeding along the northern boundary of this Lot No. 1, south 79 degrees 15 minutes 48 seconds east for a distance of 214.14 feet to the point of beginning.

TAX ID / Parcel No. 69-06-0067.020 and UPI No. 69-6-67.2

BEING the same premises which Anthony J. Slezak and Patricia A. Slezak, husband and wife, by Deed dated 8/31/11 and recorded 9/20/11 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8249 Page 2161 and Instrument #11124040 granted and conveyed unto Jeffrey A. Boyle, a single individual, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JEFFREY A. BOYLE**

SALE ADDRESS: 538 5th Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-63**

DEBT- **\$379,117.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06830 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, described according to a Overall Subdivision for Oakcrest made by Vollmer Associates, LLP, dated 7-30-2004 last revised 12-16-2004 and recorded as Plan File No. 17294, bounded and described as follows to wit:

BEGINNING at a point on the southwesterly side of Proctor Lane, a corner of Lot 60 on said Plan, thence extending along said Lot, south 37 degrees 15 minutes 54 seconds west 125.00 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1) north 60 degrees 52 minutes 17 seconds west 62.42 feet to a point, and (2) north 21 degrees 44 minutes 55 seconds east 125.00 feet to a point on the southerly side of Proctor Lane, thence extending along same on the arc of a circle curving to the right having a radius of 345.00 feet, the arc distance of 93.43 feet to the first mentioned point and place of beginning.

CONTAINING 10,037 square feet more or less

BEING Lot 59 on said Plan.

BEING UPI #38-2-144.1 (part of)

BEING the same premises which DHLP-Oakcrest, LP, a Pennsylvania Limited Partnership, by Deed dated September 14, 2006 and recorded in the Chester County Recorder of Deeds Office on September 21, 2006 in Deed Book 6961, Page 361, granted and conveyed unto Sandra Boateng.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-9

VS

DEFENDANT: **SANDRA BOATENG**

SALE ADDRESS: 603 Proctor Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF