

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 16, 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 16th day of February, 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, FEBRUARY 16TH, 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, MARCH 20TH, 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

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Sheriff's Sale of Real Estate

SALE NO: **17-2-64**

DEBT- **\$1,045,995.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2011-05244 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, February 16, 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, March 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 Bradford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land, situate in East Bradford Township, County of Chester in the Commonwealth of Pennsylvania, with the message and improvements thereon erected, bounded and described according to a survey made by N. M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 12, 1984, as follows:

BEGINNING at a point set in the title line near the intersection of Birmingham Road (LR 15087) and Pennsylvania Route 52 & 100, said point marking a corner of lands of this about to be described tract and a corner of Weaver's Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances:

1. NORTH 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence
2. NORTH 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence
3. NORTH 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;
THENCE by remaining lands of Limberger the following 3

courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence
5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence
6. CROSSING over a right of way of Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weaver's Lebanon Bologna Company;
THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.
CONTAINING 3.468 acres.
BEING UPI Number 51-7-113
PARCEL No.: 51-7-113
BEING known as: 595 Birmingham Road, Westchester, PA 19382

BEING the same property conveyed to Robert A. Powers and Anne K. Powers, husband and wife who acquired title by virtue of a Deed from Robert F. Morris and Glenn Kinckner, dated November 14, 2005, recorded November 22, 2005, at Instrument Number 10598870, and recorded in Book 6690, Page 707, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for DBALT 2006-AF1
VS

DEFENDANT: **ANNE K. POWERS**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

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: **17-2-65**

DEBT- **\$1,369,725.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01767 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, February 16, 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, March 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 tract of land situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of The Greens at Waynesborough, made by Eastern States Engineering, Inc. dated January 17, 1994 and last revised May 20, 1994 and recorded in the Office of the Recorder of Deeds in Chester County as Plan # 12517, as follows, to wit:

BEGINNING at a point on the northeasterly side of St. Andrews Drive (50 feet wide) a corner of Lot 148 on said Plan; thence extending along the northeasterly side of St. Andrews Drive north 66 degrees 07 minutes 48 seconds west 32.05 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 73.58 feet to a point; thence extending along Open Space 6 on said Plan, north 23 degrees 52 minutes 12 seconds east 147.85 feet to a point; thence still along the same south 69 degrees 05 minutes 53 seconds east 105.14 feet to a point; thence extending along Lot 148 aforementioned south 23 degrees 52 minutes 12 seconds west 145.00 feet to

the point and place of beginning.

BEING Lot # 149 on said Plan

BEING the same premises in which Greens at Waynesborough, L.P., by Deed dated August 20, 1998 and recorded September 4, 1998 in the County of Chester in Deed Book 4413 Page 1897, granted and conveyed unto H. Craig Rappaport and Mindy Simpson-Rappaport, in fee

BEING Parcel No. 55-4E-79

PREMISES being: 2050 Saint Andrews Drive, Berwyn, PA 19312

BEING the same premises which Greens at Waynesborough L.P. by Deed dated August 20, 1998 and recorded September 4, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4413 Page 1897, granted and conveyed unto H. Craig Rappaport a married person and Mindy Simpson Rappaport, a married person H/W as tenants by the entirety.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loan, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS8 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **H. CRAIG RAPPAPORT and MINDY SIMPSON-RAPPAPORT**

SALE ADDRESS: 2050 Saint Andrews Drive, Berwyn, PA 19312

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: **17-2-66**

DEBT- **\$61,898.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05745 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

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ALL THAT CERTAIN lot or piece of ground, situate on the western side of South Sixth Avenue, upon which is erected the north house of a block of two brick dwelling houses, designated as No. 116 South Sixth Avenue, situted in the Second Ward of the City of Coatesville, County of Chester, and State of Pennsylvania, more particularly described as follows:
TAX I.D. #: 16-6-1014

PLAINTIFF: Ditech Financial LLC FKA Green Tree Servicing LLC
VS

DEFENDANT: **KARL BROOMALLL and UNITED STATES OF AMERICA**

SALE ADDRESS: 116 South 6th Avenue, Coatesville, Pennsylvania 19320

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: **17-2-67**

DEBT- **\$1,604,160.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08544 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, February 16, 2017

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in Willistown Township, Chester County, Pennsylvania, bounded and described according to a Plan for Richard C. Barr, made by Conroy-Wright, Registered Engineers and Surveyors, Paoli, Pennsylvania, dated 9/1949, as follows, to wit:

BEGINNING at a spike in the center line of Sugartown Road said spike being a corner of land now or late of Jane Gordon Fletcher and being 1012.58 feet northwestwardly from the intersection of the Sugartown Road and Spring Road; thence along the center line of said Sugartown Road north 22 degrees 5 minutes 30 seconds west, 237.87 feet to an iron pin a corner of land now or late of the grantor, Richard C. Barr of which this was a part; thence along said lands of Richard C. Barr, north 71 degrees 21 minutes east, 548.89 feet to an iron pin in line of lands now or late of Jane Gordon Fletcher; thence along the lands of the said Jane Gordon Fletcher,

the following 2 courses and distances: (1) south 22 degrees 48 minutes east, 238.06 feet to an iron pin (2) south 71 degrees 21 minutes west, 551.84 feet to an iron pin spike in the center line of said Sugartown Road and the place of beginning.

CONTAINING 3.000 acres of land, be the same more or less.

BEING Tax UPI #54-6-4

BEING the same premises which Ronald W. Lockhart, Jr., by Deed dated July 28, 2002 and recorded August 07, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5350, Page 1051, granted and conveyed unto Ronald W. Lockhart, Sr. and Sandra M. Lockhart, husband and wife.

BEING known as: 687 Sugartown Road, Malvern, PA 19355-3305

PARCEL No.: 54-6-4

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RONALD W. LOCKHART, SR. and SANDRA S. LOCKHART a/k/a SANDRA M. LOCKHART**

SALE ADDRESS: 687 Sugartown Road, Malvern, PA 19355-3305

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: **17-2-68**

DEBT- **\$110,262.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00427 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

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PROPERTY situate in Tredyffrin Township
TAX Parcel #43-05-0245
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **CHRISTOPHER TAYLOR SHARPE REVOCABLE LIVING TRUST DATED NOVEMBER 2, 2011**

SALE ADDRESS: 1126 Bartlett Road, Wayne, PA 19087

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-69**

DEBT- **\$223,134.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07193 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

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PROPERTY situate in Willistown Township
TAX Parcel #15-01L-0026
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **ANNETTE WEINSTEIN SCOTT** as ADMINISTRATRIX of the ESTATE of **JOHN P. SCOTT a/k/a JOHN PAUL SCOTT** deceased

SALE ADDRESS: 18 Sunset Drive, Paoli, PA 19301

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-70**

DEBT- **\$78,908.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03344 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

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PROPERTY situate in Township of Franklin
TAX Parcel #72-04L-0001
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Co.

VS

DEFENDANT: **CRAIG L. JACOBS**

SALE ADDRESS: 206 Fox Run Lane, Lincoln University, PA 19352

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: **17-2-71**

DEBT- **\$739,151.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07483 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

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

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Pennsylvania, being Lot 1 as shown on the plan of Valley View Estate and being more particularly described in accordance with a survey by Van Demark and Lynch, Inc., Civil Engineers and Surveyors, dated November 27, 1973, as follows, to wit:

BEGINNING at a point on the northerly side of Hill Lane, at 30 feet wide, said point being located the following 2 courses and distances from the intersection of the northerly side of Hill Lane and the centerline of School House Road, (1) south 62 degrees 22 minutes west 333.60 feet to a concrete monument; (2) south 59 degrees 50 minutes 40 seconds west 270.59 feet to the common corner for Lots 1 and 2; thence from the point of beginning south 59 degrees 50 minutes 40 seconds west 250.75 feet along the northerly side of Hill Lane to lands now or formerly of Harry R. Solway; thence along said lands now or formerly of Harry R. Solway north 33 degrees 57 minutes 00 seconds west 749.26 feet to lands now or formerly of Dwight O. Woollens, thence along said lands north 64 degrees 24 minutes 30 seconds east 252.88 feet to a corner of Lot 2; thence along Lot 2 south 33 degrees 57 minutes 00 seconds east

729.09 feet to the point and place of beginning.

LOTS 1 and 2 are subject to the restrictions there shall be no further re-subdivision on private right of way known as Hill Lane.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway, passageway and water course at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof, as is more particularly set out in a certain deed from Frederic A. Lang and wife to David R. Wright and wife, dated June 14, 1966 and recorded in Chester County in Deed Book A, Volume 37, Page 567.

BEING UPI Number 72-002-0019-0200

PARCEL No.: 72-002-0019-0200

BEING known as: 118 Pheasant Hill Lane, Landenberg, PA 19350

BEING the same property conveyed to Joseph Flinn and Linda Flinn, husband and wife who acquired title by virtue of a Deed from Unlimited Holding, LLC, a Pennsylvania Limited Liability Company, dated August 18, 2005, recorded September 7, 2005, at Deed Book 6610, Page 791, Chester County, Pennsylvania Records.

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7
VS

DEFENDANT: **JOSEPH FLINN and LINDA FLINN**

SALE ADDRESS: 118 Pheasant Hill Lane, 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: **17-2-72**

DEBT- **\$168.742.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02318 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, February 16, 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, March 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, Chester County, Pennsylvania, bounded and described according to a Plan of "Valley Crossing", made by Medveczky Associates, Ltd., Land Planners and Engineers, dated 9/23/1988, revised 7/20/1993 and recorded in Chester County as Plan No. 12542, as follows, to wit:
TAX X.I.D. #: 38-4-21

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-2

VS

DEFENDANT: **DAVID M. FRY**

SALE ADDRESS: 347 Jenville Court, Coatesville, Pennsylvania 19320

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: **17-2-73**

DEBT- **\$166,680.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-05876 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, February 16, 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, March 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 frame dwelling thereon erected, designated as No. 1125 Oak Street, situate in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:
TAX I.D. #: 16-07-0308

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS

DEFENDANT: **KAREN S. PORTER, CO-ADMINISTRATRIX OF THE ESTATE OF KENNETH S. CLAY, SR., KATHY S. HERTZ, CO-ADMINISTRATRIX OF THE ESTATE OF KENNETH S. CLAY, SR.**

SALE ADDRESS: 1126 Oak Street, Coatesville, Pennsylvania 19320

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: **17-2-74**

DEBT- **\$395,011.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08636 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, February 16, 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, March 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 the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Pleasant Grove made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA, dated 10/2/1978 and last revised 4/3/1981 and recorded in Plan File #2271, as follows, to wit:

TAX I.D. #: 67-4L-11

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1

VS

DEFENDANT: **PETER E. ALESZCZYK and MARY KATHLEEN SPLAIN**

SALE ADDRESS: 113 Piedmont Road, West Chester, Pennsylvania 19382

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: **17-2-75**

DEBT- **\$236,546.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02185 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, February 16, 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, March 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 Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4-6.7
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **PHILIP C. CONGLETON**

SALE ADDRESS: 223 Octorara Road, Parkesburg, PA 19365-9166

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: **17-2-76**

DEBT- **\$391,967.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06175 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, February 16, 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, March 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 Upper Oxford
TAX Parcel #: 57-8-12
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 2007-HE2, Asset Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **VINCENT J. TALIERCIO, JR.**

SALE ADDRESS: 100 Webb Road, Lincoln University, PA 19352

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: **17-2-77**

DEBT- **\$555,772.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00913 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, February 16, 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, March 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 Township of Kennett, Chester
County, Pennsylvania
BLR# 62-4-745
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID J. CRANSTON**

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

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-78**

DEBT- **\$805,008.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09659 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, February 16, 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, March 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 Charlestown Township, Chester
County, Pennsylvania
BLR# 35-7-51
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **FRANCIS SCOTT FOLCARELLI and LISA J. FOLCARELLI**

SALE ADDRESS: 42 Lady Kirby Lane, Malvern, PA 19355-1001

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: **17-2-79**

DEBT- **\$132,139.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-08061 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, February 16, 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, March 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 situate in the Borough of South Coatesville, County of Chester, State of Pennsylvania, surveyed by Edgar Laub, bounded and described as follows:

BEGINNING at a spike in Lower Gap Road (leading from Modena to South Coatesville) said spike being the northeast corner of lands of Gilbert Parker; thence by said road south 72 degrees 7 minutes 40 seconds east 100 feet to a spike and corner of lands Edward Bacon; thence by said E. Bacon and passing over an iron pin on the south side of said road south 5 degrees 24 minutes 10 seconds east 353.8 feet to an iron pin; thence by Marionette Mills, Inc., south 87 degrees 43 minutes 10 seconds west 91.05 feet to an iron pin and corner of lands of Gilbert Parker; thence by said G. Parker, north 5 degrees 32 minutes 30 seconds west (passing over an iron pin on the south side of said road) 388.35 feet to the point of beginning.

CONTAINING 0.778 acres, more or less

BEING UPI No. 9-11-2.2

ALSO known as 113 Lower Gap Road, Modena, PA 19358

BEING the same premises which Theodore Tibbs and Harriet H. Tibbs by Deed dated October 6, 2003 and recorded October 8, 2003 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5928 Page 839, conveyed and granted unto Tonette J. Porreca, single woman.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for Asset Backed Funding Corporation, Asset-Backed Certificates, Series 2004-AHL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **TONETTE J. PORRECA a/k/a TONETTE PORRECA**

SALE ADDRESS: 113 Lower Gap Road, Modena, PA 19358

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: **17-2-80**

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04554 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, February 16, 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, March 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 ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C.A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southerly corner of Lot No. 9, which point is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road; (1) south 98 degrees 59 minutes 20 seconds east 213.26 foot to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 foot to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No. 9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point;

thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes west 234.87 feet to the first mentioned point and place of beginning.

CONTAINING 1.041 acres of land, be the same more or less.

TAX I.D.: 73-2-25.10

BEING the same premises which Marie P. Broadwater, widow by Deed dated 11/1/2007 and recorded 11/26/2007 in Chester County in Book 7312 Page 597 conveyed unto Ralph R. Broadwater and Catherine Broadwater, his wife, as tenants by the entireties, in fee.

IMPROVEMENTS: single family dwelling

PLAINTIFF: Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company

VS

DEFENDANT: **RALPH R. BROADWATER, aka RALPH R. BROADWATER, JR. and CATHERINE BROADWATER, aka CATHERINE J. BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-81**

DEBT- **\$251,757.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-10013 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, February 16, 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, March 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 Atglen Borough, Chester County,
Pennsylvania
BLR# 7-6-1.21
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: **JAMES J. GRAMLICH**

SALE ADDRESS: 602 Cattail Road, Atglen, PA 19310-9739

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: **17-2-82**

DEBT- **\$72,829.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07387 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, February 16, 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, March 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# 16-2-248.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PennyMac Loan Services, LLC

VS

DEFENDANT: **JOHN E. LANDIS, JR.**

SALE ADDRESS: 909 Boundary Court, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-83**

DEBT- **\$42,575.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07450 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, February 16, 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, March 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 Uwchlan Township, Chester
County, Pennsylvania
BLR# 33-4K-136
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **MARY JANE HOLLAND and JOHN W. HOLLAND**

SALE ADDRESS: 421 Windsong Lane, Exton, PA 19341-3045

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: **17-2-84**

DEBT- **\$312,097.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07627 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, February 16, 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, March 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 Borough of West Chester,
Chester County, Pennsylvania.
BLR# 1-5-167
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **MARIA S. CHAPIS and ANDREW CHAPIS**

SALE ADDRESS: 124 East Biddle Street, West Chester, PA 19380-2618

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: **17-2-85**

DEBT- **\$69,679.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05120 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, February 16, 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, March 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 Borough of
Modena, Chester County, Pennsylvania
TAX Parcel No.: 10-03-53

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **PAUL KADINGO** also known as **PAUL S. KADINGO**

SALE ADDRESS: 25 Woodland Ave (Borough of Modena), Coatesville, PA 19320

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: **17-2-86**

DEBT- **\$366,524.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04514 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, February 16, 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, March 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 Downingtown Borough, Chester
County, Pennsylvania
BLR# 11-6-78
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for The Certificateholders of The Mastr Asset Backed Securities Trust 2007-New, Mortgage Pass-Through Certificates, Series 2007-New
VS

DEFENDANT: **ROBERT MCMICHAEL**

SALE ADDRESS: 431 Highland Avenue, Downingtown, PA 19335-2408

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: **17-2-87**

DEBT- **\$305,302.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-05428 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, February 16, 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, March 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 East Caln
TAX Parcel #40-4-285
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Rocktop Partners I, LLP

VS

DEFENDANT: **BERYL C. AUGUSTINE a/k/a A. BERYL CHITHRA and AUGUSTINE S. SANDHIRAKASAN**

SALE ADDRESS: 409 Crestwood Lane, Downingtown, PA 19335

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-88**

DEBT- **\$146,491.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08595 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, February 16, 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, March 20 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in North Coventry Township
TAX Parcel #17-3G-89
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **JULIO E. ROSADO and TAMMY L. ROSADO**

SALE ADDRESS: 922 South Hanover Street, 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: **17-2-89**

DEBT- **\$258,884.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11524 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, February 16, 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, March 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 Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-59
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOANNE D. KRATZ**

SALE ADDRESS: 85 Hilltop Drive, Downingtown, PA 19335-1407

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: **17-2-90**

DEBT- **\$346,404.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05879 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, February 16, 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, March 20 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick messuage, or tenement and tract of land situate in Parkerford, East Vincent Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron peg in the public road leading from Reading to Philadelphia; thence along the middle of the same by land Henry Johnson north 33 3/4 degrees west 12 perches to iron peg; thence by land formerly of Isaac Kolb, now Elizabeth Murray, north 54 1/2 degrees east 9.7 perches to the middle of the canal; thence down the same south 35 degrees east 12 perches to a stake; thence by land formerly of Isaac Kolb, now Henry Fink, south 54 1/2 degrees west 10 perches to the place of beginning.

CONTAINING 118 perches more or less.

TITLE to said premises vested in Carl Moser by Deed from Fannie Mae, a/k/a Federal National Mortgage Association by, its Attorney in Fact Phelan Hallinan & Schmieg, LLP dated February, 23 2011 and recorded March 28, 2011 in the Chester County Recorder of Deeds in Book 8149, Page 1322.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CATHERINE A. MOSER a/k/a CATHERINE A. MURRAY, KNOWN HEIR OF CARL MOSER, DECEASED MORTGAGOR AND REAL OWNER, TONIANNE MOSER, KNOWN HEIR OF CARL MOSER, DECEASED MORTGAGOR AND REAL OWNER, MELISSA A. MOSER, KNOWN HEIR OF CARL MOSER, DECEASED MORTGAGOR AND REAL OWNER, CHRISTIAN MOSER, KNOWN HEIR OF CARL MOSER, DECEASED MORTGAGOR AND REAL OWNER, CODY MOSER, KNOWN HEIR OF CARL MOSER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL MOSER, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 1825 Old Schuylkill Road, Spring City, PA 19475

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: **17-2-91**

DEBT- **\$181,892.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06741 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, February 16, 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, March 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 with the buildings and improvements thereon erected, situate in the City of Coatesville, Country of Chester and State of Pennsylvania, being shown as Lot #47 on a plan of property for Miller Hill Corp., by Chester Valley Engineers, Inc., Consulting Engineers, dated June 15, 1959 and last revised April 27, 1973 as follows, to wit:

BEGINNING at a point on the north side of Dulles Avenue, said point being a corner of Lot # 48; thence along said Avenue on the arc of a circle curving to the right with the radius of 785.82 feet the arc distance of 92.72 feet to a point, a corner of Lot #46; thence along Lot #46; north 08 degrees 31 minutes 08 seconds east 132.38 feet to a point; thence south 82 degrees 15 minutes 20 seconds east 77.35 feet to a point a corner of Lot #48; thence along Lot #48 south 01 degree 45 minutes 30 seconds west 128.86 feet to a point and place of beginning.

BEING Lot No. 47 on said Plan; a/k/a Lot #47 Dulles Avenue

TITLE to said premises vested in Louis Brown & Cora Brown by Deed from The Administrator of Veterans Affairs, an officer of the United States dated May 18, 1993 and recorded October 14, 1993 in the Chester County Recorder of Deeds in Book 3639, Page 1303.

PLAINTIFF: The Bank of New York Mellon as indenture Trustee for Nationstar Home Equity Loan Trust 2009-A

VS

DEFENDANT: **CORA BROWN REAL OWNER and ORIGINAL MORTGAGOR**

SALE ADDRESS: 303 Dulles Drive, Coatesville, PA 19320

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: **17-2-92**

DEBT- **\$81,300.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06812 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, February 16, 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, March 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# 15-13-0710
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SUSAN MASTRANGELO**

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

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-93**

DEBT- **\$141,727.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-09822 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, February 16, 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, March 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 known as No. 15 East Morgan Street, in the Second Ward of the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, No. 6615, dated 6 August 1947, as follows, to wit:

BEGINNING at an iron pipe in the north side of East Morgan Street, (33 feet wide), 228.31 feet westerly from the westerly side of Dean Street, (33 feet wide) a corner of lands now or late of Julis Ardes, Jr., being No. 14 East Morgan Street; thence along these lands north 9° 30' west 30.00 feet to an iron pipe; thence along lands now or late of Anna Bartos, north 90°30' east 19.23 feet to an iron pipe, a corner of lands now or late of Julius Ardes, Jr., being No. 16 East Morgan Street; thence along these lands through the partition wall dividing the twin dwellings No. 15 and No. 16 East Morgan Street, south 9° 30' east to an iron pipe in the north side of East Morgan Street; thence along the street, south 30°30' west, 19.23 feet to the place of beginning.

CONTAINING 1,538.40 square feet of land, be the same more or less.

TITLE to said premises vested in Florence Marie Gest by Deed from Jack Paul Gest and Florence Marie Gest dated February, 1 1980 and recorded February 6, 1980 in the Chester County Recorder of Deeds in Book 56, Page 446.

PLAINTIFF: V Mortgage REO 3, LLC

VS

DEFENDANT: **JOHN P. GEST, EXECUTOR FOR THE ESTATE OF FLORENCE MARIE GEST**

SALE ADDRESS: 15 East Morgan Street, Phoenixville, PA 19460

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: **17-2-94**

DEBT- **\$245,390.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution NO. 2015-04921 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, February 16, 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, March 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 East Fallowfield
TAX Parcel #47-02-0020.550
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **AMANDA L. BAKER and ANTHONY W. GROTHAUS**

SALE ADDRESS: 214 John Stevens Drive, Coatesville, PA 19320

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-95**

DEBT- **\$195,190.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06970 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, February 16, 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, March 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 East Fallowfield
TAX Parcel #47-3-24 & 47-3-16
IMPROVEMENTS: a residential dwelling
SOLD AS PROPERTY OF: Ira Morris Ferguson, jr. as
Executor of the Estate of Morrislene R. Ferguson, Deceased and
Naomi Sarah Rayner as Executrix of the Estate of Morrislene R.
Ferguson, Deceased

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **IRA MORRIS FERGUSON JR. AS EXECUTOR OF THE ESTATE OF MORRISLENE R. FERGUSON DECEASED and NAOMI SARAH RAYNER AS EXECUTRIX OF THE ESTATE OF MORRISLENE R. FERGUSON DECEASED**

SALE ADDRESS: 20 and 45 Timacula Road f/k/a Box 196 Timacula 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: **17-2-96**

DEBT- **\$453,671.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05797 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, February 16, 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, March 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 #59-10-3.38
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **CHIOMA A. ALEXANDER and PAUL NJOKU**

SALE ADDRESS: 19 Radence Lane, 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: **17-2-97**

DEBT- **\$584,644.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10456 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, February 16, 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, March 20 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN tracts of ground, with the buildings and improvements erected on the first described thereof, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described according to a plan of Earl R. Ewing, Inc. No. W-4988, prepared for Norman G. Kolb July 3, 1975 and drawn from a Deed, not a field survey.

TAX I.D. #: 21-05-0100.010 and 21-5-93

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Successor-in-Interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR2, Mortgage Pass-Through Certificates, Series 2005-AR2

VS

DEFENDANT: **JON D. KOLB, and JENNIFER M. KOLB, and ESTHER N. KOLB, and NORMAN JONATHAN KOLB, and UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 61 Seven Stars Road, Spring City, Pennsylvania 19475

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: **17-2-98**

DEBT- **\$379,998.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05127 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, February 16, 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, March 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 Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4-211
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Csmc Mortgage-Backed Pass-Through Certificates, Series 2006-4

VS

DEFENDANT: **ROSALINE WOOLFOLK and OLIVER W. WOOLFOLK**

SALE ADDRESS: 40 Wick Drive, Parkesburg, PA 19365-9108

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: **17-2-99**

DEBT- **\$539,713.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06054 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, February 16, 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, March 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, situate in the Township of East Nottingham, County Chester and State of Pennsylvania, described according to a Plan of "Heather Fields", made by N. M. Lake Associates, Inc., dated 11/1/1995, last revised 6/7/1996, recorded at West Chester in the Office of the Recorder of Deeds on 6/14/1996, in Plan File # 13429, as follows:
TAX I.D. #: 69-04-0051

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **JESSICA STEERE and GARY STEERE**

SALE ADDRESS: 100 Bryans Way, Lincoln University, Pennsylvania 19352

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: **17-2-100**

DEBT- **\$158,160.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11593 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, February 16, 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, March 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 East Fallowfield Township, Chester County, Pennsylvania, and described according to a final plan of Strasburg Hills, drawn by Register Associates, Inc., dated 7/12/89, and last revised 4/6/93, said plan recorded in Chester County as Plan No. 11841, as follows, to wit:

BEGINNING at a point on the northwesterly side of Knoll Road (50 feet wide) said point being a corner of Lot No. 43 on said Plan; thence extending from said point of beginning along the northwesterly side of Knoll Road south 32 degrees 01 minute 48 seconds west 207.00 feet to a point, a corner of Lot No. 45 on said Plan; thence extending along same and through the bed of a 20 feet wide water main easement, and also extending partly along land marked "Open Space" and also extending into a water pump easement, north 57 degrees 58 minutes 12 seconds west 317.00 feet to a point, a corner of lands marked "Open Space", said point also being the bed of said water pump easement; thence extending along said lands and crossing the northwesterly side of said water pump easements, north

32 degrees 01 minute 48 seconds west 207.00 feet to a point, a corner of Lot No. 43 on said Plan; thence on said Plan; thence extending along Lot No. 43, south 57 degrees 58 minutes 12 seconds east and crossing a 20 feet wide sanitary sewer easement 317.00 feet to the first mentioned point and place of beginning.

CONTAINING 65,619 square feet of land, more or less.
BEING Lot No. 44 as shown on the above mentioned

Plan.

BEING Parcel No. 47-4-28.21.

BEING the same premises which Trilogy Development Co, Inc. by Deed dated March 4, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11155, Page 9487, granted and conveyed unto Frank C Haas and Susan Seachrist-Haas, as tenants by the entireties.

BEING known as: 42 Knoll Road, Coatesville, PA 19320

PARCEL No.: 47-4-28.21

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc., Successor by Merger to ABN Amro Mortgage Group, Inc
VS

DEFENDANT: **FRANK C. HAAS and SUSAN SEACHRIST-HAAS**

SALE ADDRESS: 42 Knoll Road, Coatesville, PA 19320

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: **17-2-101**

DEBT- **\$441,268.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10531 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, February 16, 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, March 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# 3-2-89
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **ISIDORO GONZALEZ and VICTORIA MCELWAINE**

SALE ADDRESS: 631 Linden Circle, Kennett Square, PA 19348

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: **17-2-102**

DEBT- **\$52,669.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07394 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, February 16, 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, March 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 Lower Oxford Township, Chester
County, Pennsylvania
BLR# 56-8-38.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank NA f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank, FSB
VS

DEFENDANT: **JANET E. MONTGOMERY**

SALE ADDRESS: 197 Scroggy Road, Lower Oxford Township, PA 19363

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-103**

DEBT- **\$244,072.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08928 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, February 16, 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, March 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 Goshen Township, Chester
County, Pennsylvania
BLR# 53-6A-56.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc. Successor by Merger with Citifinancial Mortgage Company, Inc.
VS

DEFENDANT: **RICHARD L. JACKSON and DIANE K. JACKSON**

SALE ADDRESS: 1333 East Strasburg Road, West Chester, PA 19380-6254

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: **17-2-104**

DEBT- **\$136,386.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06042 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, February 16, 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, March 20 2017. Distribution will be made in accordance with the Schedule unless exceptions are added thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Sadsbury
Township, Chester County, Pennsylvania
TAX Parcel No.: 37-4-63

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY- INTERNAL REVENUE SERVICE and KEITH WALKER a/k/a KEITH A. WALKER a/k/a KEITH A. WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road, Coatesville, PA 19320 a/k/a 48 Stone Pipe Hill Road, Sadsbury Township, PA 19367

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

Ten percent (10%) of the purchase money must be paid at the time 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: **17-2-105**

DEBT- **\$406,760.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01366 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, February 16, 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, March 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 Vincent Township, Chester
County, Pennsylvania
BLR# 21-4-160
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-11

VS

DEFENDANT: **CINDIE W. GUNTHER**

SALE ADDRESS: 215 Sheeder Road, Phoenixville, PA 19460-1507

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: **17-2-106**

DEBT- **\$200,745.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07015 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, February 16, 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, March 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 Township of
West Caln, Chester County, Pennsylvania
TAX Parcel No.: 28-5-162

PLAINTIFF: U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage
Loan Asset-Backed Certificates, Series 2006-6

VS

DEFENDANT: **CATHERINE E. WILSON**

SALE ADDRESS: 874 West Kings Highway, Coatesville, PA 19320

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: **17-2-107**

DEBT- **\$319,680.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12928 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, February 16, 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, March 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 London Grove Township,
Chester County, Pennsylvania
BLR# 59-8-674
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHELLE BOYD**

SALE ADDRESS: 853 Easkey Lane, Avondale, PA 19311-9331

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: **17-2-108**

DEBT- **\$264,266.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03419 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, February 16, 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, March 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 tract of land situate on the northerly side of Heckel Avenue, between the Borough of Spring City and Schuylkill Road, in East Vincent Township, Chester County, Penna., bounded and described according to a survey made September 30, 1946 by Earl R. Ewing, Registered Surveyor as follows to wit:

BEGINNING at a spike in the center line of the aforesaid Heckel Avenue, a corner of land recently or about to be conveyed by the above named Grantors to Thomas W. O'Connor et ux.; thence along the center line of said Heckel Avenue, south 75 degrees 32 minutes west, 150.00 feet to a spike in the center line of said Heckel Avenue a corner of remaining lands of the above named Grantors; thence by said latter lands, passing through an iron pipe at the side of Heckel Avenue, north 14 degrees 28 minutes west 215.60 feet to a point; thence continuing along remaining lands to the above named

Grantors, north 75 degrees 32 minutes east 150.00 feet to a point, a corner of the aforesaid lands recently or about to be conveyed to Thomas W. O'Connor, et ux.; thence along said latter lands south 14 degrees 28 minutes east (passing through an iron pipe at the side of the afore-said Heckel Avenue) 216.50 feet to the first mentioned spike in the center of Heckel Avenue aforesaid, the first mentioned point and place of beginning.

BEING Parcel #21-5-29

BEING the same premises which Sarah T. Gruber and Continental Bank, Executors of the Last Will and Testament of Robert C. Gruber, deceased, by Deed dated 4/25/77 and recorded 4/28/77 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 50, Page 429, granted and conveyed unto Anthony J. Mastrangelo, Jr., and Christine M. Mastrangelo, his wife, as tenants by the entirety, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset Backed Certificates, Series 2005-AR1

VS

DEFENDANT: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE M. MASTRANGELO, DECEASED AND LORRAINE MYERS, KNOWN HEIR OF CHRISTINE M. MASTRANGELO, DECEASED AND ANGELA MASTRANGELO, KNOWN HEIR OF CHRISTINE M. MASTRANGELO, DECEASED ANTHONY MASTRANGELO, III, KNOWN HEIR OF CHRISTINE M. MASTRANGELO, DECEASED

SALE ADDRESS: 625 Heckel Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: SARAH K. McCAFFERY, 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: **17-2-109**

DEBT- **\$222,780.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01708 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, February 16, 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, March 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, with the messuage and buildings thereon erected, situate in Kenilworth, formerly Madison, North Coventry Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a planted stone in middle of the great Schuylkill Road a corner of land of late D. Healy and Son, thence north 20 1/2 degrees east by land of said D. Healy and Son 191 feet 06 inches to a corner of land of said D. Healy and Son; thence by lands of same south 71 degrees, east 62 feet 06 inches to a point a corner of land of said D. Healy and Son; thence south 30 1/2 degrees, west 191 feet 06 inches to a stone in the center of great Schuylkill Road to a corner of said Healy; thence along the middle of said road north 67 1/2 degrees west 61 feet 08 inches to the place of beginning.

BEING UPI No.: 17-4E-62.

UNDER AND SUBJECT to the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyances, or visible on ground.

BEING known and numbered as 1041 East Schuylkill Road, Pottstown, Pennsylvania.

BEING the same premises which Susan L. Besecker fka Susan L. Siket, adult individual, by Deed dated 8/18/11 and recorded 9/9/11 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8243, Page 1032, granted and conveyed unto Jeremy Paul McCullough and Allyson Brandy Cahall, husband and wife, in fee.

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **JEREMY PAUL McCULLOUGH and ALLYSON BRANDY CAHALL**

SALE ADDRESS: 1041 East Schuylkill Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **SARAH K. McCAFFERY, 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: **17-2-110**

DEBT- **\$450,861.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06446 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, February 16, 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, March 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 designated as Unit No. 115, Building 19 being a Unit in "Bradford Hills at Chesterbrook" (formerly Signal Hills at Chesterbrook a condominium located on the northerly side of Bradford Road, Tredyffrin Township, Chester County, Pennsylvania which has heretofore
TAX I.D. #: 43-05-3600

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **SUE ANN RUSSO**

SALE ADDRESS: 115 Reveille Road, Chesterbrook, Pennsylvania 19087

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: **17-2-111**

DEBT- **\$172,391.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02271 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, February 16, 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, March 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 ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Foundation As-Built Plan" for Sadsbury Associates, Building Unit B drawing number 2002219001 dated 10/24/2002, last revised 12/17/2002, prepared by Wilkinson Associates, surveying/engineering and recorded in Plan File #16457 as follows to wit:

BEING Unit #7, Building Unit B, Sadsbury Village.

BEING Tax UPI #37-4-40.2

BEING the same premises which Dennis V. Eanone and Mary Eanone, husband and wife, by Deed dated 2/25/01 and recorded 3/24/01 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8148, Page 1029, and Instrument #11088792, granted and conveyed unto Jesse Baen, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JESSE BAEN**

SALE ADDRESS: 202 Green Hill Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **SARAH K. McCAFFERY, 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: **17-2-112**

DEBT- **\$156,760.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03809 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, February 16, 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, March 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 Kennett Square
TAX Parcel #3-4-8.2
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **MICHALE JOHNSON a/k/a MICHALE ANN JOHNSON**

SALE ADDRESS: 514 D Street, Kennett Square, PA 19348

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-113**

DEBT- **\$173,142.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05992 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, February 16, 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, March 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 or tract or lot of land with the improvements thereon erected situate and being in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

TAX I.D. #: 08-05-0023

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **SAMANTHA S. SMITH f/k/a SAMANTHA S. NELSON and THOMAS M. SMITH**

SALE ADDRESS: 705 West 1st Avenue, Parkesburg, Pennsylvania 19365

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: **17-2-114**

DEBT- **\$251,199.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09966 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, February 16, 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, March 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 Brandywine Township,
Chester County, Pennsylvania
BLR# 29-6-21.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association as Successor by Merger of U.S. Bank National Association N.D.

VS

DEFENDANT: **JOHN J. WARREN**

SALE ADDRESS: 341 Wagontown Road, Coatesville, PA 19320-1332

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: **17-2-115**

DEBT- **\$54,545.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03329 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, February 16, 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, March 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 Nantmeal Township,
Chester County, Pennsylvania
BLR# 23-4-40.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **RONA L. SELLERS**

SALE ADDRESS: 106 New Road a/k/a, Box 239, Road #2 Street, Elverson, PA 19520-9166

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: **17-2-116**

DEBT- **\$8,351.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08307 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, February 16, 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, March 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 West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat or Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA for Orleans Corporation, dated March 22, 1999, last revised August 12, 1999, as follows, to wit:

BEGINNING at a point being in the southwest corner of Lot 18, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive; thence (A) along the center line of Mountain View Drive north 30 degrees 16 minutes 12 seconds east, 210 feet an arc distance of 84.64 feet to a point; thence (B) on a curve to the right with a radius of 210 feet an arc distance of 181.32 feet to a point of tangent; thence (C) north 79 degrees 44 minutes 29 seconds east the distance of 113.72 feet to a point; thence (D) on a curve to the left with a radius of 200 feet an arc distance of 73.88 feet to a point of tangent; thence (E) north 58 degrees 34 minutes 39 seconds east the distance of 296.18 feet to a point; thence (F) to a curve to the right with a radius of 250 feet an arc distance of 141.77 feet to a point of tangent; thence (G) south 88 degrees 55 minutes 53 seconds east the

distance of 254.28 feet to a point; thence (H) leaving the center line of Mountain View Drive north 1 degree 4 minutes 7 seconds east the distance of 40.10 feet to the southwest corner of Lot 18, the point of beginning; thence from said point of beginning, the four following courses and distances: (1) north 11 degrees 43 minutes 7 seconds west the distance of 80.00 feet to a point; thence (2) north 78 degrees 16 minutes 53 seconds east the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lot 18 and Lot 19, south 11 degrees 43 minutes 7 seconds east the distance of 80.00 feet to a point; thence (4) south 78 degrees 16 minutes 53 seconds west the distance of 24.00 feet to the point of beginning.

BEING Lot 18 on said Plan.

BEING UPI #41-5-156.18.

BEING the same premises which David C. Jay and Debra L. Jay, husband and wife, by Deed dated March 1, 2002 and recorded April 3, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5245, Page 345, granted and conveyed unto Marlene B. Cohen, a single person.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

BLR #41-5-156.18.

PLAINTIFF: Valley View, a Planned Community
VS

DEFENDANT: **MARLENE COHEN**

SALE ADDRESS: 131 Mountain View Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MICHELLE J. STRANEN, 610-565-4660**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-117**

DEBT- **\$292,155.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10071 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, February 16, 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, March 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 Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4A-16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer

VS

DEFENDANT: **RAYMOND AMORIELLO**

SALE ADDRESS: 42 Friendship Way, Parkesburg, PA 19365-9171

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: **17-2-118**

DEBT- **\$339,856.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-09917 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, February 16, 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, March 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 tract of land, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by Thomas G. Colesworthy, County Surveyor, June 25, 1951 as follows, viz:

ALL THAT CERTAIN tract of and with the improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made by T.G. Colesworthy, County Surveyor, under date of January 12, 1953, as follows:

TAX I.D. #: 51-5R-46

PLAINTIFF: The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-SD1

VS

DEFENDANT: **DANA A. BRINTON**

SALE ADDRESS: 735 Price Street, West Chester, Pennsylvania 19382

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: **17-2-119**

DEBT- **\$234,837.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10633 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, February 16, 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, March 20 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick messuage and lot of land hereditaments and appurtenances, situate on the northerly side of Wollerton Street, between Darlington and now streets and being No. 203 Wollerton Street in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described as follows:

TAX I.D. #: 01-09-0197

PLAINTIFF: Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania
VS

DEFENDANT: **BARRY HARSHBARGER and DEBORAH HARSHBARGER**

SALE ADDRESS: 203 Wollerton Street, West Chester, Pennsylvania 19382

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: **17-2-120**

DEBT- **\$370,969.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08277 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, February 16, 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, March 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# 54-3-98
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7

VS

DEFENDANT: **JAMES V. DIANTONIO**

SALE ADDRESS: 1 Eisenhower Drive, Malvern, PA 19355-2905

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: **17-2-121**

DEBT- **\$772,040.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06585 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, February 16, 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, March 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 Kennett Township, Chester County, Pennsylvania, described according to a final subdivision plan of "Chandler Mill" by George E. Regester, Jr., & Sons, Inc., Registered Land Surveyors, Kennett Square, Pennsylvania, dated February 20, 1988 and last revised May 31, 1987 and recorded as Plan N. 7196 as follows, to wit;
TAX I.D. #:62-6-61.12

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for the Certificateholders of SARM 2007-5 Trust Fund

VS

DEFENDANT: **EILEEN PENNOCK and THOMAS M. LOVELL**

SALE ADDRESS: 101 Hart Drive, Avondale, Pennsylvania 19311

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: **17-2-122**

DEBT- **\$254,551.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08682 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, February 16, 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, March 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 Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Hunt Manor, made by Crossan-Raimato Inc., dated 5/3/2006, last revised 2/2/2000 and recorded in Chester County as Plan File # 17852, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Willow Lane, a corner of Lot #2 as shown on said Plan; thence extending along Willow Lane north 24 degrees 10 minutes 46 seconds west 148.45 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.15 feet to a point along the southerly side of Steelville (Mill) Road; thence along same north 63 degrees 14 minutes 44 seconds east 60.38 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 575 feet the arc distance of 47.50 feet to a point in line of lands now or late of Larry S. Lowman; thence extending along same south 24 degrees 06 minutes 54 seconds east 176.30 feet to a point a corner of Lot 2; thence extending along same south 65 degrees 49 minutes 12 seconds west 131.79 feet to the point and place of beginning.

BEING Lot #1 as shown on said Plan.

TAX ID: 0705 00020200

BEING the same premises which Umble Builder, LLC, by Deed dated 4/14/09 and recorded 4/22/09 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7646, Page 316, and Instrument #10919477, granted and conveyed unto Craig B. Wilson and Karen D. Wilson, as tenants by the entirety, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **CRAIG B. WILSON and KAREN WILSON**

SALE ADDRESS: 625 Willow Lane, Atglen, PA 19310

PLAINTIFF ATTORNEY: **SARAH K. McCAFFERY, 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: **17-2-123**

DEBT- **\$290,533.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10379 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, February 16, 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, March 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 West Fallowfield, County of Chester and Commonwealth of PA bounded and described according to a Plan of Moccasin Woods, prepared by Mesko Associates, Inc., dated 12/30/1999, last revised 8/28/2000 and recorded in Chester County as Plan #15646 as follows, to wit:

BEGINNING at a point on the easterly side of Moccasin Drive, a corner of Lot #1 as shown on said Plan; thence from said point of beginning, along the said side of Moccasin Drive the following three courses and distances: (1) on the arc of a circle curving to the left having a radius of 503.46 feet the arc distance of 85.24 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 21.02 feet to a point of reverse curve (3) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 20.50 feet to a corner of Lot #3; thence along Lot #3 the following two courses and

distances (1) north 07 degrees 34 minutes 24 seconds east 256.33 feet (2) north 77 degrees 14 minutes 14 seconds east 68.94 feet to a point in line of lands of Eugene D. and Joan Mary Gagliardi; thence along said lands of Eugene D. and Joan Mary Gagliardi south 12 degrees 45 minutes 46 seconds east 348.85 feet to a corner of Lot #1; thence a long Lot #1 south 72 degrees 58 minutes 54 seconds west 177.20 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING UPI #44-3-3.1B.

BEING the same premises which EIM Associates by Deed dated July 11, 2003 and recorded December 18, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6014 Page 1128, granted and conveyed unto James Ronan and Beth Ronan.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2015-13BTT

VS

DEFENDANT: **BETH RONAN a/k/a BETH A. RONAN and JAMES RONAN and JAMES M. RONAN**

SALE ADDRESS: 7 Moccasin Drive, Atglen, PA 19310

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: **17-2-124**

DEBT- **\$137,587.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05294 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, February 16, 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, March 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 Caln Township, Chester County,
Pennsylvania
BLR# 39-2-60
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust
Mortgage Pass-Through Certificates, Series 2005-10

VS

DEFENDANT: **DAVID J. BILLINGTON**

SALE ADDRESS: 18 Parkside Avenue a/k/a 18 Parkside Drive, Downingtown, PA 19335-1956

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: **17-2-125**

DEBT- **\$236,928.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05372 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, February 16, 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, March 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 Londonderry Township, Chester
County, Pennsylvania
BLR# 46-02-0433
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **JOSEPH J. KALINOSKI and PATRICIA A. KALINOSKI**

SALE ADDRESS: 311 Sweetwater Path, Cochranville, PA 19330-1007

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: **17-2-126**

DEBT- **\$180,060.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06872 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, February 16, 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, March 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
UPI# 38-2K-59
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JONATHAN R. GODLEY a/k/a JONATHAN GODLEY and HEATHER GODLEY**

SALE ADDRESS: 61 Winged Foot Drive, Coatesville, PA 19320-1991

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: **17-2-127**

DEBT- **\$64,322.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02532 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, February 16, 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, March 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# 16-6-370
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **FRANK A. COSELLA, JR. a/k/a FRANK COSELLA and BELINDA J. CHALFANT**
a/k/a BELINDA JEAN COSELLA

SALE ADDRESS: 14 South 6th Street a/k/a 14 South Sixth Ave, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-2-128**

DEBT- **\$331,470.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10693 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, February 16, 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, March 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 Nottingham, County of Chester & Comm. of Penna. bounded & described according to a final subdivision plan of Hunter Knoll Estates, prepared by Crossan-Raimato, Inc., dated 4/14/98, last revised 1/18/99 & recorded in Chester Co. as Plan #14894 as follows, to wit:

BEGINNING at a point on the northeasterly side of Bobcat Way, a corner of Lot #5 as shown on said Plan; thence from said point of beginning, along the said side of Bobcat Way the following 4 courses & distances: (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 57.77 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 31.23 feet to a point of compound curve (3) on the arc of a circle curving to the right having a radius of 1975.00 feet the arc distance of 101.18 feet to a point of tangent (4) north 55 degrees 12 minutes 43 seconds west 9.08 feet to a corner of Lot #7; thence along Lot #7 north 34 degrees 47 minutes 17 seconds east 290.00 feet to a point in line of Lot #12; thence along Lot #12 and also Lot #13 south 55 degrees 12 minutes 43 seconds east 140.00 feet to a corner of Lot #5; thence along Lot #5

south 26 degrees 29 minutes 12 seconds west 235.48 feet to the first mentioned point and place of beginning.

BEING Lot #6 as shown on said Plan.

BEING Part of Parcel No. 69-3-77

BEING part of the same premises which Ethel J. Coates by her attorney-in-fact Eric S. Coates (fee owner) and Advanced Building Concepts, Inc. (equitable owner), by Indenture bearing date 4/23/1999 and recorded 4/29/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4553 Page 1365 etc., granted and conveyed unto Hunter Knoll Builders, Inc., in fee.

BEING the same premises which Hunter Knoll Builders, Inc., by Deed dated July 14, 2000 and recorded August 3, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4795, Page 329, granted and conveyed unto Anthony M. Rizzo and Valerie A. Rizzo.

BEING known as: 121 Bobcat Way, Oxford, PA 19363
PARCEL No.: 69-3-77.9

IMPROVEMENTS: residential property.

PLAINTIFF: Aurora Financial Group, Inc.

VS

DEFENDANT: **ANTHONY M. RIZZO and VALERIE A. RIZZO**

SALE ADDRESS: 121 Bobcat Way, Oxford, PA 19363

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: **17-2-129**

DEBT- **\$131,652.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09234 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, February 16, 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, March 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 202 S & K Street, situate in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described according to a survey made March 22nd, 1948 by Earl R. Ewing, Registered Surveyor, as follows, to wit;

BEGINNING at a spike in the centerline of S & K Street, being forty six and thirty seven hundredths feet southeasterly from a spike marking the intersection of the centerlines of S & K Street and Poplar Street; thence along the centerline of S & K Street south 17 degrees 57 minutes east thirty one and sixty six hundredths feet to a spike, a corner of other lands of the grantor; thence along the same the three following courses and distances south 73 degrees 09 minutes west one hundred sixty three and thirty six hundredths feet to a pipe north 17 degrees 57 minutes west thirty three and fifty three hundredths feet to an iron pin; north 75 degrees 01 minute east sev-

enty and sixty six hundredths feet to the rear wall of the twin house; thence still along other lands of the grantor through a partition wall dividing the twin dwelling north 72 degrees 53 minutes east ninety two and seventy seven hundredths feet to the place of beginning.

COUNTY Parcel Number 14-4-529

BEING the same premises which Patricia A. Palka, formerly known as Patricia A. Stubits, by Deed dated December 21, 2009 and recorded January 6, 2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7842, Page 343, granted and conveyed unto Justin A. Meisten, as sole owner.

BEING known as: 202 S and K Street, Spring City, PA 19475

PARCEL No.: 14-4-529

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **JUSTIN A. MEISTEN**

SALE ADDRESS: 202 S and K Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 214-942-2090**

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