

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, March 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 Marcg, 2017at 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 wiwthin 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, MARCH 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, APRIL 17, 2017, DISTRUBUTION 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. THEREPOF, 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: **17-3-130**

DEBT- **\$1,214,549.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-09671 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 March 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, April 17, 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 Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made July 13, 1961, by Slack, DeArmit and Hayes, Professional Engineers and Surveyors, as follows, to wit:

BEGINNING at an iron pile in the west line of a 50 foot wide right-of-way leading to the Lincoln Highway, said point being at a corner of lands now or formerly of Christian G. Zinn and Margaret F. Zinn, his wife, said point being located north 1 degree 5 minutes east, 175.89 feet from the center line of the Lincoln Highway, and extending thence from said right-of-way and along lands now or formerly of Christian G. Zinn and Margaret F. Zinn, his wife, the 3 following courses and distances; (1) south 85 degrees 20 minutes west, 217.62 feet to a pipe; (2) north 4 degrees 40 minutes west 200 feet to an iron pipe; (3) north 85 degrees 20 minutes east 237.66 feet to an iron pipe in the west line of the 50 feet right-of-way aforesaid; thence along said right-of-way, south 1 degree 5 minutes west, 200 feet to the point and place of beginning.

CONTAINING 1.043 acres of land, more or less.

BEING UPI #39-4-91.3

BEING the same premises which McMahan Enterprises, Inc., a Pennsylvania Corporation by Deed of Correction dated 7/18/2002 and recorded 7/24/2002 in Chester County in Record Book 5337 Page 1563 conveyed unto McMahan Enterprises, Incorporated, a Pennsylvania Corporation, in fee.

PLAINTIFF: Republic First Bank d/b/a Republic Bank

VS

DEFENDANT: **McMAHON ENTERPRISES INCORPORATED**

SALE ADDRESS: 50 James Buchanan Drive, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **INEZ M. MARKOVICH, ESQ., 267-216-2700**

**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

ALE NO: **17-3-131**

DEBT- **\$1,588.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05618 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are noted thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected, located on the south side of the Pennsylvania Railroad at Caln and situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.  
TAX Parcel No. 39-3M-78

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **JEFFREY H. CLIMALDI and LYNN CLIMALDI and UNITED STATES OF AMERICA**

SALE ADDRESS: 1804 Olive Street, Caln Township, Pennsylvania 19604

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**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: **17-3-132**

DEBT- **\$1,311.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04873 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 March 16, 2017

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

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ALL THAT CERTAIN lot or piece of ground situate in the  
Township of East Fallowfield, County of Chester and  
Commonwealth of Pennsylvania.  
TAX Parcel No. 47-5-253

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JAMES B. PETRUNO and SUZANNE PETRUNO**

SALE ADDRESS: 121 Watch Hill Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-133**

DEBT- **\$4,335.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02391 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 March 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, April 17 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 buildings and improvements thereon erected, known as Lot No. 2 on a tract of land belonging to Norman Meyers and Anna W. Meyers, husband and wife, situate in the Borough of Phoenixville (formerly the Township of Schuylkill), County of Chester and State of Pennsylvania  
TAX Parcel No. 15-4-48

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CHARLES HIMES and TERRI HIMES**

SALE ADDRESS: 916 Township Line Road, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-134**

DEBT- **\$1,919.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05784 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 March 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, April 17, 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 Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 51-7D-79

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **CHARLES R. STICKLAND and SANDRA L. STICKLAND**

SALE ADDRESS: 209 Shropshire Drive, East Bradford, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-3-135**

DEBT- **\$162,089.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12629 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CONTIGUOUS lots or pieces of land,  
known as Lots # 9 and 10 on the Plan of Lots laid out by John  
Latshaw, with the buildings and improvements thereon erected,  
located on the north side of Pikeland Avenue, in the Borough of  
Spring City, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: Federal Home Loan Mortgage Corporation  
VS

DEFENDANT: **KATHERINE E. GLOWACKI and MARK A. GLOWACKI**

SALE ADDRESS: 329 Pikeland Avenue, Spring City, PA 19475

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-3-136**

DEBT- **\$1,527.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07927 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit 237W situate in the Township  
of Caln, County of Chester, and Commonwealth of Pennsylvania.  
TAX Parcel No. 39-4-641

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **MALCOLM A. WEAVER**

SALE ADDRESS: 2761 Shelburne Road, Caln Township, Pennsylvania 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-137**

DEBT- **\$374,488.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01214 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 March 16, 2017

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

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

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West – Section II made by Henry S. Conroy, Inc., dated November 14, 1969 and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive, (50 feet wide), said point being measured the four following courses and distances from a point of curve on the easterly side of Noel Circle (50 feet wide): (1) leaving Noel Circle on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point on the northerly side of Devon Drive, (2) along Devon Drive, north 79 degrees 43'9" west, 534.56 feet to a point of curve, (3) on the arc of a circle curving to the left having, a radius of 1025 feet, the arc distance of 119.91 feet to a point, and (4)

north 86 degrees 25'20" west, 373.37 feet to a point and the place of beginning; thence extending from said beginning point along Devon Drive, north 86 degrees 25' 20" west, 100.00 feet to a point; a corner of Lot No. 78; thence along Lot No. 78 north 3 degrees 34' 40" east, 200.00 feet to a point in the line of Lot No. 67; thence partly along Lot No. 67 and partly along Lot No. 66. South 86 degrees 25' 20" east, 100.00 feet to a point; a corner of Lot No. 80; thence along Lot No. 80, south 3 degrees 34' 40" west, 200.00 feet to the first mentioned point and place of beginning.

BEING UPI Number 33-05J-0303.0000

PARCEL No.: 33-05J-0303.0000

BEING known as: 357 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Robert C. Kent and Lisa Kent who acquired title by virtue of a deed from Thomas E. Clifford and Marguerite A. Clifford, his wife,, dated December 13, 2007, recorded January 30, 2008, at Document ID 10819461, and recorded in Book 7356, Page 1887, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LISA KENT and ROBERT KENT**

SALE ADDRESS: 357 Devon Drive, Exton, PA 19341

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: **17-3-138**

DEBT- **\$302,889.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11760 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 March 16, 2017

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

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PROPERTY situate in the East Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-6-361  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **LISA HOYLE**

SALE ADDRESS: 208 Cherry Lane, Kennett Square, PA 19348-4709

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: **17-3-139**

DEBT- **\$1,274.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07184 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 March 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, April 17, 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, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 67-4G-106

PLAINTIFF: Westtown Township

VS

DEFENDANT: **PAUL BANASIAK and STELLA BANASIAK**

SALE ADDRESS: 1023 Dogwood Lane, Westtown Township, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-140**

DEBT- **\$144,569.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07150 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land, situate in the 2nd Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, and known as Lot No. 238 Nutt Road and bounded and described as follows  
TAX I.D. #: 15-13-0659

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **WILLIAM J. WALL**

SALE ADDRESS: 238 Nutt Road, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-141**

DEBT- **\$324,493.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03546 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 March 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, April 17, 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 Londonderry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of New Daleville, prepared by Lake, Roeder, Hillard & Associates, Land Surveyors, dated 1/26/2004, last revised 12/16/2004 and recorded in Chester County as Plan #17287 as follows, to wit:

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **MARY W. WINTER and SHANA M. WINTER and WILLIAM WINTER**

SALE ADDRESS: 436 Wrigley Blvd., Cochranville, PA 19330

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-3-142**

DEBT- **\$242,706.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05568 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 March 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, April 17, 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 Vincent Township, Chester  
County, Pennsylvania  
BLR# 25-4-33  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS6

VS

DEFENDANT: **STEVEN BAZIL a/k/a STEVEN G. BAZIL and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE c/o THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 1679 Sheeder Mill Road, Birchrunville, PA 19421

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: **17-3-143**

DEBT- **\$200,327.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09657 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 March 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, April 17 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
BLR# 38-2-325  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SHARLENE JOSEPH-BROWN and DELTO I. BROWN**

SALE ADDRESS: 21 Kimberly Circle, Valley Township, PA 19320-5907

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: **17-3-144**

DEBT- **\$1,538,705.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2016-08514 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land made by Berger & Hayes, Inc., Thorndale, PA., dated December 6, 1972, as follows, to wit:

BEGINNING at a spike in the title line in the bed of Route 113 at a corner of land now or late Dietrich Corp. said spike marking the northeasterly side of a certain twenty (20') feet wide right of way leading to Pickering Creek (as shown on said Plan); thence extending from said beginning point, along the title line in the bed of Route 113, south forty-six degrees five minutes west four hundred twenty-six and six one-hundredths feet to a spike; thence extending north forty-two degrees nine minutes forty-eight seconds west two hundred fifty and fifty-two one-hundredths feet to an iron pipe; thence extending north forty-four degrees five minutes twelve seconds east sixty-seven and ninety-eight one-hundredths feet to an iron pin; thence extending south eighty-five degrees twenty minutes twelve seconds west sixty-six and sixty-six one-hundredths feet to an iron pin; thence extending north eighty-nine degrees thirty-nine minutes forty-eight seconds west ninety-four and thirty-eight one-hundredths feet to an iron pin; thence extending north eighty-five degrees fifty-six minutes forty-eight seconds west fifty-five feet to an iron pin, a corner of land now or late of Nevin N. Myer; thence extending along the same north twelve degrees thirty minutes twenty-one seconds west six hundred fifteen and seventy-five one-hun-

dredths feet to an iron pin in line of land now or late of John F. Kramer; thence extending along the same north seventy-seven degrees fifteen minutes six seconds east two hundred twenty-five and twenty-four one-hundredths feet to an iron pipe a line of land now or late of Dietrich Corp.; thence extending along the same south forty-three degrees twenty-five minutes forty-eight seconds east eight hundred ten and ninety-three one-hundredths feet to the first mentioned spike and place of beginning.

BEING Parcel No. 34-4-7

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land made by Berger and Hayes, Inc., Thorndale, PA, dated December 6, 1972, as follows, to wit:

BEGINNING at an iron pin marking an interior point on the southwesterly side of a certain twenty feet wide right of way leading northwestwardly from Route 113 to Pickering Creek, said iron pin being measured north forty-three degrees twenty-five minutes forty-eight seconds west eighty and fifty one-hundreds feet from a point marking the intersection of the extended southwesterly side of the said right of way with the title line in the bed of Route 113 (as shown on said Plan); thence extending from said beginning point, through the above described tract of ground of which this was a part, the four following courses and distances:

PLAINTIFF: Indigo Equity Holdings I, LLC  
VS

DEFENDANT: **THOMAS OATES, JR.**

SALE ADDRESS: 1001 Kimberton Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **SARAH A. ELIA, ESQ., 267-295-3364**

**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: **17-3-144X**

DEBT- **\$1,538,705.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08514 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

(1) South sixty-six degrees forty-three minutes thirty seconds west two hundred three and sixty one-hundredths feet to an iron pipe; (2) north thirty-eight degrees three minutes thirty seconds west seventy-eight and ten one-hundredths feet to an iron pipe; (3) north forty-one degrees fifty-five minutes forty-six seconds east one hundred eighty-four and forty-three one-hundredths feet to an iron pin on or near the southwesterly side of the aforesaid twenty feet wide right of way; and (4) south forty-three degrees twenty-five minutes forty-eight seconds east along or near the said southwesterly side of said right of way, one hundred sixty-two and eighty-three one-hundredths feet to the first mentioned iron pin and place of beginning.

AND ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land made by Berger & Hayes, Inc., Thorndale, Pa., dated December 6, 1972, as follows, to wit:

BEGINNING at a spike in the title line in the bed of Route 113, which spike is measured south forty-six degrees five minutes west four hundred twenty-six and six one-hundredths feet from a spike in said title line marking the northeasterly side of a certain twenty feet wide right of way leading to Pickering Creek and a corner of land now or late of Dietrich Corp. (as shown on said Plan); thence extending from said beginning point, along the title line in the bed of Route 113 south forty-six degrees five minutes west nine-

ty-three feet to a point, a corner of land now or late of Nevin N. Meyer; thence extending along the same north forty-two degrees nine minutes forty-eight seconds west, four hundred two and fifteen one-hundredths feet to an iron pin; thence extending south eighty-five degrees fifty-six minutes forty-eight seconds east fifty-five feet to an iron pin; thence extending south eighty-nine degrees thirty-nine minutes forty-eight seconds east ninety-four and thirty-eight one-hundredths feet to an iron pin; thence extending north eighty-five degrees twenty minutes twelve seconds east sixty-six and sixty-six one-hundredths feet to an iron pin; thence extending south forty-four degrees five minutes twelve seconds west sixty-seven and ninety-eight one-hundredths feet to an iron pipe; thence extending south forty-two degrees nine minutes forty-eight seconds east two hundred fifty and fifty-two one-hundredths feet to the first mentioned spike and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM at portion of the above described premises which lies within the bed of Route 113.

BEING THE SAME PREMISES which Christine A. Oates, by Deed dated January 29, 1996, and recorded in the Office for the Recorded of Deeds in and for the County of Chester at West Chester, Pennsylvania in Deed Book 3990 Page 400, granted and conveyed unto Thomas A. Oates, Jr., Mortgagor herein.

DEFENDANT: **THOMAS OATES, JR.**

SALE ADDRESS: 1001 Kimberton Road, Chester S

PLAINTIFF: Indigo Equity Holdings I, LLC  
VS

DEFENDANT: **THOMAS OATES, JR.**

SALE ADDRESS: 1001 Kimberton Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **SARAH A. ELIA, ESQ., 267-295-3364**

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: **17-3-145**

DEBT- **\$396,647.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03600 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 March 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, April 17, 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# 30-6-27  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **LINDSAY RYAN and COURTNEY RYAN**

SALE ADDRESS: 191 Dowling Forge Road, a/k/a 191 Dowlin Forge Road, Downingtown, PA 19335

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: **17-3-146**

DEBT- **\$130,173.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07741 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Caln  
TAX Parcel #39-04F-0020  
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **SANDRA QUILES and ANTHONY SEGARRA**

SALE ADDRESS: 2628 Barclay Street, Barley Sheaf, 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: **17-3-147**

DEBT- **\$201,852.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04796 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 March 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, April 17, 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 West Caln  
TAX Parcel #28-9-80  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. S/B/M to Harleysville National Bank and Trust Company S/B/M to Willow Financial Bank

VS

DEFENDANT: **DEBORAH A. FREGEDE as EXECUTRIX OF THE ESTATE OF JAMES W. HUSS DECEASED**

SALE ADDRESS: 328 West Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-148**

DEBT- **\$98,702.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08689 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 March 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, April 17, 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 Oxford  
TAX Parcel #06-05-0131  
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **ANTOINETTE M. COLP and EVERETT R. COLP a/k/a EVERETT COLP**

SALE ADDRESS: 507 Market Street a/k/a 507 East Market Street, Oxford, PA 19363

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: **17-3-149**

DEBT- **\$1,603.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05047 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 March 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, April 17, 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 situated in the Borough  
of Elverson, County of Chester, Commonwealth of Pennsylvania.  
TAX Parcel No. 13-4-23.1

PLAINTIFF: Municipal Authority Borough of Elverson

VS

DEFENDANT: **RONALD P. BENNETT and DORIS A. BENNETT**

SALE ADDRESS: 18 Hall Street, Elverson, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-3-150**

DEBT- **\$1,666.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08667 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the  
Township of Caln , County of Chester and Commonwealth of PA.  
TAX Parcel No. 39-4-349

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **CHRISTOPHER N. McMANAMON and CHRISTINE A. McMANAMON**

SALE ADDRESS: 280 Hidden Creek Drive, Caln Township, Pennsylvania 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-151**

DEBT- **\$474,580.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06008 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 March 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, April 17, 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 Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

BEGINNING at a point on the south side of Road A, said point being a corner of Lot No. 18 as shown on said Plan; thence extending from said point of beginning along the south side of Road A the two (2) following courses and distances: (1) north 63 degrees 55 minutes 06 seconds east, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, south 20 degrees 55 minutes 00 seconds west, 321.46 feet to a point, a corner of Lot No. 15;

thence extending along the same, south 63 degrees 55 minutes 06 seconds west, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, north 26 degrees 04 minutes 54 seconds west, 305 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

CONTAINING 80,599 square feet of land more or less.

UPI # 66-2-1.24

BEING the same premises which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **DONALD LOWRY and RITA LOWRY**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-152**

DEBT- **\$1,720.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05788 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 March 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, April 17, 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 buildings and improvements thereon erected situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania.  
TAX Parcel No. 51-8-50

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **ERIK LOGAN SOSSMAN and MEREDITH SOSSMAN**

SALE ADDRESS: 744 Shropshire Drive, East Bradford, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-153**

DEBT- **\$1,393.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07012 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 March 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, April 17 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 Fallowfield, County of Chester and  
Commonwealth of Pennsylvania.  
TAX Parcel No. 47-5-129

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JOHN GANT and STARRYN M. GANT**

SALE ADDRESS: 2430 Strasburg Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-154**

DEBT- **\$1,796.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01322 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel or piece of land, situate in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3L-2

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **MARGARET BRYANT**

SALE ADDRESS: 25-27 Foundry Street, Caln Township, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-155**

DEBT- **\$435,351.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08023 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 March 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, April 17, 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 Pikeland, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Kimberton Valley Home, Phase III, prepared by Plum and Associates, Inc., dated 9/6/1999, last revised 5/22/2000 and recorded in Chester County as Plan No. 15420 as follows, to wit:

BEGINNING at a point on the southeasterly side of Hares Hill Road, a corner of Lot #70 as shown on said Plan; thence from said point of beginning, along the said side of Hares Hill Road north 37 degrees 53 minutes east 138.00 feet to a point; thence south 52 degrees 07 minutes east 186.13 feet to a point in line of Lot #68; thence along Lot #68 and also Lot #70 the following two courses and distances: (1) south 38 degrees 00 minutes west 138.00 feet (2) north 52 degrees 07 minutes west 185.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 69 as shown on said Plan.

THE improvements thereon being known as 1045 Hares Hill Road, Phoenixville, Pennsylvania – 19460.

BEING the same premises which Hares Hill Development, LLC, by Deed dated November 22, 2013 and recorded December 2, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8852, Page 2300, granted and conveyed unto Bridget C. Palazzolo, married

BEING known as: 1045 Hares Hill Road, Phoenixville, PA 19460

PARCEL No.: 26-3-28.5

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Loan Services, LLC  
VS

DEFENDANT: **BRIDGET C. PALAZZOLO**

SALE ADDRESS: 1045 Hares Hill Road, Phoenixville, PA 19460

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: **17-3-156**

DEBT- **\$3,348.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-00869 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Whiteland Township, Chester County, Pennsylvania.  
TAX Parcel No. 41-5-241

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **RICHARD KRASNICK and JILL ADAMSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 498 Polo Run, W Whiteland Township, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-157**

DEBT- **\$53,801.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03314 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #16-02-0159  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A.

VS

DEFENDANT: **JILL WHITE and WILLIAM J. WHITE**

SALE ADDRESS: 568 Coates Street, Coatesville, PA 19320

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-3-158**

DEBT- **\$321,374.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03809 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 March 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, April 17, 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 Uwchlan  
TAX Parcel #32-02-0048  
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **BRIAN L. SCHMIDT**

SALE ADDRESS: 2024 Garrison Drive, Chester Springs, PA 19425

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-3-159**

DEBT- **\$14,420.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03436 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 March 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, April 17, 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 on the northwest (erroneously described in a prior deed as northeast) corner of Chester Road and Devon Boulevard, being Lot No. 13 as shown on a Plan of Lots as laid out by Clifford N. Ricketson in Devon (said Plan being recorded in the Office for the Recording of Deeds, in and for Chester County in Plot Plan Book 2 Page 16 and 2 Page 20) in Easttown Township, Chester County, Pennsylvania.

TAX Parcel No. 55-3J-79

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **BARRY G. MAYNARD and KARIN G. MAYNARD**

SALE ADDRESS: 139 Chester Road, Easttown Township, Pennsylvania 19333

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-160**

DEBT- **\$21,456.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-08722 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 March 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, April 17, 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 North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared by Pennoni Associates, Inc., dated 2-3-1990, last revised 10-11-1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the northwesterly side of Coventry Pointe Lane, a corner of Lot No. 2-3 on said Plan; thence extending from said beginning point and along Lot 2-3, north 27° west, 169.98 feet to a point in line of Lot No. 3-1 on said Plan; thence extending along same, south 74° 56' 28" east, 26.93 feet to a point, a corner of Lot No. 2-5 on said Plan; thence extending along same, south 27° east, 148.47 feet to a point on the northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139 feet, the arc distance of 20.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 204 on said Plan.

CONTAINING 3,189 square feet, more or less.

BEING known as 204 Coventry Pointe Lane, Pottstown, PA 19465

BEING the same premises which First Pointe, Inc., by Deed dated 5/2/1997 and recorded 5/7/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4173, Page 758, granted and conveyed unto Elaine B. Young.

PARCEL No.: 17-3G-102

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A., S/B/M Fleet National Bank

VS

DEFENDANT: **ELAINE B. YOUNG**

SALE ADDRESS: 204 Coventry Pointe Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-161**

DEBT- **\$2,416.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09040 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 March 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, April 17, 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 Westtown, County of Chester and State of Pennsylvania, bounded and described according to a plan of property known as "Pennwood Park".

TAX Parcel No. 67-2H-49

PLAINTIFF: Westtown Township

VS

DEFENDANT: **DAVID A. MARSH and LENA MARIE A. MARSH**

SALE ADDRESS: 502 Hannah Penn Court, Westtown Township, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-162**

DEBT- **\$339,830.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2012-00511 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Bradford  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 50-5A-343

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO and MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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: **17-3-163**

DEBT- **\$1,788.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08513 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 March 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, April 17 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 ground, situate in East Fallowfield Township, County of Chester and State of Pennsylvania.  
TAX Parcel No. 47-7-6.2

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JONATHAN A. TAYLOR and UNITED STATES OF AMERICA**

SALE ADDRESS: 100 Timacula Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-164**

DEBT- **\$270,014.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07423 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 March 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, April 17, 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 Schuylkill, County of Chester and State of Pennsylvania bounded and described according to a Plan of A. K. Development, made by Yerkes Associates, Inc., dated 9/15/1978, last revised 3/7/1979 and recorded in Chester County in Plan No. 2444, as follows, to wit:

BEGINNING at a point on the north side of Ferry Lane, said point of beginning being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning, extending along the north side of Ferry Lane south 67 degrees 30 minutes west 100 feet to a point a corner of Lot No. 1; thence along Lot No. 1 north 22 degrees 30 minutes west 232.94 feet to a point in line of the lands of the Forge Valley Subdivision; thence along said Forge Valley Subdivision north 67 degrees 28 minutes east 100 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 south 22 degrees 30 minutes east 233 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan

BEING Parcel No. 27-6-93.1B

BEING the same premises which John P. Clark and Fiora P. Clark, husband and wife, by Deed dated 7/30/03 and recorded 8/12/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5835 Page 1151 Instrument #10286004, granted and conveyed unto Carole Gottshall and Edgar Gottshall, III, wife and husband, as tenants by the entirety, in fee.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **EDGAR GOTTSHALL, III and CAROLE GOTTSHALL**

SALE ADDRESS: 10 Ferry Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-165**

DEBT- **\$102,193.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04712 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel # 16-10-197  
IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Habitat of Humanity of Chester County, Inc.

VS

DEFENDANT: **BRENDA ENID FLOWERS and EMERY LEWIS FLOWERS**

SALE ADDRESS: 408 Community Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D. WUERSTLE, ESQ., 610-331-8894**

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: **17-3-166**

DEBT- **\$2,098.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00604 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 March 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, April 17, 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 Penn, County of Chester and Commonwealth of PA.  
TAX Parcel No. 58-3-383

PLAINTIFF: Penn Township  
VS

DEFENDANT: **JOHN M. SWIRSDING, JOANNE M. SWIRSDING and UNITED STATES OF AMERICA**

SALE ADDRESS: 420 Dartmouth Lane, Penn Township, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-167**

DEBT- **\$1,269.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-13342 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN place of ground, situate in Township  
of West Whiteland, County of Chester, Commonwealth of  
Pennsylvania.

TAX Parcel No. 41-6K-77

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **PAUL MAYER**

SALE ADDRESS: 1370 Old Phoenixville Pike, W. Whiteland Township, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-168**

DEBT- **\$3,224.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02384 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 March 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, April 17, 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 dwelling thereon erected, situate on the north side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania  
TAX Parcel No. 15-9-38

PLAINTIFF: Borough of Phoenixville  
VS

DEFENDANT: **ATL ASSOCIATES**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-169**

DEBT- **\$1,342.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06248 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or lot or piece of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3R-186

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **YVETTE HURST**

SALE ADDRESS: 332 Andrew Circle, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-170**

DEBT- **\$86,645.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07647 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 March 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, April 17, 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 Oxford  
TAX Parcel #: 69-07-0086.010  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **SHERRY SOTO**

SALE ADDRESS: 501 Wacousta Court, Oxford, PA 19363

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: **17-3-171**

DEBT- **\$146,392.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10263 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 March 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, April 17, 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 Pikeland Township, Chester  
County, Pennsylvania  
BLR# 34-3G-18  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **PATRICK R. MALLEY, JR.**

SALE ADDRESS: 317 Welsh Circle, Chester Springs, PA 19425-2129

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-172**

DEBT- **\$116,014.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08974 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 March 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, April 17, 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  
East Goshen, Chester County, Pennsylvania  
TAX Parcel No.: 53-2F-29

PLAINTIFF: Household Realty Corporation

VS

DEFENDANT: **LAMONTE MITCHELL** and **PATRICIA A. MITCHELL**

SALE ADDRESS: 1219 Mayapple Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-173**

DEBT- **\$369,146.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07906 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 March 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, April 17 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 Coventry Township, Chester  
County, Pennsylvania  
BLR# 18-4-197.8  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **SHERI TUSKI a/k/a SHERI L. TUSKI and ANTHONY TUSKI a/k/a ANTHONY M.**

**TUSKI**

SALE ADDRESS: 55 Linwood Circle, Pottstown, PA 19465-8291

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: **17-3-174**

DEBT- **\$288,822.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04124 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 March 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, April 17, 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 West Nantmeal  
TAX Parcel #23-05-0012.090  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **JILL D. WHITE and WILLIAM J. WHITE**

SALE ADDRESS: 205 Lammey Road, Elverson, PA 19520

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: **17-3-175**

DEBT- **\$83,765.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04367 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or piece of land situate in the Borough of Spring City, County of Chester and State of Pennsylvania, marked on plot of lots laid out by William P. Snyder, and being ten feet of the western part of Lot No. 205 and twenty feet of the eastern part of Lot No. 206, situate on the north side of Arch Street in the Borough of Spring City, bounded and described as follows, to wit:

BEGINNING at a point in the northern margin of Arch Street at the distance of 80 feet westerly from the intersection of the margin lines of Arch Street and Cedar Streets; thence at right angles with said Arch Street in a northerly direction the distance of 171 feet 6 inches to the margin of an alley; thence by the margin of said alley in a westerly direction the distance of 30 feet; thence in a southerly direction along land formerly of C.W. Fryer, now of Dr. C. E. Moser, the distance of 171 feet and 6 inches to the margin of the aforesaid Arch Street; thence along the same in an easterly direction the distance of 30 feet to the place of beginning.

BEING Chester County Tax Parcel 14-4-17

CONTAINING 5, 145 square feet of land more or less.

BLR# 14-4-17

TITLE to said premises vested in Shana L. Carter and Herbert B. Carter, Jr., husband and wife by Deed from Shana L. Carter, dated 6/18/2004 and recorded 6/28/2004 in Book 6202 Page 852

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **SHANA L. CARTER and HERBERT B. CARTER, JR.**

SALE ADDRESS: 413 Arch Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

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: **17-3-176**

DEBT- **\$717,478.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09962 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 March 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, April 17, 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 Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan made by Momenee and Associates, Inc., for Anderson Farm, dated 11/3/1998, last revised 12/14/2001 as Plan #16237, as follows, to wit:

BEGINNING at a point on the northerly side of Valley Park Road, a corner of Lot #37, thence extending along said side of Lot #37 the following (3) courses and distances, (1) north 02 degrees 03 minutes, 08 seconds east 195.25 feet crossing a stream to a point, (2) north 22 degrees 56 minutes, 32 seconds west 150.00 feet to a point, (3) north 07 degrees 03 minutes 08 seconds east 214.50 feet to a point and corner of Lot #32; thence extending along said side of Lot #32, Lot #31 and Lot #30 north 84 degrees 53 minutes, 48 seconds east 568.70 feet to a point and corner of Lot #29, thence extending along said side of Lot #29 south 06 degrees 28 minutes, 05 seconds east 424.72 feet to a point and corner of lands N/L of Donald H. and Patricia F. Pasquale, thence extending along said side of lands N/L of Donald H. and Patricia F. Pasquale, south 19 degrees 11 minutes,

42 seconds west 462.26 feet to a point on the northerly side of Valley Park Road, thence extending along said side of Valley Park Road the following (3) courses and distances, (1) along the arc of a circle curving to the left having a radius of 480.00 feet the arc distance of 47.44 feet to a point of tangent, (2) south 58 degrees 54 minutes, 50 seconds west 410.00 feet to a point, (3) along the arc of a circle curving to the left having a radius of 360.00 feet the arc distance of 88.02 feet to the first mentioned point and place of beginning.

CONTAINING 9.56 acres gross more or less.

BEING Parcel No. 27-06-0069

PREMISES being: 225B Valley Park, Phoenixville, PA 19640

BEING the same premises which Michael R. Meehan, Sr. and Karen A. Meehan, by Deed dated November 13, 2007 and recorded November 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7308 Page 1775, granted and conveyed unto Michael R. Meehan, Sr.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-18, Asset-Backed Certificates, Series 2006-18 c/o Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **MICHAEL R. MEEHAN, SR. a/k/a MICHAEL MEEHAN** by **KATHLEEN HARVEY** as **ATTORNEY IN FACT** and **STEPHEN R. O'DONNELL**

SALE ADDRESS: 225B Valley Park, Phoenixville, PA 19640

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: **17-3-177**

DEBT- **\$875.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00751 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, abounded and described according to a Plan of Main Street Village, made by Momenee-King Associates, Consulting Engineers, Ardmore, PA dated 9/6/1984, recorded 11/15/1984 and filed in Plan File No. 5251, as follows to wit

BEGINNING at a point on the southeasterly side of Sturbridge Lane a corner of Lot No. 8; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 22.12 feet to a point of reverse curve on the westerly side of Main Street; thence extending along the same on the arc of a circle curving the left having a radius off 162 feet the arc distance of 34.95 feet to a point a corner of lands of the Homeowners Association; thence extending along the same south 70 degrees 52 minutes 40 seconds west 88.39 feet to a point in line of Parcel 20; thence extending along the same north 19 degrees 7 minutes 20 seconds

west 40 feet to a point a corner of Lot #8; thence extending along the same north 70 degrees 52 minutes 40 seconds east 131.69 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 as shown on said Plan.

CONTAINING 4952 square feet more or less.

BEING the same premises which Richard Holck and Rosemarie Holck, by indenture bearing date the 17th day of June 2004, and recorded in the Office of the Recorder of Deeds in and for the County of Chester, aforesaid, in Record Book 6210 Page 752 &c., granted and conveyed unto Rosemarie Holck and Christopher Holck in fee.

BEING Tax Parcel No. 43-4M-39.

BEING UPI #43-4M-39

BEING commonly known as: 7 Sturbridge Lane, Wayne, PA 19087

RESIDENTIAL dwelling

PLAINTIFF: Main Street Village Homeowners

VS

DEFENDANT: **ROSEMARIE & CHRISTOPHER HOLCK**

SALE ADDRESS: 7 Sturbridge Lane, Wayne, Tredyffrin Township, Chester County, PA 19087

PLAINTIFF ATTORNEY: **SCOTT F. WATERMAN, ESQ., 610-566-6177**

**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: **17-3-178**

DEBT- **\$29,297.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03710 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 March 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, April 17, 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 ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, made by Yerkes Associates, Inc., dated 10/23/1980 last revised 5/14/1981 and recorded at Chester County as Plan No. 3812, as follows, to wit:

BEGINNING at an interior point on the northwest curb line of Wayne Court, Common Open Space at a corner of lands of 111 Wayne Court; thence extending from said point of beginning and along the said curb line, on the arc of a circle curving to the left, having a radius of 300.00 feet the arc distance of 26.83 feet, to a corner of No. 112 Wayne Court; thence extending along the same, north 61 degrees 01 minute 00 seconds west, crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 85.86 feet to a point; thence extending north 28 degrees 59 minutes 00 seconds east 44.88 feet to a point; thence extending south 61 degrees 01 minutes 00 seconds east 10 feet to a corner of lands of No. 111 Wayne Court; thence extending along the same, the two following courses and distances: (1) south 28 degrees 59 minutes 00 seconds west 19.88 feet to a point and (2) south 61 degrees 01 minute 00 seconds east, recrossing the aforesaid easements, 83.98 feet to a point on the curb line of the northwest side of Wayne Court Common Open Space Area, being the first mentioned

point and place of beginning.

BEING No. 110 Wayne Court, containing 2,442 square feet.

EXCEPTING, however, therefrom and thereout, in fee, according to the provisions of 68 P.S., Chapter 19, Act of August 4, 1963, P.L. 871, ALL THAT CERTAIN message volume of air space above a horizontal plane drawn at Elevation U.S.C.G.S., Datum 520.30 feet, the aforesaid horizontal plane passing through a partly ceiling/floor between the said premises and the above joining premises being known and numbered as Unit 111 Wayne Court.

BEING the same premises which First Federal Savings and Loan Association of Rochester by Deed dated 2/24/1989 and recorded at West Chester, Pennsylvania in Deed Book 1073 Page 216, granted and conveyed unto William D. Kraut and Alan M. Kraut, in fee.

BEING the same premises which William D. Kraut and Alan M. Kraut by Deed dated 12/8/1989 and recorded at West Chester, Pennsylvania in Deed Book 1085 Page 100, granted and conveyed unto Francis B.J. McMonagle.

TOGETHER with and under and subject never the less is that certain Declaration of Covenants, Conditions, and Restrictions in Miscellaneous Deed Book 517 Page 538.

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association successor by merger to Harleysville National Bank and Trust Company

VS

DEFENDANT: **FRANCIS BJ McMONAGLE a/k/a FRANCIS B. McMONAGLE**

SALE ADDRESS: 110 Wayne Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GRIM, BIEHN & THATCHER, 215-257-6811**

**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: **17-3-179**

DEBT- **\$248,004.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08782 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 March 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, April 17, 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 City of Coatesville, County of Chester and Commonwealth of PA, bounded and described according to a plan of Millview, Subdivision Plan of Property of Coatesville Communities Corporation, made by G.D. Houtman and Son, Inc., Civil Engineers and land surveyors, Media, PA, dated 11/02/1998, last revised 11/28/2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Wesley Lane (50 feet wide) said point marking a corner of Lot No. 64 on said Plan; thence from said beginning point and extending along the southwesterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 47.24 feet to a point, a corner of Lot No. 62; thence leaving said side of Wesley Lane and extending along said lot No. 62 south 63

degrees 0 minutes 0 seconds west 117.18 feet to a point in line of the rear of Lot No. 92; thence extending along the rear of Lots Nos. 92 and 91 north 21 degrees 37 minutes 0 seconds west 57.06 feet to a point, a corner of aforesaid Lot No. 64; thence extending along said Lot no. 64 north 67 degrees 50 minutes 0 seconds east 114.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 63 on said Plan.

BEING UPI #16-04-0343.0000

PREMISES being: 113 Wesley Lane, Coatesville, PA 19320-3074

BEING the same premises which Gregory J. Moore and Tarrah M. Moor, husband and wife by Deed dated August 7, 2006 and recorded August 17, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6929 Page 1258, granted and conveyed unto Angel M. Mack and Kareem A. Hand.

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ANGEL M. MACK and KAREEN A. HAND**

SALE ADDRESS: 113 Wesley Lane, Coatesville, PA 19320-3074

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: **17-3-180**

DEBT- **\$56,515.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08588 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #16-06-0429  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ROSALYN M. TALTOAN a/k/a ROSALYN M. WILLIAMS**

SALE ADDRESS: 541 Olive Street, Coatesville, PA 19320

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-3-181**

DEBT- **\$217,540.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06040 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, State of Pennsylvania and described according to a Plan of Property of Alfred James Andrien, said plan made by T.G. Colesworthy, County Surveyor, dated December 1951, as follows, to wit:

BEGINNING at a point on the northeasterly side of Richfield Avenue (40 feet wide) at the distance of 458.92 feet measured on a bearing of north 2 degrees 25 minutes 30 seconds west along the side of Richfield Avenue from its point of intersection with the northwesterly side of West Chester – Philadelphia State Highway (proposed 120 feet wide); thence extending from said point of beginning north 2 degrees 25 minutes 30 seconds west measured along the said side of Richfield Avenue 100 feet to a point on the southeasterly side of Richfield Avenue; thence extending north 87 degrees 46 minutes east measured along southeasterly side of Richfield Avenue 128.16 feet to a point; thence extending south 2 degrees 14

minutes east 100 feet to a point; thence extending south 87 degrees 46 minutes west 127.83 feet to the mentioned point and place of beginning.

BEING Lot # 19 as shown on the above mentioned Plan. Containing in area 12,800 square feet of land, be the same more or less.

PARCEL Number: 52-05C-0225.010

BEING the same premises which Alfred James Andrien and Ruth F. Andrien, his wife, by Deed dated September 8, 1967 and recorded September 8, 1967 in the Office of the Recorder of Deeds in and for Chester County in Deed Book T-37, Page 763, granted and conveyed unto Albert E. Mannocchi and Ann T. Mannocchi, his wife as tenants by entireties.

BEING known as: 11 Richfield Avenue, West Chester, PA 19380

PARCEL No.: 52-5C-225.1

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **LISA A. HOLSTON, AS EXECUTRIX OF THE ESTATE OF ALBERT E.**

**MANNOCCHI a/k/a ALBERT MANNOCCHI, DECEASED**

SALE ADDRESS: 11 Richfield Avenue, West Chester, PA 19380

PLAINTIFF ATTORNEY: **AMANDA L. RAUER, ESQ., 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: **17-3-182**

DEBT- **\$158,089.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04213 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the dwelling thereon erected, situated in the Borough of Parkesburg, County of Chester and State of Pennsylvania, known and designated as No. 518 West Second Avenue, bounded and described as follows to wit:

BEGINNING at a point in the center line of Second Avenue, formerly Highland Avenue, a corner of land of Mae V. Connell and distant two hundred fifty-six feet westwardly from the west curb line of Culvert Street extending, measuring along the center line of Second Avenue; thence along said Connell's land south ten degrees twenty-three minutes east, one hundred ninety-five feet to a point in the center line of Spruce Alley; thence along the same north seventy-nine degrees thirty-seven minutes east, twenty-four and fifty-four one-hundredths feet to a point, a corner of land of H. Boyd Cowan and Mary M. Cowan, husband and wife; thence along the same and passing through the center of the middle dividing partition between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining it on the east, north

ten degrees twenty-three minutes west, one hundred ninety-five feet to a point in the center line of Second Avenue aforesaid; thence along the same south seventy-nine degrees thirty-seven minutes west, twenty-four and fifty-four one-hundredths feet to the place of beginning.

CONTAINING four thousand seven hundred eighty-five square feet of land, be the same more or less.

BEING the same premises which Mark A. Parker and Dawn C. Porter f/k/a Dawn c. Dunlap, husband and wife, by Deed dated 08/17/2009 and recorded 08/19/2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7753, Page 386, granted and conveyed unto Jodi M. Knox and Jason E. Knox.

BEING known as: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

PARCEL No.: 8-5-196

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, NA Successor by Merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing

VS

DEFENDANT: **JODI M. KNOX and JASON E. KNOX**

SALE ADDRESS: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-183**

DEBT- **\$356,618.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11731 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 March 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, April 17 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of London Grove  
TAX Parcel #59-08-0867  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ASHLEY T. REEF**

SALE ADDRESS: 34 Inniscrone Drive, Avondale, PA 19311

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-3-184**

DEBT- **\$578,129.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03860 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Township, Chester  
County, Pennsylvania  
BLR# 62-7-53  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **ALEXANDER DAVID PENNY, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE  
OF H. DONALD WIDDOES**

SALE ADDRESS: 10 Nine Gates Road, Chadds Ford, PA 19317-9258

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: **17-3-185**

DEBT- **\$133,646.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03179 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land together with the buildings and improvements thereon erected, being a portion of Lot Number 17 of the development known as Milltown Manor, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide avenue known as Park Avenue at a distance of 950.3 feet measured north 82 degrees 58 minutes east, from an iron pin the middle of the Township Line Road; thence extending by other land of Grantees and passing over an iron pin set on the north side of Park Avenue north 7 degrees 2 minutes west, 220 feet to an iron pin in line of Lot 6; thence extending by Lot 6 north 82 degrees 58 minutes east, 62.5 feet to an iron pin; thence extending by land of the Grantors south 7 degrees 2 minutes east, 220 feet in the middle of Park Avenue afore-said; thence extending along the middle of Park Avenue south 82 degrees 58 minutes west, 62.5 feet to the first mentioned point and place of beginning.

BEING UPI #53-6-47

BEING the same premises which M. Grant Everhart, by Deed dated 10/12/99 and recorded 11/3/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4661 Page 556 Instrument #0088527, granted and conveyed unto Michael Sharff and Janet Sharff, in fee.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **JANET SHARFF and MICHAEL SHARFF**

SALE ADDRESS: 1321 Park Avenue, West Chester aka East Goshen, PA 19380

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-680**

**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: **17-3-186**

DEBT- **\$185,139.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05919 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 March 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, April 17, 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 West Brandywine  
TAX Parcel #29-03-0005.05D  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **ROBERT T. HARRIS, III**

SALE ADDRESS: 16 Hillside Circle, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-187**

DEBT- **\$170,016.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01517 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 March 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, April 17, 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 Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, being bounded and described according to a Final Plan of Humpton Farms made by N.M. Laks, Inc., Civil Engineers & Land Surveyors, Lancaster, Pennsylvania, dated 5/6/1977 and last revised 8/16/1977 which plan is recorded at West Chester, Pennsylvania as Plan No. 1328, as follows, to wit:

BEGINNING at a point on the easterly side of Williams Way (50 feet wide) which point is measured the (2) following courses and distances along the easterly side of Williams Way from a point of curve on the southerly side of Humpton Road: (1) leaving Humpton Road and extending along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 37.20 feet to a point of tangent on the easterly side of Williams Way; and (2) south 00 degrees 56 minutes west 657.65 feet to the first mentioned point of beginning; thence extending from said point of beginning along

line of a Lot No. 6 south 89 degrees 04 minutes east 175.00 feet to a point on line of Bondsville Development; thence extending along the south 05 degrees 56 minutes west 123.00 feet to a point a corner of Lot No. 8; thence extending along the same north 89 degrees 04 minutes west 175.00 feet to a point on the easterly side of Williams Way; thence extending along the same north 05 degrees 58 minutes east 123.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on the aforesaid Plan.

BEING UPI Number 39-04C-0154

PARCEL No.: 39-04C-0154

BEING known as: 21 Williams Way, Downingtown, PA 19335

BEING the same property conveyed to William Haslem, no marital status shown who acquired title by virtue of a deed from Kenneth W. Hobson by Agent Susan K. Greenwald and Susan K. Greenwald, individual, dated April 25, 2005, recorded June 9, 2005, at Document ID 10541237, and recorded in Book 6515, Page 468, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WILLIAM HASLEM**

SALE ADDRESS: 21 Williams Way, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-188**

DEBT- **\$1,658.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05722 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE THREE CERTAIN lots of land situate in the  
Township of Valley, County of Chester, and State of Pennsylvania.  
TAX Parcel No. 38-5G-72

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JOHN THOMAS and TINA THOMAS**

SALE ADDRESS: 24 W. Twelfth Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-189**

DEBT- **\$29,418.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13370 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 March 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, April 17, 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  
Westtown Township, Chester County, Pennsylvania.  
TAX Parcel No. 67-4C-39

PLAINTIFF: Westtown Township  
VS

DEFENDANT: **JANIE F. MATCHICA and UNITED STATES OF AMERICA**

SALE ADDRESS: 206 Larchwood Road, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-3-190**

DEBT- **\$151,261.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00661 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 March 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, April 17, 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 Uwchlan, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon elected situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West – Section II made by Henry S. Conrey, Inc., dated November 14, 1969, and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive (50 feet wide), said point marking the southeasterly corner of Lot No. 73; thence extending from said beginning point along Lot No. 73 north 03 degrees 34 minutes 40 seconds east 200.00 feet to a point in line of Lot No. 73; thence along Lot Nos. 72 and 71 south 86 degrees 25 minutes 20 seconds east 100.00 feet to a point, a cor-

ner of Lot No. 75; thence along Lot No. 75 south 03 degrees 34 minutes 40 seconds west 200.00 feet to a point on the northerly side of Devon Drive; thence along same north 86 degrees 25 minutes 20 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 74 on said Plan.

BEING UPI Number 33-04M-0169.0000

PARCEL No.: 33-04M-0169.0000

BEING known as: 347 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Alexandre E.

Daley who acquired title by Virtue of a Deed from Alexandre E. Daley and Christopher T. Daley, dated September 17, 2003, recorded October 7, 2003, at Document ID 10315100, and recorded in Book 5925, Page 2391, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-AC7 Asset-Backed Certificates, Series 2003-AC7

VS

DEFENDANT: **ALEXANDRE E. DALEY**

SALE ADDRESS: 347 Devon Drive, Exton, PA 19341

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: **17-3-191**

DEBT- **\$584,421.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00640 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 March 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, April 17, 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 Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan for "Candlewyck at New Garden" (PIA Tract), made by Nave Newell, King of Prussia, PA, dated 04/26/2000, last revised 04/30/2001 and recorded 06/14/2001 as Plan No. 15798 as follows, to wit:

BEGINNING at a point on the southeasterly side of Honey Locust Drive (50 feet wide), said point being a corner of Lot No. 77 (as shown on said Plan); thence from said point of beginning extending along said drive the two following courses and distances: (1) north 10 degrees 31 minutes 16 seconds east, 130.87 feet to a point of curve; (2) on a line curving to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet to a point on the southerly side of Candlewyck Drive (50 feet wide); thence extending along said drive,

south 79 degrees 28 minutes 45 seconds east, 110.00 feet to a point, being a corner of Lot No. 109; thence leaving said drive extending along Lot No. 109, south 10 degrees 31 minutes 16 seconds west, 150.87 feet to a point in line of Lot No. 77, being a corner of Lot No. 109; thence extending along Lot No. 77, north 79 degrees 28 minutes 44 seconds west, 130.00 feet to the first mentioned point and place of beginning.

TAX ID: 6004 04800000

BEING the same premises which Sharp Road Farms Inc., by Deed dated 6/12/06 and recorded 6/29/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6884, Page 686, and Instrument #10663701, granted and conveyed unto Richard E. Staehs and Jo-Anne Staehs, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RICHARD E. STAEHS and JO-ANNE STAEHS and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 131 Candlewyck Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-192**

DEBT- **\$255,345.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08079 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 March 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, April 17, 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 Kennett  
TAX Parcel #62-05-0024.04A  
IMPROVEMENTS: a residential dwelling.  
SOLD AS PROPERTY OF: Douglas G. Yago

PLAINTIFF: JPMC Specialty Mortgage LLC

VS

DEFENDANT: **DOUGLAS G. YAGO**

SALE ADDRESS: 861 Burrows Run Road, Chadds Ford, PA 19317

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: **17-3-193**

DEBT- **\$191,367.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10924 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 March 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, April 17 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 improved ground with buildings erected thereon situate on the south side of Market Street, northwest of the intersection of Market Street with South Fifth Street in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, according to a survey by N. M. Lake & Associates, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being Lot No. 2 on Plan No. 86153, dated January 26, 1987, last revised February 4, 1987 and described as follows:

BEGINNING at a point set in the northerly curb line of Market Street marking the northeast corner of this and the northwest corner of land now or late of Maggie M. Terry, et al; thence leaving said northerly curb line of Market Street and along said land now or late of Terry, the following 2 courses and distances: (1) south 27 degrees 57 minutes 41 seconds west, crossing over an iron pin 40.14 feet from point of beginning, a total distance of 234.49 feet to an iron pin set marking the southeast corner of this; thence along said now or late of Terry and partially by the northerly line of an alley; (2) north 61 degrees 01 minute 48 seconds west, 30.61 feet to an

iron pin set marking the southwest corner of this and the southeast corner of land of Lot No. 1 on said Plan; thence along said land of Lot No. 1; (3) north 27 degrees 57 minutes 41 seconds east, passing through the dividing wall of a residence existing thereon 235.28 feet to a point set in the northerly curb line of aforementioned Market Street, crossing over an iron pin 40.14 feet from the said northerly curb line of Market Street; thence along said northerly curb line of Market Street; (4) south 59 degrees 32 minutes 56 seconds east 30.04 feet to the point and place of beginning.

CONTAINING 7,189 square feet, more or less.  
BEING UPI No. 6-5-191.1

THE improvements thereon being known as 426 Market Street, Oxford, PA 19363

BEING the same premises which Josie L. DeCormis, by Deed dated 7/28/2006 and recorded 9/26/2006 in the Chester County Clerk's/Register's Office in Deed Book 6963, Page 2061, granted and conveyed unto James P. Yetman, in fee.

PLAINTIFF: Selene Finance, LP  
VS

DEFENDANT: **JAMES YETMAN**

SALE ADDRESS: 426 Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-194**

DEBT- **\$130,340.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05457 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 March 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, April 17, 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 upon which is built a dwelling house known as 24 Penn Avenue, in the Borough of South Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C.E., July 25, 1950, as follows, to wit:

BEGINNING at a point on the northerly building line of a 50 feet wide street known as Penn Avenue, at the southeasterly corner of Lot No. 24 of Block No. 9 as laid out on a Lot Plan of Midvale Development by Midvale Steel and Ordinance Company distant 40.00 feet measured eastwardly along said northerly building line of Penn Avenue from its point of intersection with the easterly line of a 30.00 feet wide walk; thence along the easterly line of said No. 24 of Block No. 9, north 28 degrees 35 minutes 25 seconds west, 100.00 feet to a pole at the southwesterly corner of Lot No. 2 of Block No. 9 of said development; thence along the southerly line

of said Lot No. 2, north 61 degrees 24 minutes 35 seconds east, 40.00 feet to an iron pin at the northeasterly corner of Lot No. 22 of Block No. 9 on said development; thence along the westerly line of said Lot No. 22, south 28 degrees 35 minutes 25 seconds east, 100.00 feet to a point in the northerly building line of Penn Avenue, aforesaid; thence along the same, south 61 degrees 24 minutes 35 seconds west, 40.00 feet to a place of beginning.

CONTAINING 4,000 square feet of land, more or less.

BEING the same premises Joseph Hills and Joyce E. Hills, husband and wife, by Deed dated 11/18/2005 and recorded 12/21/2005 in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 6717, Page 838, Instrument Number 10607840, granted and conveyed unto Travis Patterson, his heirs and assigns, in fee, as sole owner.

PARCEL ID: 0903 00620000

PLAINTIFF: The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc. CHL Mortgage Pass Through Trust 2006-HYB3, Mortgage Pass Through Certificates Series 2006

VS

DEFENDANT: **TRAVIS PATTERSON**

SALE ADDRESS: 24 Penn Avenue, South Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, 856-429-5507**

**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: **17-3-195**

DEBT- **\$225,031.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01326 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 March 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, April 17, 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 Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-4D-35  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **THOMAS E. WALLACE, JR. and RUTH M. WALLACE**

SALE ADDRESS: 914 Baylowell Drive, West Chester, PA 19380

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: **17-3-196**

DEBT- **\$120,080.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02667 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 March 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, April 17, 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 Caln Township, Chester  
County, Pennsylvania  
BLR# 42-2-3.2B  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank of Delaware, N.A. f/k/a First Union National Bank of Delaware, Successor by Merger to First Union Home Equity Bank Successor by Merger to First Union Home Equity Corporation

VS

DEFENDANT: **GLENNA M. HERMAN**

SALE ADDRESS: 305 Campbell Circle, Downingtown, PA 19335

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: **17-3-197**

DEBT- **\$294,435.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00284 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 March 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, April 17, 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 land situate in Oxford  
Township, Chester County, Pennsylvania  
TAX Parcel No: 58-08-0049 & 56-08-0052.010

PLAINTIFF: First Niagara Bank, N.A.

VS

DEFENDANT: **MEGAN ZARZYCKI, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, CATHERINE B. RUSSELL, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, LORRAINE RUSSELL HAGY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. RUSSELL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. RUSSELL, DECEASED C/O LORRAINE RUSSELL HAGY.**

SALE ADDRESS: 251 Scroggy Road, Oxford, Pennsylvania 19363

PLAINTIFF ATTORNEY: **KELLY L. EBERLE, ESQ., 215-257-6811**

**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: **17-3-198**

DEBT- **\$185,555.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02811 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick house designated as No.10 Downing Avenue, and lot of land belonging thereto, situate in the West Ward of the Borough of Downingtown aforesaid, County of Chester, State of Pennsylvania, bounded and described as follows, viz:

BEGINNING in the middle of the said Downing Avenue at a point where the same is intersected by a 10 foot wide alley and at a corner of land Thomas Pedrick; thence along the middle of the said alley and along said Pedrick's land, south 51 1/2 degrees west, 112 3/4 feet to a corner; thence still along said Pedrick's land and the face of a stone wall. South 38 1/2 degrees east 25 feet; thence leaving said wall, a northeastwardly course, 31 feet 4 inches to the face of a brick wall; thence passing along the middle line of a brick wall separating the house herein conveyed from the house adjoining on

the south, designated as No. 8 Downing Avenue, north 68 degrees 7 minutes east 72 feet to another point in the middle of the said Downing Avenue, this line being at right angles thereto; thence along the middle of the said Downing Avenue, north 21 degrees 53 minutes west 45 feet 4 inches to the place of beginning.

CONTAINING three thousand one hundred and sixty square feet of land, more or less.

TITLE to said premises vested in Raymond D. Whitely, Sr. and Rachael M. Whitely by Deed from Brandywine Realty Builders and Developers, Inc. dated December, 18 1970 and recorded December 21, 1970 in the Chester County Recorder of Deeds in Book 39, Page 1011.

Rachael M. Whitely died on January 12, 2013. Property conveyed to Raymond D. Whitely, Sr. by operation of law.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WCW1

VS

DEFENDANT: **RAYMOND D. WHITELY**

SALE ADDRESS: 10 Downing Avenue, Downingtown, PA 19335

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: **17-3-199**

DEBT- **\$466,579.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05193 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, State of Pennsylvania and described according to a Plan thereof known as "Meadowoods", said Plan made by Chester Valley Engineers, Inc., Civil Engineers and land surveyors, dated 12-4-1956 and last revised 4-28-1959 as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Harvey Lane (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the southeasterly side of West Chester-Paoli Pike (U.S. Highway No. 202) (50 feet wide); (1) leaving West Chester-Paoli Pike on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the southwesterly side of Harvey Lane; (2) south 25 degrees 10 minutes east measured along the said side of Harvey Lane, 250.00 feet to a point of curve in the same; (3) southeastwardly measured still along the said side of Harvey Lane on the arc of a circle curving to the left having a radius of 1,455.06 feet, the arc distance of 203.16 feet to a point of tangent and (4) south 33 degrees 10 minutes east measured still along the

said side of Harvey Lane, 64.61 feet to the point of beginning; thence extending from said point of beginning, south 33 degrees 10 minutes east measured along the said side of Harvey Lane, 175.00 feet to a point; thence extending south 56 degrees 50 minutes west 261.52 feet to a point in line of land now or late of Willistown School Board; thence extending along last mentioned land north 34 degrees 08 minutes 40 seconds west, 40.04 feet to a stone; thence extending north 27 degrees 57 minutes west, 135.53 feet to a point; thence extending north 56 degrees 50 minutes east; 249.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 153 as shown on the above mentioned Plan.

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

BEING the same premises which John A. Gallagher and Carolyn J. Gallagher, by Deed dated 11/23/04 and recorded 12/1/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6348, Page 541, granted and conveyed unto John A. Gallagher, individually, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN A. GALLAGHER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-200**

DEBT- **\$196,585.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07983 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 March 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, April 17, 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 Brandywine, County of Chester and State of Pennsylvania bounded and described according to a Plan of Springton Glen made by George E. Register, Jr. and Sons, Inc., dated February 22nd, 1974, and last revised April 22nd, 1974, as follows, to wit:

BEGINNING at a point on the northeast side of Glenview Drive (50 feet wide), a corner of Lot No. 3, on said Plan, said point being located the 2 following courses and distances measured along the said side of Glenview Drive from its intersection with the title line in the bed of Springton Road (1) north 88 degrees 08 minutes 08 seconds east 191.49 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 845.00 feet the arc distance of 134.07 feet; thence extending from said point of beginning, leaving the said side of Glenview Drive and along Lot No. 3, north 1 degree 51 minutes 52 seconds west 211.28 feet to a corner of Lot No. 5, on said Plan, thence extending along the same south 72 degrees 41 minutes 21 seconds east 263.40 feet to a point on the northwest side of Brook Circle (50 feet wide), thence extending

along the same south 17 of curve, then extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the northeast side of Glenview Drive, thence extending along the same the two following courses and distances (1) north 72 degrees 41 minutes 21 seconds west 21.05 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 845.00 feet the arc distance of 148.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

COMMONLY known as 3 Brook Circle, Glenmoore, PA 19343

PARCEL ID: 29-4-187.9

BEING the same premises which Valeriana Bellini Hoffman who acquired title as Valeriana Bellini, a married woman, by Deed dated 1/9/14 and recorded 2/4/14 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8881, Page 1793, and Instrument #11329932, granted and conveyed unto Valeriana Bellini Hoffman, a married woman, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **VALERIANA BELLINI HOFFMAN**

SALE ADDRESS: 3 Brook Circle, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-201**

DEBT- **\$352,034.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11687 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 March 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, April 17, 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 Coventry Township, Chester  
County, Pennsylvania  
BLR# 18-1-389  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **STEPHANIE A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

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: **17-3-202**

DEBT- **\$163,939.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04689 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 March 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, April 17, 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 West Grove, Chester County, Pennsylvania, bounded and described according to a plan on the property of Angela M. Rizzotte, et al, made by George E. Regester, Jr. and Sons, Inc., dated 7-7-1988, as follows, to wit:

BEGINNING at a point on the title line in the bed of Walnut Avenue, said beginning point being at the point of intersection of the title line of Walnut Avenue and the extended title line of an alley, said alley forms the eastern boundary of the lands of the herein grantors, thence from said point of beginning along the title land of said alley, south 01 degree 00 minutes 00 seconds left, 131.25 feet to a spike, a corner of the lands of Howard W. Singleton; thence along the lands of Howard W. Singleton, south 89 degrees 05 minutes 00 seconds west, 28.50 feet to a point, a corner of Parcel 2, as shown on aforesaid plan; thence along Parcel 2, north 00 degrees 34 minutes 24 seconds west, 131.25 feet to a point on the title line in the bed of Walnut Avenue; thence along the title line in the bed of Walnut Avenue, north 89 degrees 05 minutes 00 seconds east, 27.53 feet to the first mentioned point and place of beginning.

BEING Parcel 1 as shown on said Plan.

BEING the same premises which Kevin S. Sykes, agent for Timothy L. Sykes and Kevin S. Sykes, by Deed dated 10/31/05 and recorded 12/13/05 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6709, Page 1950, granted and conveyed unto Kimberly A. O'Brien, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KIMBERLY A. O'BRIEN**

SALE ADDRESS: 114 Walnut Avenue, West Grove, PA 19390

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-203**

DEBT- **\$534,654.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06057 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 March 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, April 17 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 Grove Borough, Chester  
County, Pennsylvania  
UPI# 5-7-35.26  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **JEROME A. WOOD, SR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JADE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, TERRA HOPKINS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JANAE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME A. WOOD a/k/a JEROME WOOD a/k/a JEROME A. WOOD, JR., DECEASED**

SALE ADDRESS: 518 Liberty Circle, West Grove, PA 19390-1386

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: **17-3-204**

DEBT- **\$253,271.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04368 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 March 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, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, known as Lot 17-A hereditaments and appurtenances, on plan of lots of Veronica Park, West Goshen Township, Chester County, PA, bounded and described as follows:

TAX I.D. #: 52-5C-76

PLAINTIFF: HMC Assets, LLC, solely in its capacity as separate trustee of CAM XV Trust  
VS

DEFENDANT: **MARY SUE SCHOFIELD and WILLIAM M. SCHOFIELD**

SALE ADDRESS: 432 Powell Lane, West Chester, Pennsylvania 19380

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