

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, JUNE 15, 2017 @ 11 AM

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### 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 158th day of June, 2017 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JUNE 15th, 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, JULY 17th, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK OR MONEY ORDER PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **17-6-365**

DEBT- **\$203,054.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-08203 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, June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, described according to Subdivision Plan for Pennwood, made by Chester Valley Engineers, Inc., dated 5/10/2002 last revised 8/5/2003 and recorded as Plan File No. 16909, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Pennwood Drive a common corner of Lot 13 and 14 on said Plan, thence extending along Pennwood Drive the two following courses and distances (1) south 81 degrees 34 minutes 30 seconds west 126.43 feet to a point of curve, and (2) on the arc of circle curving to the right having a radius of 175.00 feet the arc distance of 237.01 feet to a point a corner of Lot 15, thence extending along same, north 69 degrees 10 minutes 23 seconds east 304.46 feet to a point a corner of Lot 13, thence extending along same, south 08 degrees 25 minutes 30 seconds east 202.80 feet to the first mentioned point and place of beginning.

CONTAINING 1.024 acres more or less

BEING Lot 14 on said Plan.

BEING Parcel No. 6907 00621300

BEING UPI No. 69-7-62.13

BLR# 69-7-62.13

TITLE to said premises vested in Barry Drangel and Patricia A. Drangel by Deed from Misty Meadow Homes, Inc., dated 9/8/2004 and recorded 9/16/2004 in Book 6283 Page 582

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

VS

DEFENDANT: **BARRY DRANGEL and PATRICIA A. DRANGEL**

SALE ADDRESS: 113 Pennwood Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, P.C., 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: **17-6-366**

DEBT- **\$285,048.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11915 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 June 15th, 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, July 17th 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, situated in the Village of Toughkenamon, New Garden Township, Chester County, Pennsylvania, being bounded and described according to a survey made by T.G. Colesworthy, June 1931, as follows, to wit:  
TAX I.D. #: ID # 60-01Q-0024

PLAINTIFF: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

VS

DEFENDANT: **BERTHA RODRIGUEZ**

SALE ADDRESS: 1170 Newark Road, Toughkenamon, Pennsylvania 19374

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: **17-6-367**

DEBT- **\$436,268.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07467 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 June 15th, 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, July 17th 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 London Grove, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described on a Plan of Lots for Inniscrone, Phases III-VI and recorded in Chester County as Plan No. 18662, as follows to wit:

BEING Lot # 31, Phase V, as shown on said Plan.

BEING UPI Number 59-8-665

PARCEL No.: 59-008-0665-0000

BEING known as: 936 Aringa Way, Avondale, PA 19311

BEING the same property conveyed to Christina M.

Wanner, unmarried woman, who acquired title by virtue of a Deed from NVR, Inc., a Virginia Corporation trading as NV Homes, dated March 28, 2012, recorded March 29, 2012, at Deed Book 8390, Page 1803, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTINA M. WANNER**

SALE ADDRESS: 936 Aringa Way, Avondale, PA 19311

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: **17-6-368**

DEBT- **\$214,254.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04719 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL the right, title, interest and claim of Estate of John V. Carr c/o William A. Carr, heir of John V. Carr and the United States of America of, in and to:

ALL that following described real estate situate in the 3rd Ward, City of Coatesville, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 430 Colfax Street, Coatesville, PA 19320 Deed Book 536, Page 273, Parcel Number 1616-2-8.1.

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: **ESTATE OF JOHN V. CARR c/o WILLIAM A. CARR, HEIR OF JOHN V. CARR and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 430 Colfax Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-369**

DEBT- **\$159,511.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10003 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 June 15th, 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 West Sadsbury, County of Chester and Commonwealth Pennsylvania bounded and described according to a Subdivision Plan of Property for Merv King made by Inland Design Civil Engineers and Land Development Consultants 759 East Lancaster Avenue Exton Pa dated 5/29/2014 last revised 7/14/2014 and recorded in Chester County as Plan File No. 19775 as follows to wit:

BEING Lot #1 as shown on said Plan.

BEING Tax ID/Parcel No. 36-04-0037

UPI 36-4-37

BEING part of the same premises which Nell K. Lawson by her AIF W. Jeffrey Whittle by Deed dated 7/15/1998 and recorded 7/22/1998 in Chester County in Record Book 4387 Page 1055 conveyed unto Deborah L. King, in fee.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DEBORAH L. KING**

SALE ADDRESS: 5117 Church Road (West Sadsbury Township), Atglen, PA 19310

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, 610-532-4222**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **17-6-370**

DEBT- **\$149,359.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11073 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BEGINNING at a point in the bed of West Cedarville Road between the intersections of Sheep Hill Road and Cedarville Road and Laurelwood Road and Cedarville Road and at the intersection with the lands now or formerly of Bruce N. Thim at a spike set; thence leaving the bed of the road along lands now or formerly of Bruce N. Thim south 21 degrees, 20 minutes, 35 seconds east a distance of 25.06 feet to a concrete monument on line representing the ultimate right of way; thence the following courses and distances along the properties now or formerly of Gerald Arasin and Sandra Mumber;

- (1) SOUTH 62 degrees, 14 minutes, 20 seconds west, a distance of 128.09 feet to an iron pin, thence
- (2) PROCEEDING on a curve to the left with a radius of 25 feet and an arc of 38.05 feet to an iron pin, thence
- (3) SOUTH 24 degrees, 58 minutes east a distance of 180.50 feet to an iron pin, thence
- (4) NORTH 65 degrees, 02 minutes east, a distance of 138.31 feet to an iron pin on a line forming the common boundary with the lands now or formerly of Bruce N. Thim and proceeding along the same south 21 degrees, 20 minutes, 35 seconds east a distance of 206.50 feet to a bolt found; thence proceeding along lands now or late of first of Bruce N. Thim and then on Mary B. Jones (Valley View Apartments) south 77 degrees, 04 minutes, 20 seconds east a distance of 292.05 feet to an iron pin; thence along the lands now or formerly of Mary B. Jones (Valley View Apartments) south 2 degrees, 04 minutes, 40 seconds west a distance of 307.56 feet to a pipe found; thence by lands now or formerly of Clarence M. Shaner, north 76 degrees, 46 minutes, 35 seconds west a distance of

PLAINTIFF: Apex Community Federal Credit Union

VS

DEFENDANT: **SANDRA E. ARASIN and RANDY L. STETLER**

SALE ADDRESS: 876 West Cedarville Road, Pottstown, PA 19465 (vacant lot)

PLAINTIFF ATTORNEY: **RICK LINN, LLC, 610-850-9036**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **17-6-371**

DEBT- **\$1,131,999.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05282 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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TAX Parcel(s): 1-9-1118

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **THE ERNA SCHULTZ TRUST UNDER INDENTURE OF TRUST DATED**

**DECEMBER 21, 1992**

SALE ADDRESS: 401 South Walnut Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **WHITE & WILLIAMS 215-864-6857**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **17-6-372**

DEBT- **\$150,195.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08365 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in the West Brandywine Township,  
Chester County, Pennsylvania  
BLR# 29-7J-33  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **SUSAN L. VAUGHAN and JASON K. VAUGHAN**

SALE ADDRESS: 28 Woodbrook Drive, a/k/a 28 Woodbrooke Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-373**

DEBT- **\$173,308.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12023 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-3-23.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation  
VS

DEFENDANT: **PATRICK C. SPINELLI a/k/a PATRICK SPINELLI and JOSEPH PATRICK SPINELLI  
a/k/a JOSEPH P. SPINELLI and SHARON SPINELLI**

SALE ADDRESS: 610 North Culvert Street, Parkesburg, PA 19365-1182

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: **17-6-374**

DEBT- **\$86,113.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00469 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4G-34  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **BARRY D. THOMPSON a/k/a BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19367

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: **17-6-375**

DEBT- **\$223,462.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06123 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, June 15th, 2017

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

ALL THAT CERTAIN lot or piece of ground, situate in Pennsbury Township, Chester County, Pennsylvania, described according to a Plan of "Section Two", Fairville Hills, made by Van Demark & Lynch, Inc. Civil Engineers and Surveyors, dated June 26, 1957 and recorded in the Office for the recording of Deeds in Chester County in Plan Book 7 Page 14, as following, to wit:

BEGINNING at a point on the center line of the Wilmington-Kennett Turnpike (80 feet wide) as its intersection with the center line of a certain 50 feet wide right of way, thence extending along the center line of said 50 feet wide right of way of the two following courses and distances: (1) south 52 degrees 00 minutes 10 seconds west 188.39 feet to a point of curve in the same; (2) south-westwardly on the arc of a circle curving to the right having a radius of 375 feet the arc distance of 81.13 feet to a point in line of Lot No. 102 as shown on said Plan; thence extending along Lot No. 102 north 25 degrees 36 minutes 08 seconds west crossing the north-

westerly side of said 50 feet wide right of way 375 feet to a point; thence extending north 52 degrees 00 minutes 10 seconds east crossing the southwesterly side of said Wilmington-Kennett Turnpike, 188.39 feet to a point on the center line of said Wilmington-Kennett Turnpike; thence extending along the same south 37 degrees 59 minutes 50 seconds east 375 feet to the first mentioned point and place of beginning.

BEING designated as Lot No. 101 on said Plan.

BEING UPI Number 64-005-0049.0200

PARCEL No.: 64-005-0049.0200

BEING known as: 101 Wedgewood Drive, Chadds Ford, PA 19317

BEING the same property conveyed to Earl D. Shaffer, III and Jennifer M. Shaffer, husband and wife, as tenants by the entirety who acquired title by virtue of a Deed from Virginia P. Taylor by her attorney in fact John E. Taylor duly appointed by letter of attorney dated 9/14/2000, dated November 29, 2000, recorded December 5, 2000, at Deed Book 4861, Page 621, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **EARL D. SHAFFER, III & JENNIFER M. SHAFFER**

SALE ADDRESS: 101 Wedgewood Drive, Chadds Ford, PA 19317

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: **17-6-376**

DEBT- **\$144,498.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00031 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Honey Brook Township, Chester  
County, Pennsylvania  
BLR# 22-8-70.14  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DANIEL M. HAMILTON and KIMBERLY A. HAMILTON**

SALE ADDRESS: 116 Goldfinch Lane, Honey Brook, PA 19344-8635

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: **17-6-377**

DEBT- **\$162,182.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03429 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 16-9-94.3B  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp.  
2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2

VS

DEFENDANT: **BELVA M. NUGENT**

SALE ADDRESS: 14 West 6th Avenue, Coatesville, PA 19320-2904

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: **17-6-378**

DEBT- **\$377,360.29**

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

# Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

BEING Lot #11 as shown on said Plan.

BEING UPI No. 50-6-12.10

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-6-379**

DEBT- **\$330,840.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06736 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 June 15th, 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, July 17th 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 London Grove, County of Chester and Commonwealth of Pennsylvania, being Lot No. 11 on said Plan, bounded and described according to a Record Plan of Lamborn Hunt prepared by Vandermark & Lynch, Inc., dated 6-30-2003, last revised 10-15-2003 and recorded in Plan Book 16896, Page 1 as follows to-wit:

BEGINNING at a point on the southeasterly side of Martha's Way (50 feet wide), a corner of Lot No. 10 on said Plan; thence extending from said beginning point and along Martha's Way the three following courses and distances, viz: 1) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 113.19 feet (and chord bearing of north 76 degrees 32 minutes 6 seconds east 112.92 feet) to a point of compound curve, thence 2.) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 35.28 feet (and a chord bearing of south 56 degrees 12 minutes 34 seconds east, 32.43 feet) to a point

of tangent, thence 3.) south 15 degrees 46 minutes 49 seconds east 73.14 feet to a point, a corner of Lot No. 12 on said Plan; thence leaving Martha's Way and extending along Lot 12 south 74 degrees 13 minutes 11 seconds west 124.66 feet to a point, a corner of Lot No. 10 aforesaid; thence extending along Lot 10 north 20 degrees 54 minutes 50 seconds west 102.79 feet to a point on the southeasterly side of Martha's Way, the first mentioned point and place of beginning.

TAX Parcel ID: 59-08-0449

BEING the same premises which Ronald E. Wittman, Jr. and Christine A. Wittman, husband and wife, by Deed dated 3/11/05 and recorded 3/12/05 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 9070, Page 809, and Instrument #11395483, granted and conveyed unto Christine A. Wittman, in fee.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **RONALD E. WITTMAN, JR. and CHRISTINE A. WITTMAN**

SALE ADDRESS: 109 Martha's Way, West Grove, PA 19390

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-6-380**

DEBT- **\$177,157.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01604 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester  
County, Pennsylvania  
BLR# 15-4-668  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-E under the Pooling and Servicing Agreement dated Dec 1, 2006

VS

DEFENDANT: **DARYL B. MOATS**

SALE ADDRESS: 517 Wilson Street, Phoenixville, PA 19460-3019

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: **17-6-381**

DEBT- **\$355,848.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01136 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Swedesford Chase, prepared by Eastern States Engineering, Inc. dated 11/8/96 and last revised 3/11/98 and recorded in the Office of the Recorder of Deeds in Chester County as Plan No. 14417, as follows, to wit:

BEGINNING at a point on the northeasterly side of Trimble Lane as shown on said Plan a corner of Lot No. 43 on said Plan; thence extending along the northeasterly side of Trimble Lane on the arc of a circle curving to the left having a radius of 1,225 feet the arc distance of 123.84 feet to a point; thence extending along Lot No. 41 and partly through an easement on said Plan north 56° 59' 35" east, 199.99 feet to a point; thence extending along Lot No. 27 on said Plan south 30° 33' 18" east, 144.05 feet to a point; thence extending along Lot No. 43 aforementioned south 62° 47' 7" west, 201.11 feet to the point and place of beginning.

BEING Lot No. 42 on said Plan.

BEING known as 303 Trimble Lane, Exton, PA 19341

BEING the same premises which Swedesford Chase, L.P., by Deed dated 11/30/1998 and recorded 12/4/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4465, Page 2306, granted and conveyed unto Fred E. Smith and Mattie L. Smith.

PARCEL No.: 41-2-306

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **FRED E. SMITH and MATTIE L. SMITH**

SALE ADDRESS: 303 Trimble Lane, Exton, PA 19341

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: **17-6-382**

DEBT- **\$123,880.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10598 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Parkesburg Borough, Chester  
County, Pennsylvania  
BLR# 8-5-83  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **STANLEY R. PITNER and GIZELLA H. PITNER**

SALE ADDRESS: 524 West 1st Avenue, Parkesburg, PA 19365-1206

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: **17-6-383**

DEBT- **\$426,846.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00024 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 June 15th, 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, July 17th 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 Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Ashbridge, made by Henry S. Conrey, Inc., Paoli, PA, dated 5/1/1978, last revised 8/6/1980, as follows, to wit:  
TAX I.D. #: 33-07A-0098

PLAINTIFF: Everbank

VS

DEFENDANT: **JOHN P. CANTERINO and PATRICIA A. CANTERINO**

SALE ADDRESS: 407 Santillo Way, Downingtown, Pennsylvania 19335

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: **17-6-384**

DEBT- **\$511,811.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00007 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in East Goshen Township, Chester, County, Pennsylvania, bounded and described according to a Subdivision Plan entitled Rockland Village, made by Henry S. Conrey, Inc., on June 13, 1973, last revised May 1, 1975, as follows:

TAX I.D. #: 53-04P-0146

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **MAJ ELIZABET PARMER**

SALE ADDRESS: 1430 Cooper Circle, 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

# Sheriff's Sale of Real Estate

SALE NO: **17-6-385**

DEBT- **\$247,169.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07735 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, June 15th, 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, July 17th 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 Honeybrook Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Grandstaff", dated 5/25/1988, last revised 4/30/1991, and recorded as Chester County Plan No. 11490, as follows, to wit: beginning at a point on the southerly side of Grandview Circle (50.00 feet wide), a corner of Lot No. 26 on said Plan; thence extending along the same, south 21 degrees 36 minutes 02 seconds west 130.00 feet to a point, a corner of Lot No. 28 on said Plan; thence extending along the same, north 68 degrees 23 minutes 58 seconds west 168.00 feet to a point, a corner of Lot No. 24 on said Plan; thence extending along the same, north 21 degrees 36 minutes 02 seconds east 130.00 feet to a point on the southerly side of Grandview Circle, aforesaid; thence extending along the same, south 68 degrees 23 minutes 58 seconds east 168.00 feet to a point a corner of Lot No. 26 on said Plan, the first mentioned point and place of beginning.

BEING Lot No. 25 on said Plan.

BEING No. 330 Grandview Circle.

TITLE to said premises vested in John Williams and Kenna Williams by Deed from R. Steven Corse and Jeannine Corse dated July 21 2006 and recorded August 11, 2006 in the Chester County Recorder of Deeds in Book 6923, Page 1931 as Instrument Number 10676464.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN WILLIAMS aka JOHN R. WILLIAMS and KENNA WILLIAMS aka KENNA S. WILLIAMS**

SALE ADDRESS: 330 Grandview Circle, Honey Brook, PA 19344

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: **17-6-386**

DEBT- **\$348,939.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03578 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Fallowfield Township  
TAX Parcel #47-07-0076  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Citibank, N.A., as Trustee for WAMU Series 2007-HE3 Trust  
VS  
DEFENDANT: **THOMAS J. BRATCHER and SHAUNA M. BRATCHER**  
SALE ADDRESS: 206 Glenrose Road, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-6-387**

DEBT- **\$537,721.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10638 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 June 15th, 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, July 17th 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 Tredyffrin  
TAX Parcel # 43-04M-0009-0000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A., as Indenture Trustee for the Registered Holders of IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2005-3

VS

DEFENDANT: **JONATHAN GANZ as ADMINISTRATOR OF THE ESTATE OF SYLVIA GANZ**

**DECEASED**

SALE ADDRESS: 1004 Armstrong Court, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-388**

DEBT- **\$262,609.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05507 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania being;

UNIT Number: 37 in Brook Crossing a Planned Community as established by the filing of Declaration of Covenants Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County Pennsylvania in Record Book 5413 Page 1891.

BEING UPI Number 47-4-567

PARCEL No.: 47-04-0567-0000

BEING known as: 127 Magpie Lane, Coatesville, PA 19320

BEING the same property conveyed to Raymond E. Reed and Nikkia K. Reed, husband and wife who acquired title by virtue of a Deed as tenants by the entireties from Todd M. Gillies and Marcelle L. Gillies, husband and wife, dated December 6, 2011, recorded December 15, 2011, at Document ID 11144373, and recorded in Book 8315, Page 99, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **RAYMOND E. REED and NIKKIA K. REED, aka NIKKI K. REED, aka NIKKI REED**

SALE ADDRESS: 127 Magpie Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-389**

DEBT- **\$492,079.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05908 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 June 15th, 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, July 17th 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 Willistown, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

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, bounded and described according to a Record Plan of "Willistown Hunt" made by Nave, Newell & Stampfl, Ltd. King of Prussia, PA, dated 12/15/2000, last revised 11/12/2001 and recorded 1/23/2002 as Plan #1600 as follows to wit:

BEGINNING at an interior point in line of Open Space, said point being a corner of Lot #71 (as shown on said Plan); thence from said point of beginning extending along said Open Space the 3 following courses and distances: 1) south 40 degrees 11 minutes 02 seconds east 24.00 feet to a point, thence 2) south 49 degrees 48 minutes 58 seconds west 66.00 feet to a point, thence 3) north 40

degrees 14 minutes 24 seconds west 24.00 feet to a point, being a corner of Lot #71; thence leaving said Open Space extending through the division wall between Lots #71 and #72 north 49 degrees 48 minutes 58 seconds east 66.00 feet to the first mentioned point and place of beginning.

BEING UPI Number 540826370000

PARCEL No.: 540826370000

BEING known as: 91 Longview Lane, Newtown Square, PA 19073

BEING the same property conveyed to Christopher Price, no marital status shown who acquired title by virtue of a Deed from Adrienne M. Price, no marital status shown, dated December 29, 2006, recorded March 6, 2007, at Document Number 10734028, and recorded in Book 7098, Page 853, Chester County, Pennsylvania records.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-11

VS

DEFENDANT: **CHRISTOPHER PRICE, aka CHRISTOPHER M. PRICE**

SALE ADDRESS: 91 Longview Lane, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, 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: **17-6-390**

DEBT- **\$181,057.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13358 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 June 15th, 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, July 17th 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 Nottingham Township,  
Chester County, Pennsylvania  
BLR# 68-6-11.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **MARGARET B. BALL and GUY G. BALL, SR.**

SALE ADDRESS: 40 Park Road, Nottingham, PA 19362-9104

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: **17-6-391**

DEBT- **\$3,006.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05370 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No.  
OWNERS of property situate in the Township of  
Tredyffrin, Wayne, Chester County, Pennsylvania, being 2 Windsor  
Circle, Wayne, Pennsylvania 19087.  
UPI No. 43-5L-186  
IMPROVEMENTS: residential dwelling

PLAINTIFF: Greystone Homeowners Association

VS

DEFENDANT: **NADIN BAZIRGANIAN**

SALE ADDRESS: 2 Windsor Circle, Wayne, PA 19087

PLAINTIFF ATTORNEY: **BENJAMIN F. DILL, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **17-6-392**

DEBT- **\$308,100.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07907 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, being Lot No. 396 as shown on plans entitled, 'Record Plan, Record Easement Plan, Whiteland Woods', sheets Nos. 3 through 12 of 109 dated July 24, 1997 last revised June 6, 2001, prepared by Eastern States Engineering, Inc. Huntingdon Valley, PA more particularly described as follows:

BEGINNING at a common corner of Lots Nos. 395 and 396 on the southerly side of a Fringetree Drive (50 feet R.O.W.); thence along Lot No. 395 and passing through a common party wall, south 21° 26' 6" east, a distance of 101 feet to a corner on line of Open Space No. 3; thence along Open Space No. 3, south 68° 33' 54" west, a distance of 29 feet to a corner; thence continuing along Open Space No.3, north 21° 26' 6" west, a distance of 101 feet to a corner on the aforesaid side of Fringetree Drive; thence along the southerly side, north 68° 33' 54" east, a distance of 29 feet to the first mentioned point and place of beginning.

CONTAINING 2,929 square feet or 0.067 acres of land.

BEING known as 130 Fringetree Drive, West Chester, PA 19380

BEING the same premises which Whiteland Woods, LP, by Deed dated 1/6/2004 and recorded 2/2/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6054, Page 1627, granted and conveyed unto Jung Kim and Meena Lee.

PARCEL No.: 41-5L-182

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JUNG KIM and MEENA LEE**

SALE ADDRESS: 130 Fringetree Drive, West Chester, PA 19380

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: **17-6-393**

DEBT- **\$191,751.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06891 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 June 15th, 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, July 17th 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 Commonwealth of Pennsylvania, bounded 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 northwesterly side of Main Street a corner of Lot No. 31; thence extending from said beginning point and along Main Street south 63° 30' west, 27 feet to a point a corner of Lot No. 29; thence extending along the same north 26° 30' east, 111.73 feet to a point; thence extending south 89° 33' 30" east, 24.68 feet to a point a corner of Lot No. 31; thence extending along same south 26° 30' east, 100.55 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

CONTAINING 2,335 square feet more or less.

BEING known as 30 Main Street, Wayne, PA 19087

BEING the same premises which Bonnie Sirott, by Deed dated 1/8/2001 and recorded 1/11/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4881, Page 2118, granted and conveyed unto Susan McMichael.

PARCEL No.: 43-4M-62

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **SUSAN McMICHAEL**

SALE ADDRESS: 30 Main Street, Wayne, PA 19087

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: **17-6-394**

DEBT- **\$65,737.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11272 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-2-248.6  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **EFRAIN JIMENEZ JR a/k/a EFRAIN J. JIMENEZ, JR.**

SALE ADDRESS: 911 Boundry CT, a/k/a 911 Boundry CT #N, a/k/a 911 Boundary CT, Coatesville,  
PA 19320-3397

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: **17-6-395**

DEBT- **\$299,982.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-12070 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, June 15th, 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, July 17th 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 land PARCEL No. 28-06-0112.03  
garage, and swimming pool erected thereon, situate in West Cain Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for John B. and Anna S. Wenger by John D. Stapleton, III, registered surveyor, date January 18, 1988 and revised April 5, 1988, as follows, to wit:

BEGINNING at a point on the east side of an unnamed dirt road (T-459), a corner of remaining land of the grantors herein, John B. and Anna S. Wenger, said point being located by a rearing of south 21 degrees 53 minutes 33 seconds east and a distance of 183.93 feet as measured along the title line within the right of way of the aforementioned dirt road from a point marking the southeast corner of land of James E. and Joanne W. Thompson; thence extending along in said road south 21 degrees 53 minutes 33 seconds east 195.10 feet to a point, a corner of remaining land of the grantors herein; John B. and Anna S. Wenger; thence leaving the road along said remaining land of the grantors for the following three courses and distances: (1) south 69 degrees 28 minutes 02 seconds west 281.81 feet to a point; (2) north 21 degrees 53 minutes 33 seconds west 195.10 feet to a point; and (3) north 69 degrees 28 minutes 02 seconds east 281.81 feet to the point and place of beginning.

BEING the same premises that George W. Snyder, III and Sara M. Morris, now known as Sara M. Snyder by Deed dated 01/07/2003 and recorded on 01/17/2003 in the Office of the Recorder of Deeds in and for Chester County, at Book 5537 and Page 2170, and Instrument No. 10176673, conveyed unto George W. Snyder II and Sara M. Snyder, married, grantees herein.

PLAINTIFF: LFS8 Master Participation Trust  
VS

DEFENDANT: **GEORGE W. SNYDER, III & SARA M. SNYDER a/k/a SARA MORRIS SNYDER**

SALE ADDRESS: 160 Camp Steward Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-396**

DEBT- **\$57,697.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11285 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 June 15th, 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, July 17th 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 Downingtown  
TAX Parcel #11-04-0398  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Specialized Loan Servicing LLC  
VS

DEFENDANT: **LISA SHANK SMITH, SOLELY IN HER CAPACITY AS HEIR OF GREGORY C. SHANK, DECEASED & RONALD SHANK, SOLELY IN HIS CAPACITY AS HEIR OF GREGORY C. SHANK, DECEASED**

SALE ADDRESS: 335 East Lancaster Avenue Unit F5, Downingtown, PA 19335  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-397**

DEBT- **\$136,355.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03367 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Spring City  
TAX Parcel #14-04-0196  
UPI No. 14-4-196  
IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **JULIET A. DIXON**

SALE ADDRESS: 265 New Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-398**

DEBT- **\$423,904.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00590 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 June 15th, 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, July 17th 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 East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of General Development Corporation made by Urwiler and Walter, Inc. dated August 1, 1979, last revised March 22, 1974, and recorded in Plan Book 67, Page 11, as follows, to wit:

BEGINNING at a point on the title line in the bed of Strasburg Road a corner of Lot No. 23 on said Plan said point being located north 74 degrees 58 minutes 39 seconds east measured along the said title line 385.00 feet from its intersection of the center line of Springhouse Lane; thence extending from said point of beginning and along the said title line of Strasburg Road (the three following courses and distances) (1) north 74 degrees 58 minutes 39 seconds east 44.70 feet to a point; (2) north 82 degrees 52 minutes 39 seconds east 281.48 feet to a point; and (3) south 85 degrees 40 minutes 21 seconds east 40.00 feet to a corner of Lot No. 25; thence extending along the same leaving the bed of Strasburg Road and crossing

the southwest side thereof south 9 degrees 31 minutes 35 seconds east 520.66 feet to a point in line of Lot No. 19 as shown on said Plan; thence extending along the same south 89 degrees 1 minute 40 seconds west 300.00 feet to a corner of Lot No. 20 as shown on said Plan; thence extending along the same south 74 degrees 58 minutes 39 seconds west 24.00 feet to a corner of Lot No. 23; thence extending along the same north 14 degrees 10 seconds west crossing the southeast side of Strasburg Road 497.39 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

BEING Lot No. 24

CONTAINING 4.013 acres

BEING the same premises which Donald J. Metcalf, a single man, by Deed dated 5/22/2001 and recorded 6/13/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4981, Page 355, granted and conveyed unto Kathleen A. Earley, a single woman

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, PA 19380

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-6-399**

DEBT- **\$271,230.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-00894 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 June 15th, 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, July 17th 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 Caln Township,  
Chester County, Pennsylvania  
TAX Parcel No.: 16-07-0206

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ETHEL L. ELLERBE**

SALE ADDRESS: 89 South 13th Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-400**

DEBT- **\$204,061.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10199 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a stone in the middle of Strasburg Road, a corner of William Loller's Lot; thence northwesterly by the latter at right angles to said road 183 feet, more or less, to a stone on the south side of a back street; thence westwardly along the south side of the same 20 feet to a stone, a corner of Hannah Ladley's Lot; thence along the same southeasterly at right angles with said street 183 feet, more or less to a stone in the middle of the Strasburg Road; thence eastwardly along said road 20 feet to the place of beginning.

CONTAINING 3,650 feet of land, more or less.

BEING the same premises which Amanda Davenport and Zachary Bare as joint tenants with rights of survivorship, by Deed dated 04/08/2008 and recorded 05/09/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument No 10843737, granted and conveyed unto Zachary E. Bare a/k/a Zachary Bare

BEING known as: 1325 W. Strasburg Road a/k/a 1325 West Strasburg Road, West Chester, PA 19380

PARCEL No.: 50-6P-12

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage, FSB  
VS

DEFENDANT: **ZACHARY E. BARE a/k/a ZACHARY BARE**

SALE ADDRESS: 1325 W. Strasburg Road a/k/a 1325 West Strasburg Road, West Chester, PA  
19380

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: **17-6-401**

DEBT- **\$283,664.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11295 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-4G-66  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JENNIFER L. KERRICK and JAMES L. BUTTERFIELD**

SALE ADDRESS: 3301 Windsor Lane, Thorndale, PA 19372-1038

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: **17-6-402**

DEBT- **\$171,531.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05288 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 55-2L-137  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CYNTHIA L. HEATON and NATHANIEL D. HEATON a/k/a NATHANIEL HEATON**

SALE ADDRESS: 739 First Avenue, Berwyn, PA 19312-1747

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: **17-6-403**

DEBT- **\$441,165.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11564 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision for Dominic J. Spinozzi and Edward L. Mellor, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 8/10/1984 last revised 6/26/1985 recorded 7/17/1985, as Plan File No. 5682, as follows, to wit:

BEGINNING at a point on the westerly side of Paoli Pike (LR 143) (40 feet wide) said point of beginning also being a corner of Lot No. 2; thence extending from said beginning point and along the westerly side of Paoli Pike the 2 following courses and distances; (1) on the arc of a circle curving to the left having a radius of 968.76 feet the arc distance of 13.38 feet to a point of tangent and (2) south 15 degrees 10 minutes west, 46.83 feet to a point a corner of Lot No. 3; thence extending along same the 2 following courses and distances; (1) north 79 degrees 34 minutes 30 seconds west, 241.87 feet to a point and (2) south 46 degrees 41 minutes 10 seconds west, 186.03 feet to a point in line of lands now or late of

Timothy A. and Mary Geary; thence extending along same and long lands now or late of William and Loris Thomson and partly along lands now or late of Arleigh E. and Florence Grace, north 21 degrees 53 minutes west, 361.52 feet to a point a corner of lands now or late of Norman H. and Francis Pew Hayes; thence extending partly along same, north 35 degrees 4 minutes 30 seconds east, 20.29 feet to a point a corner of Lot 32; thence extending along same the 2 following courses and distances; (1) south 58 degrees 26 minutes east, 316.07 feet to a point and (2) south 79 degrees 34 minutes 30 seconds east, 246.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINING 1.338 acres, more or less.

UNDER AND SUBJECT to driveway easement of record.

ALSO, under and subject to an option agreement of

record.

BEING Parcel #53-2-49-2

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001

VS

DEFENDANT: **WILLIAM PENNEWELL and BARBARA PENNEWELL**

SALE ADDRESS: 1703 Paoli Pike, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-404**

DEBT- **\$62,557.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07506 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 June 15th, 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, July 17th 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 upon which is erected the east house of a block of tow brick dwelling houses, designated as Number 1136 Stirling Street, situated in the City of Coatesville, County and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of Stirling Street, distant 217.25 feet westwardly from the intersection of the said south curb line of Stirling Street 25.05 feet and extending back southwardly between parallel line of that width at right angles to said Stirling Street, a distance of 168 feet to the north side of Buttonwood Street.

THE west line of the lot herein conveyed passes through the center of the middle dividing partition in said block of 2 brick dwelling houses.

BOUNDED on the north by the south curb line of Stirling Street; on the east by land or late of Isaac Braunstein; on the south by the north side of Buttonwood Street; and on the west by land now or late of George H. Elvin

CONTAINING 4,208.4 square feet of land, be the same more or less

PREMISES being know as: 1136 Stirling Street, Coatesville, PA 19320

TAX I.D. Number: 16-7-169

BLR# 16-7-169

TITLE to said premises vested in Carole Anne Frese by Deed from Susquehanna Home Finance, LLC, dated 9/23/2010 and recorded 10/5/2010 in Book 8008 Page 238

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

VS

DEFENDANT: **CAROLE ANNE FRESE**

SALE ADDRESS: 1136 Stirling Street, Coatesville, PA 19320

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: **17-6-405**

DEBT- **\$318,535.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-02523 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, June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, Chester County, Pennsylvania, described according to a Site Plan of Beaver Run Subdivision, made for O.H. Wood Associates by Yerkes Associates, Inc., Surveyors, West Chester, Pa., dated 1/17/1979 and last revised 5/3/1979, said plan being recorded in the Office for the Recording of Deeds, in Chester County as Plan Nos. 2323 and 2324, as follows, to wit:

BEGINNING at a point on Joseph Court cul-de-sac, said point also being a corner of Lot #61 thence extending from said beginning point and along Lot #61, north 78 degrees, 9 minutes, 2 seconds east, crossing an easement, 115 feet to a point a corner of Lot #63; thence extending along same, south 16 degrees, 44 minutes, 40 seconds west, recrossing the aforesaid easement, 110 feet to a point, a corner of Lot #64 on said Plan, thence extending along same and recrossing the aforesaid easement south 2 degrees, 39 minutes, 16 seconds east, 105 feet to a point a corner of Lot #65; thence extending along same, north 39 degrees, 38 minutes, 3 seconds west, recrossing the aforesaid easement, 171.98 feet to a point on Joseph

Court cul-de-sac; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 41.96 feet to a point of tangent; and (2) north 9 degrees, 27 minutes, 49 seconds east, 18 feet to the first mentioned point and place of beginning.

BEING Lot #62 as shown on said Plan.

RESERVING unto the Grantor, its successors and assigns all right, title and interest in and to that portion of the bed of all streets adjacent to the above described premises, and further reserving unto the Grantor, its successors and assigns the right to dedicate the same without the joinder of a Grantee herein or his heirs, personal representatives, successors or assigns.

BEING Registry Parcel #39-2-86.60.

BEING the same premises which Shun Chen Jiang and Shu Hua Chien Jiang, daughter and mother, by Deed dated 3/15/96 and recorded 4/2/96 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4012, Page 0375, and Instrument #17737, granted and conveyed unto Lewis P. Hannah, III, in fee.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-C

VS

DEFENDANT: **LEWIS P. HANNAH, III and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 28 Joseph Court, Downingtown, PA 19335

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **17-6-406**

DEBT- **\$362,610.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11614 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

### PREMISES "A"

ALL THAT CERTAIN tract of land in London Britain Township, Chester County, PA, bounded and described according to a survey made by Arthur Crowell, Registered Surveyor, as dated March-April 1952, as follows:

BEGINNING at a post on southeast side of road leading to Landenberg, a corner of Herbert Lindsay in line of Robert L. Krause thence along road by line of Krause, the following distances, to wit: north 39 degrees 30 minutes east 130.6 feet to a corner of tract recently conveyed to E.B. Owens; thence leaving road by line of Owens crossing small run south 55 degrees 19 minutes east 566.8 feet in white flint stone; thence by same south 32 degrees 12 minutes east, 393.7 feet to a point on Orth side of White Clay Creek, passing over a black stone 212 feet from end of line; thence along north side of creek, south 81 degrees 23 minutes west, 229 feet and north 70 degrees 15 minutes west 222 feet thence leaving creek line of Herbert Lindsay, passing through a large white oak distance 30 feet, recrossing small run north 31 degrees 49 minutes west, 606 feet to place of beginning.

BEING Lot No. C on said Plan

BEING UPI No. 73-3-11

SUBJECT to the joint use and maintenance of 25 feet wide driveway easement by the owners of Lots 1, 2 and C.

### PREMISES "B"

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of London Britain, County of Chester, Commonwealth of

Pennsylvania, bounded and described according to a Record Final Plan of Properties owned by Dominick J. Baffone, III, Jean M. Baffone, H & W, Marc A. Baffone and Kathleen W. Baffone, H & W, and Eugene F. Oates and Frances H. Oates, H & W, made by Crossan-Raimato, Inc., West Grove, Pennsylvania, dated 03/17/1999 and last revised 09/24/1999 and recorded as Plan File No. 15152, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mercer Mill Road (T-317) at a common corner of Lots B and C as shown on said Plan; thence from said beginning point and extending through the bed of said road north 41 degrees, 18 minutes, 42 seconds east, 88.04 feet to a point, a corner of lands now or late of Mark E. Schroeder, et ux; thence extending along lands of the same south 89 degrees, 08 minutes, 24 seconds east, 931.35 feet to a point, a corner of Lot B; aforesaid; thence extending along the same the two following courses and distances: (1) south 64 degrees, 28 minutes, 00 seconds west, 698.08 feet to a point; (2) north 55 degrees, 19 minutes, 00 seconds west, crossing over a certain proposed 25 feet wide driveway easement 437.14 feet to a point, being the first mentioned point and place of beginning.

TITLE to said premises is vested in Lisa DeBarardinis and David W. Owens by Deed from Eugene F. Oates and Frances H. Oats dated 7/2/2003 and recorded 7/9/2003 in the County of Chester and Record Book 5775 Page 1181.

BEING UPI No. 73-3-10

TOTAL assessment: \$194,370.00

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **LISA DeBARARDINIS and DAVID W. OWENS**

SALE ADDRESS: 250 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, 610-458-7500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **17-6-407**

DEBT- **\$237,945,60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02457 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 June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as followed, to wit:

BEGINNING at a point marking with the intersection of the title line in the bed of Media Road L.R. 13(62), with the extended northeasterly side of Sherwood Drive 50 feet wide as shown on said Plan; thence extending from said beginning point, along the northeasterly side of Sherwood Drive, north 50 degrees 12 minutes 0 seconds west, 175 feet to a point; thence extending north 39 degrees 47 minutes 56 seconds east, 315.78 feet to a point; thence extending south 57 degrees 18 minutes 23 seconds east, 100.11 feet to a P.K. nail in the title line in the bed of Media Road; thence extending along the same, south 40 degrees 25 minutes 52 seconds west, 336.08 feet to the first mentioned point and the place of beginning

CONTAINING 1.327 acres of land, be the same more or less.

BEING Lot No. 1 as shown on said Plan.

BEING Parcel #69-9-11

BEING the same premises which Manufactures and Traders Trust Company, Trustee for Securitization Series 1991-1, Agreement dated 3-4-99, by Deed dated 10/8/03 and recorded 12/29/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6022, Page 749, and Instrument #10357189, granted and conveyed unto James R. Dollinger, individual, in fee.

PLAINTIFF: U.S. Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC4

VS

DEFENDANT: **JAMES R. DOLINGER**

SALE ADDRESS: 101 West Sherwood Drive aka 101 Sherwood Drive, Oxford, PA 19363

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

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

