

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 18, 2017 @ 11 AM

ADDENDUM

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 18th day of May, 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, MAY 18,, 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, JUNE 19, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Downingtown	Brenda Angelini	69
Borough of Downingtown	Raymond D. Whitely	63
Borough of Kennett Square	Yvonne B. Murrey	37
Borough of Oxford	Sherry Soto	57
Borough of Parkesburg	Jodi M. Knox and Jason E. Knox	62
Borough of Parkesburg	Amy M. Whisler and Andrew J. Nicholl	31
Borough of Phoenixville	ATL Associates	55
Borough of Phoenixville	Craig Atkins, Joel Davenport and Andrew Duren, Jr.	23

Continued

INDEX

Location	Defendant	Page
Borough of Phoenixville	Charles Himes and Terri Himes	44
Borough of Phoenixville	Robert Lewis	38
Borough of Phoenixville	Harry H. Stephens, Jr. and Harry H. Stephens and Sheila M Stephens	35
Borough of Phoenixville	William Wall	45
Borough of South Coatesville	Artacia S. Moody, solely as Heir to Arthur D. Moody, Deceased & Unknown Heirs of Arthur D. Moody, Deceased	32
Borough of South Coatesville	Susannah Snoh	72
Borough of West Chester	Joshua B. Palmer and Shannon L. Palmer	67
City of Coatesville	Brenda Enid Flowers and Emery Lewis Flowers	54
City of Coatesville	Linda A. Jacks aka Linda Jacks	78
City of Coatesville	Angel M. Mack and Kareen A. Hand	59
City of Coatesville	Lakeisha D. McClain aka Lakeisha McClain aka L. McClain	16
City of Coatesville	Rosalyn M. Taltoan a/k/a Rosalyn M. Williams	60
Caln Township	Jeffrey H. Cimaldi & Lynn Cimaldi & United States of America	43
Caln Township	Carlos A. Cotto and tara Cotto	7
Caln Township	Yvette Hurst	56
Caln Township	Walter Palmer	25
Caln Township	Nathaniel Savage and Vanaessa Savage	11
Caln Township	Khoi D. Truong	33
East Bradford Township	Robert A. Powers	77
East Bradford Township	Erik Logan Sossman and Meredith Sossman	48
East Caln Township	Beryl C. Augustinne a/k/a A/ Beryl Chithra and Augusstine S. Sandhirakaan	41
East Coventry Township	Michael S. Snyder	79
East Coventry Township	Stephane A. Zdrzil	65
East Fallowfield Township	Amanda L. Baker and Anthony W. Grothaus	42
East Fallowfield Township	Ann Marie E. Maher	30
East Goshen Township	Lamonte Mitchell and Patricia A. Mitchell	58
East Nantmeal Township & West Vincent Township	Saul A. Barsh and Toni Barsh	70-71
East Pikeland Township	John J. Massaro	76
Easttown Township	Regina C. Bosch	14
Easttown Township	Barry G. Maynard and Karin G. Maynard	50
Easttown Township	Francis X. Murray	68
East Whiteland Township	Sharon Layne Park	73
Elk Township	Betty Lee Evans, B. Douglas Evans and Joseph B. Evans, III	4
Franklin Township	Joseph L. Beitler, Jr. aka Joseph Beitler; Kristi D. Mizenkjo aka Kristi Mizenkjo	18
Highland Township	Theodore P. Perpinka and Linda S. Perpinka	27
Honey Brook Township	Robert Thomas and Whitney Aquilante a.k.a Whitney G. Aquilante	13
Kennett Township	John Danko, Jr.	9
Kennett Township	Jennifer B. Simonetti and Ronald W. Simonetti	8
Kennett Township	Alma M. Surratt	11
Londonderry Township	Mary W. Winter and Shana M. Winter and William Winter	46
New Garden Township	Cindy Bhan a/k/a Cindy D. Bhan and Ajay Bhan	10
New Garden Township	Rae L. Diangelis a/k/a Rae Lynn Diangelis	36
New Garden Township	Ronald C. Hux and Rebecca N. Hux	40
New London Township	Cynthia A. Murphy and Thomas E. Murphy	28
North Coventry Township	Mattie E. Grove a/k/a Mattie Grove	15
North Coventry Township	Jeannie M. Matthews and David P. Matthews	29
North Coventry Township	Elaine B. Young	51
Schuylkill Township	Edgar Gottshall, III and Carole Gottshall	53
Thornbury Township	Virrginia Gillespie	75
Tredyffrin Township	Peter E. Tavani	26

Continued

INDEX

Location	Defendant	Page
Upper Oxford Township	Cynthia Martin Stephen Martin and The United States of America	.5
Upper Uwchlan Township	Brian L. Schmidt	.49
West Bradford Township	Christopher P. Euler a/k/a Christopher Euler a/k/a Chris Euler Euler and Tiffany R. Dirocco a/k/a Tiffany Eijer	.22
West Bradford Township	German Herrera and Maaria V. Herrera	.17
West Bradford Township	Margaret Lombertino and Michael Lombertino	.52
West Bradford Township	Rebecca L. Miller	.6
West Caln Township	Deborah A. Fregede as Executrix of the Estate of James W. Huss, deceased	.47
West Caln Township	Michael Smith and Myah S. Smith and Dana Winkey	.74
West Goshen Township	Lisa A. Holston, as Executrix of the Estate of Albert E. Mannocchi a/k/a Albert Mannocchi, deceased	.61
West Goshen Township	Mary Sue Schofield and William M. Schofield	.66
Westtown Township	Guy V. Kilgore and Sandra M. Gilgore	.21
Westtown Township	William J. Shehwen III and Jaime L. Shehwen	.19
West Whiteland Township	Lawrence Robinson-Ray and April Robinson-Ray	.20
West Whiteland Township	Deborah A. Smith, Trustee of the Deborah Boran Smith Family Residence Trust	.24
Willistown Township	Vincent Craven a/k/a Vincent Craven, Jr. and Aimee Craven a/k/a Aimee Fisher Craven	.34
Willistown Township	John A. Gallagher and United States of America, Department of the Treasury - Internal Revenue Service	.64
Willistown Township	Judith E. Kiesel, United Sttates of America and Department of Justice	.39

Sheriff's Sale of Real Estate

SALE NO: **16-1-25**

DEBT- **\$127,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07327 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO (2) CERTAIN messuages, tenements and tracts of land, with the buildings and improvements thereon erected, situate in Elk Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1 – Beginning at a stake in the west side of a public road in a line of land formerly of William Anderson, now Frank Carr; thence by the same south 26 1/2 degrees east 25.8 perches to a stake; thence by land now or late of Carleton Abernathy, south 74 degrees west 57.3 perches to a stake in line of land now or late of William T. Scott; thence by the same north 9 1/4 degrees east 46.3 perches to a stake in said line; thence by land now or late of Maurice Hickey south 82 1/2 degrees east 35.7 perches to a stake; the place of beginning.

CONTAINING 9 3/4 acres, more or less.

TRACT #2 – Beginning at a stone on the westerly side of an unimproved dirt road leading to Hickory Hill; thence leaving said road and by land of Raymond R. Lindsey, et ux, south 70 1/2 degrees west 100 feet to a point; thence by the same north 25 1/2 degrees west 75.09 feet to a point in line of other land of Andrew J. Maze; thence by the same north 70 1/2 degrees east 100 feet to a point in the westerly side of the first mentioned road; thence along said road south 25 1/2 degrees east 75.09 feet to the first mentioned point and place of beginning.

CONTAINING 7,590 square feet of lane, more or less.

BEING known as 1003 Kings Row Road, Oxford, PA

19363

PLAINTIFF: Presbyterian Homes, Inc., d/b/a Ware Presbyterian Village
VS

DEFENDANT: **BETTY LEE EVANS, B. DOUGLAS EVANS and JOSEPH M. EVANS, III**

SALE ADDRESS: 1003 Kings Row Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, ESQ., 717-533-3280**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **16-4-301**

DEBT- **\$379,599.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-09537 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, April 21, 2016

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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in Upper Oxford Township, Chester County, Pennsylvania, being Lot No. 5 as shown on the Final Subdivision Plan prepared for David L. Nelson, prepared by Crossan-Raimato, Inc., Professional Land Surveyors, dated September 13, 2002 and recorded in Chester County, Pennsylvania as Plan No. 16418, bounded and described as follows:

BEGINNING at a point on the westerly side of University Road, 25' from the center thereof, on the northerly side of a 315' wide Philadelphia Electric Company right-of-way, marking the southeasterly corner of the herein described lot and the northeasterly corner of Lot #4 on the above reference Plan; thence leaving the said point of beginning, along the said Lot # 4, along the said northerly Philadelphia Electric Company right-of-way line, south 77° 00' 40" west 424.67' to a point in line of lands now or formerly of Melvin Z and Arlene W Horst; thence along the said lands now or formerly of Melvin Z and Arlene W Horst north 07° 59' 15" east 298.95' to a point marking the southwesterly corner of Lot # 6 on the above referenced Plan; thence along the said Lot # 6, south 81° 01' 41" east

397.84' to a point on the westerly side of the aforementioned University Road, thence along the said westerly side of University Road by a curve to the left, having a radius of 12,228.99', through a central angle of 00° 39' 23" and arc distance of 140.10' to the first mentioned point and place of beginning.

CONTAINING within the said described metes and bounds: 2.0000 acres of land, be the same more or less.

BEING Lot 5 on said Plan.

PREMISES being: 170 University Road, Lincoln University, PA 19352-1608

PARCEL No. 57-07-0014.01E

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated December 31, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6035 Page 221, granted and conveyed unto Stephen Martin and Cynthia Martin, husband and wife.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CYNTHIA MARTIN, STEPHEN MARTIN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 170 University Road, Lincoln University, PA 19352-1608

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-593**

DEBT- **\$1,582.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10806 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, August 18, 2016

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, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the
Township of West Bradford, County of Chester and State of
Pennsylvania.

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-623**

DEBT- **\$1,604.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08368 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, August 18, 2016

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, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the
Township of Caln, County of Chester, and Commonwealth of
Pennsylvania
TAX Parcel No. 39-5A-171

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **CARLOS A. COTTO and TARA COTTO**

SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-635**

DEBT- **\$527,571.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00772 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, Sept. 15, 2016 @ 11am

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, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan "Pennfield" prepared by Regester Associates, Inc., dated 4/26/1999 last revised 10/6/1999 and recorded as Plan No. 15213 as follows, to wit:

BEGINNING at a point on the easterly side of Pennfield Drive, a corner of Lot No. 7 as shown on said Plan, thence extending along said side of Pennfield Drive along the arc of a circle curving to the left having a radius of 250 feet the arc distance of 87.76 feet to a point on tangent and corner of Lot No. 9 on said Plan; thence extending along said side of Lot No. 9 north 73 degrees 38 minutes 36 seconds east 404.66 feet crossing limit of restricted open space to a point and corner of lands now or late of Open Space at Smithridge at Kennett; thence extending along same south 5 degrees 0 minutes 0 seconds east 227.78 feet to a point and corner of Lot

No. 7 on said Plan; thence extending along said side of Lot No. 7 north 86 degrees 14 minutes 36 seconds west re-crossing said limit of restricted open space 399.41 feet to the first mentioned point and place of beginning.

CONTAINING 1.426 acres more or less.

BEING Lot No. 8 on said Plan.

BEING Parcel # 62-006-0031.0800

ALSO known as 103 Pennfield Drive, Kennett Square, PA 19348

BEING the same premises which Windsor Homes, Inc., a Delaware Corporation, doing business, as Barone Homes, a Corporation by Deed dated March 26, 2004 and recorded April 8, 2004 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 6115 Page 387, conveyed and granted unto Ronald W. Simonetti and Jennifer B. Simonetti, husband and wife, as tenants by entirety.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-5 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JENNIFER B. SIMONETTI and RONALD W. SIMONETTI**

SALE ADDRESS: 103 Pennfield Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **JESSICA N. MANIS, ESQ., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-649**

DEBT- **\$3,520.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11677 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, Sept. 15, 2016 @ 11am

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, October 17, 2016. 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, consisting of a residence, situate in Kennett Township, Chester County Pennsylvania bounded and described according to a plan of lots 94-96 final subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the northwesterly side of MacDuff Court, a corner of Limited Common Area; vents extending along same the 7 following courses and distances: (1) south 56 degrees 25 minutes 28 seconds west, 12.33 feet to a point; (2) north 33 degrees 34 minutes 32 seconds west 2.33 feet to a point; (3) south 56 degrees 25 minutes 28 seconds west 11.67 feet to a point; (4) north 33 degrees 34 minutes 32 seconds west 9.67 feet to a point; (5) south 56 degrees 25 minutes 28 seconds west 6.33 feet to a point; (6) north 33 degrees 34 minutes 32 seconds west 4.33 feet to a point; and (7) south 56 degrees 25 minutes 28 seconds west 12.00 feet to a point; thence extending north 33 degrees 34 minutes 32 seconds west long Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same the 4 following courses and distances: (1) north 56 degrees 25 minutes 28 seconds west 30.00 feet to a point; (2) south 33 degrees 34 minutes

32 seconds east 16.33 feet to a point; (3) north 56 degrees 25 minutes 28 seconds east 12.00 feet to a point and (4) south 33° 34 minutes 32 seconds east 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

CONTAINING 1,288 square feet of land be the same more or less.

BEING Tax UPI #62-5-343.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the Plan made by Morris & Ritchie Associates, Inc., aforesaid.

AND by the Deed, the premises are submitted to the terms and conditions of the amended and restated Declaration of Restrictions, Covenants and Easements for Balmoral Homeowners Maintenance Corporation as set forth in Record Book 2165, Page 305, and any subsequent amendments thereto.

BEING the same premises which Robert L. Duke, IV and Terri Graybill, by Deed dated March 31, 2013, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr., in fee.

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

DEFENDANT: **JOHN DANKO, JR.**

SALE ADDRESS: 805 MacDuff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **THOMAS MARTIN, ESQ., 610-444-0285**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **16-9-652**

DEBT- **\$475,549.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03518 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, Sept. 15, 2016 @ 11am

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, October 17, 2016. 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 New Garden, County of Chester and State of Pennsylvania, bounded and described according to Plan of Hartefeld Sections F, H, I & J, made by Hillcrest Associates, Inc., Hockessin, DE, dated 7/6/1999, last 2/2/2001 and recorded on 2/13/2002, in Plan No. 15667, as follows, to wit:

BEGINNING at a point on the westerly side of Shinnecock Hill (50 feet), the southeast corner of Lot No. 668 and the northeast corner of the about to be described; thence along said Shinnecock Hill the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 488.66 feet, the arc distance of 128.68 feet to a point and (2) on the arc of a circle curving to the right having a radius of 125.00 feet; crossing a 20 feet wide storm sewer easement, 15.03 feet to a point, a corner of Lot #666; thence along Lot #666, north 18 degrees 47 minutes 49 seconds west, passing through the 20 foot wide sewer easement, 196.59 feet to a point in line of Open Space; thence along same, the following 2 courses

and distances: (1) north 51 degrees 18 minutes 58 seconds east, passing through said storm easement, 14.68 feet to a point and, (2) north 27 degrees 18 minutes 48 seconds east, passing through said storm easement 49.46 feet to a point, a corner of Lot No. 668; thence along Lot #668, south 41 degrees 54 minutes 57 seconds east, passing through the aforementioned storm easement, 160.08 feet to the first mentioned point and place of beginning.

BEING Lot No. 667 on said Plan.

BEING the same premises which EHC VENTURE, INC., a De Corporation, by Deed dated 09/30/2005 and recorded 10/05/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6642, Page 503, granted and conveyed unto Cindy Bhan a/k/a Cindy D. Bhan and Ajay Bhan, husband and wife.

BEING known as: 150 Shinnecock Hill, Avondale, PA

19311

PARCEL No.: 60-4-177

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CINDY BHAN a/k/a CINDY D. BHAN and AJAY BHAN**

SALE ADDRESS: 150 Shinnecock Hill, Avondale, PA 19311

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: **16-9-679**

DEBT- **\$1,361.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08328 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, Sept. 15, 2016 @ 11am

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, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in
Caln Township, Chester County, Pa.
TAX Parcel No. 39-2N-68

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **NATHANIEL SAVAGE and VANESSA SAVAGE**

SALE ADDRESS: 730 Springfield Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-711**

DEBT- **\$350,518.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10904 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, Oct. 20, 2016 @ 11am

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, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot, piece or parcel of land known as Lot No. 15, Holliday Farms Development, located on the southerly side of Sill's Mill Road, Kennett Township, Chester County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Huntsman Path (40 feet wide) said point being located south 11 degrees 57 minutes 7-1/2 seconds west one hundred eighty-three and thirty-eight thousandths (183.038) feet from the southerly end of a junction curve having a radius of 20 feet formed by the southerly side of Patricia Lane (40 feet wide) with the westerly side of Huntsman Path, said point being a corner of Lot No. 10; thence from said beginning point along Lot No. 10 north 81 degrees 43 minutes 19 seconds west two hundred sixty-eight and one-tenths (268.1) feet to a corner of Lot No. 11 and Lot No. 14; thence thereby along Lot No. 14 south 8 degrees 05 minutes west two hundred eighty-three and ninety-seven hundredth (283.97) feet to a point on the northerly side of Deerfield Road (40 feet wide); thence thereby along the northerly side of said road south 81 degrees 55 minutes east two hundred forty-two and one-tenth (242.1) feet to a point; thence by the arc of a circle deflecting to the right having a radius of 50 feet; length of arc 37.403 feet to a point on the westerly side of Huntsman Path, said

point on Huntsman Path being north 53 degrees 05 minutes 30 seconds east thirty-six and five hundred thirty-seven thousandths (36.537) feet from the last mentioned point; thence along westerly side of Huntsman Path. North 8 degrees 6 minutes east two hundred fifty-seven and twenty-four hundredths (257.24) feet to the place of beginning

CONTAINING 1.7349 acres of land, more or less.

UNDER AND SUBJECT to certain covenants, conditions, agreements, restrictions, reservations and limitations as set forth in Deed Book Q-24, Vol. 588, at Page 537.

BEING THE SAME PREMISES which Melvin F. Wood and Dorothy L. Wood, by Deed dated June 15, 1977 and recorded June 20, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book D-51, Page 362, granted and conveyed unto Bob R. Surratt and Alma M. Surratt, husband and wife.

And the Said Bob R. Surratt departed this life on April 13, 1999. Title to the property passed to Alma M. Surratt by operation of law.

BEING KNOWN AS 569 Huntsman Path, Kennett Square, PA 19348-2513

PARCEL NO.: 62-4-175

IMPROVEMENTS: Residential property.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

VS

DEFENDANT: **ALMA M. SURRATT**

SALE ADDRESS: 569 Huntsman Path, Kennett Square, PA 19348-2513

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: **16-10-716**

DEBT- **\$303,907.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04341 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, Oct. 20, 2016 @ 11am

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, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THE CERTAIN lot piece of ground, Hereditaments and Appurtenances, situate in the Township of Honeybrook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of lots of Morris and Rebecca Zook prepared by Howard H Ranack, R.S., dated 8/16/74-9/12/74 as follows, to wit:

BEGINNING at the southwest corner thereof at an iron pin on the northwest side of Cul-de-sac having a radius of 100 feet at the termination of road or street known as North of Old U.S. Highway 322,, a corner of Lot No. 5 about to be conveyed to Elmer S. and Betty Jane Stolfus; thence extending by said Lot No. 5 the following three courses and distances; (1) north 11 degrees 9 minutes east 196.78 feet to an iron pin; (2) north 0 degrees 24 minutes 66.80 feet to an iron pin; and (3) north 84 degrees 58 minutes east 400.70 feet to an iron pipe on line of land of Anthony G. Odorisio et ux; thence by same south 5 degrees 4 minutes east 210 feet to an iron pin; thence by Lot No.7 south 84 degrees 58 minutes west 373.85 feet to an iron pin on the northeasterly side of said cul-de-sac; thence extending by said cul-de-sac northwestwardly by a line curving to the left having a radius of 100 feet, the arc distance of 50 feet determined by a chord bearing north 51degrees 19 minutes west 49.50 feet to the place of beginning.

BEING :Lot No. 6 as shown on said Plan.

TAX ID.#: 22-3-9.4

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **ROBERT THOMAS and WHITNEY AQUILANTE aka WHITNEY G. AQUILANTE**

SALE ADDRESS: 60 Zook Drive, Narvon, PA 17555

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-596-8900**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **16-10-726**

DEBT- **\$341,058.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08723 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, Oct. 20, 2016 @ 11am

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, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected.

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Highland Avenue, which point is located 112.55 feet measured, south 84 degrees 33 minutes east, from the intersection of the center lines of Highland Avenue and Center Avenue, thence from the said point of beginning along land now or late of Jacob Walter Prado, south 5 degrees 27 minutes west, 280 feet to a point in line of land of the Pennsylvania Railroad Company, thence along the same, south 68 degrees east 74 feet to a point thence south 73 degrees 34 minutes east, 13 feet to a point in line of land now or late of Richard L. Allen, et ux, thence along the same, north 5 degrees 27 minutes east, 300 feet more or less, to the center line of Highland Avenue, thence along the same, north 84 degrees 33 minutes west 75 feet to the place of beginning.

BEING THE SAME PREMISES which Bonefish, LLC, a Pennsylvania Limited Liability Company, by Deed dated 04/13/2005 and recorded 04/27/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6474, Page 1990, granted and conveyed unto Regina C. Bosch.

BEING KNOWN AS: 340 Highland Ave., Devon, PA 19333

PARCEL NO.: 55-2H-240

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Southwest, N.A. formerly known as Wachovia Mortgage FSB

VS

DEFENDANT: **REGINA C. BOSCH**

SALE ADDRESS: 340 Highland Ave., Devon, PA 19333

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-994-1137**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **16-10-730**

DEBT- **\$217,829.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-.00399 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, Oct. 20, 2016 @ 11am

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, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon, situate in North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follows, to wit:
TAX I.D #: 16-2-97

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MATTIE E. GROVE a/k/a MATTIE GROVE**

SALE ADDRESS: 727 Coates Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-757**

DEBT- **\$286,996.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03184 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, Nov. 17, 2016 @ 11am

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, December 19, 2016. 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 City of Coatesville, 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 City of Coatesville, Chester County Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Millview, made by G D Houtman & Son, Inc, Civil Engineers & Land Surveyors Media, PA 11/2/1998 last revised 11/8/2001, and recorded as Plan #16144, as follows, to wit:

BEGINNING at a point of curve on the easterly side of Mayfield Drive (50 feet wide) a corner of Lot #90 on said Plan, thence from said beginning point extending along said side of Mayfield Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 58.34 feet to a point of reverse curve, thence extending northwardly along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 19.72 feet

to a point, a corner of Lot #88, thence leaving said side of Mayfield Drive and extending along said Lot #88, north 76 degrees 55 minutes 00 seconds east, 163.03 feet to a point in line of Lot #66 thence extending along said Lot #66 and Lot #65 south 34 degrees 03 minutes 19 seconds east, 44.72 feet to a point a corner of aforesaid Lot #90, thence extending along said Lot #90 south 68 degrees 23 minutes 00 seconds west, 134.64 feet to a point to the first mentioned point and place of beginning.

BEING UPI Number 16-04-0369.0000

PARCEL No.: 16-04-0369.0000

BEING known as: 102 Mayfield Drive, Coatesville, PA 19320

BEING the same property conveyed to Lakeisha McClain, as sole owner who acquired title by virtue of a Deed from Austin T. Ngo and Ann L. Ngo, dated November 29, 2007, recorded January 29, 2008, at Deed Book 7355, Page 1138, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LAKEISHA D. McCLAIN, aka LAKEISHA McCLAIN, aka L. McCLAIN**

SALE ADDRESS: 102 Mayfield Drive, 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: **16-11-761**

DEBT- **\$1,791.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06886 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, Nov. 17, 2016 @ 11am

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, December 19, 2016. 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 situated in the
Township of West Bradford County of Chester and State of
Pennsylvania
TAX Parcel No. 50-4-7.15

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **GERMAN HERRERA and MARIA V. HERRERA**

SALE ADDRESS: 2019 Milta Hill Road, Romansville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-789**

DEBT- **\$341,333.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03622 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, Nov. 17, 2016 @ 11am

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, December 19, 2016. 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 Franklin, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Commonwealth of Pennsylvania, being Lot No. 13 Carriage Run, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of a 25 feet wide easement for ingress and egress for Lots 13 and 14, and in the line of said Lot 14, which point is the following three courses and distances from the northerly end or a 25 feet radius junction curve forming the intersection of the southwesterly side of Carriage Run Road, at 50 feet wide, with the northwesterly side of Route #841, at a 50 feet wide: along the said southwesterly side of Carriage Run Road the following three courses and distances: (1) north 44 degrees, 56 minutes 27 seconds west, 78.72 feet to a point of curvature; thence (2) in a northwesterly direction along a curve to the left the radius of which is 150 feet an arc length of 109.47 feet to a point of tangency; thence (3) and partly along the said southerly side of a 25 feet wide easement for ingress and egress north 86 degrees, 45 minutes, 16 seconds west, 487.32 feet to a point: (1) running along

the said line of Lot 14 south 4 degrees, 50 minutes, 50 seconds west, 307.32 feet to a point in the line of lands of John S. Frank and in the center line of a 50 feet wide Colonial Pine Line Easement; thence thereby (2) north 85 degrees, 9 minutes, 10 seconds west, 182.76 feet to a point in the line of Lot 12; thence thereby the following 2 courses and distances: (3) north 4 degrees, 50 minutes, 50 seconds east, 302.21 feet to a point on the aforesaid southerly side of a 25 feet wide easement for ingress and egress; thence thereby (4) south 86 degrees, 45 minutes, 16 seconds east, 182.83 feet to a point and place of beginning.

BEING UPI Number 72-04L-0017

PARCEL No.: 72-04L-0017

BEING known as: 126 Carriage Run Drive, Lincoln University, PA 19352

BEING the same property conveyed to Joseph L. Beitler, Jr. and Kristi D. Mizenko, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Wachovia Bank, N.A., F/K/A First Union National Bank, a Florida Corporation, dated March 16, 2004, recorded April 8, 2004, at Official Records Volume 6115, Page 633, Chester County, Pennsylvania records.

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **JOSEPH L. BEITLER, JR., aka JOSEPH BEITLER; KRISTI D. MIZENKO, aka KRISTI MIZENKO,**

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, PA 19352

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: **16-11-791**

DEBT- **\$485,552.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01256 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, Nov. 17, 2016 @ 11am

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, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, described according to Plan of Property for N. Harlan Slack by G.D. Houtman and Son, Civil Engineers, dated June 4, 1965.

BEGINNING at a point of curve on the westerly side of Carroll Brown Way (50 feet wide) the said point of curve being measured along an arc of circle to the left of radius 25 feet on arc distance of 39.27 feet from a point of tangency on the northerly side of Fox Place (50 feet wide); thence from the said point of beginning and in a southeasterly to southwesterly direction along an arc of a circle to the right of radius 25 feet an arc distance of 22.40 feet to a point; thence along lands to be conveyed to N. Harlan Slack north 39 degrees 06 minutes 10 seconds west 459.46 feet to a point; thence along a Park Area north 67 degrees 29 minutes 50 seconds east 193.45 feet to a point; thence south 36 degrees 58 minutes 30 seconds east 259.17 feet to a point on the northwesterly side of Carroll Brown Way; thence in a southwesterly to southeasterly direction along an arc of a circle to the left of radius 200 feet an arc distance of 212.58 feet to a point of tangency; thence south 18 degrees 7 minutes 10 seconds east 4.25 feet to the first mentioned point of beginning.

BEING UPI No. 67-2-27.13

Containing 1.4 acres. more or less

Containing a Residential Dwelling and related improvements.

PLAINTIFF: Jerome Sauls

VS

DEFENDANT: **WILLIAM J. SHEHWEN III and JAIME L. SHEHWEN**

SALE ADDRESS: 1409 Carroll Brown Way, Westtown Township, West Chester, PA

PLAINTIFF ATTORNEY: **H. FINTAN McHUGH, ESQ., 610-892-1865**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **16-11-799**

DEBT- **\$3,778.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-08440 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, Nov. 17, 2016 @ 11am

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, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named
and identified as Railway Square Condominiums, located in West
Whiteland Township, Chester County, Commonwealth of Pa.
TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSON-RAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-822**

DEBT- **\$1,782.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09388 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, Nov. 17, 2016 @ 11am

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, December 19, 2016. 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 Westtown, County of Chester
and Commonwealth of Pennsylvania
TAX Parcel No. 67-4C-180

PLAINTIFF: Westtown Township

VS

DEFENDANT: **GUY V. KILGORE and SANDRA M. KILGORE**

SALE ADDRESS: 1592 S. Coventry Lane, West Chester, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$187,539.78**

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

Thursday, January 19, 2017

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$68,195.90**

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

Thursday, January 19, 2017

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

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

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

PLAINTIFF: Borough of Phoenixville

VS

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

SALE ADDRESS: 225 High Street, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$2,974.03**

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

Thursday, January 19, 2017

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

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

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

PLAINTIFF: West Whiteland Township
VS

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

SALE ADDRESS: 1334 Phoenixville Pike, West Chester, Pennsylvania 19380
PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,617.16**

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

Thursday, January 19, 2017

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **WALTER PALMER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$2,850.50**

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

Thursday, January 19, 2017

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

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

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

TAX Parcel No. 43-6A-414

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **PETER E. TAVANI**

SALE ADDRESS: 214 Drummers Lane, Wayne, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$234,972.63**

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

Thursday, January 19, 2017

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

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

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

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

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

UPI# 45-2-54-60

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

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

PARCEL No.: 45-2-54-6

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 148 McHenry Road, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$152,079.79**

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

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in New London Township, Chester County, State of PA, bounded and described according to a Plan of Manchester, made by Drake & Waddington, Surveyors, Engineers and Planners, Kennett Square, PA dated 12-11-1987, recorded 4-5-1988 in Plan File No. 8090 as follows, to wit:

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

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

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

BEING Parcel No. 71-2-4.17

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

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

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

VS

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

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

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$218,307.61**

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

Thursday, January 19, 2017

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

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

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

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

PARCEL Number: 17-3G-28

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

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

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

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

SALE ADDRESS: 93 Lindbergh Avenue, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$343,490.65**

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

Thursday, January 19, 2017

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

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

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

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

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

BEING UPI Number 47-04-0444

PARCEL No.: 47-04-0444

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

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

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **ANN MARIE E. MAHER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$164,530.40**

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

Thursday, January 19, 2017

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

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

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

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

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

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

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

8-4-87.1B

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

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

PARCEL NO.: 8-4-87.1B

Improvements: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

Thursday, January 19, 2017

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

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

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

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

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

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

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

PARCEL No. 9-3-6

PLAINTIFF: LSF9 Master Participation Trust

VS

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

SALE ADDRESS: 29 Penn Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$78,788.86**

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

Thursday, January 19, 2017

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

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

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

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

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

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

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

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

PARCEL No.: 39-4H-49

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **KHOI D. TRUONG**

SALE ADDRESS: 3624 Lincoln Highway, Thorndale, PA 19372

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, January 19, 2017

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

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

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

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

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

CONTAINING 2.381 acres more or less.

BEING Lot # 1 on said Plan.

BEING Lot No. 31 as shown on said Plan.

PREMISES being: 821 Forest Lane, Malvern, PA 19355

PARCEL No. 54-2-80

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

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

VS

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

SALE ADDRESS: 821 Forest Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$163,654.25**

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

Thursday, January 19, 2017

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

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

PREMISES A:

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

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

PREMISES B:

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

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

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

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

PARCEL No. 15-12-0057.01

PLAINTIFF: Caliber Home Loans, Inc.

VS

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

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$240,786.52**

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

Thursday, January 19, 2017

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

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

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

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

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

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

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

BEING UPI Number 60-3-265.3

PARCEL No.: 60-3-265.3

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

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

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

SALE ADDRESS: 296 Starr Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$168,677.30**

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

Thursday, January 19, 2017

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

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

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

PLAINTIFF: Newlands Asset Holding Trust
VS

DEFENDANT: **YVONNE B. MURREY**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$252,996.88**

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

Thursday, January 19, 2017

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

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

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

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

DEFENDANT: **ROBERT LEWIS**

SALE ADDRESS: 3009 Spice Way, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$41,182.14**

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

Thursday, January 19, 2017

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

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

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

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

BEING Unit No. 113 on said Plan.

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

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

PLAINTIFF: Partners for Payment Relief DE III, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$462,093.03**

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

Thursday, January 19, 2017

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-87**

DEBT- **\$305,302.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-05428 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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

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

PROPERTY situate in Township of East Caln
TAX Parcel #40-4-285
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Rocktop Partners I, LLP
VS

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

SALE ADDRESS: 409 Crestwood Lane, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-94**

DEBT- **\$245,390.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution NO. 2015-04921 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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

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

PROPERTY situate in Township of East Fallowfield
TAX Parcel #47-02-0020.550
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-131**

DEBT- **\$1,588.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05618 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$4,335.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02391 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, with the buildings and improvements thereon erected, known as Lot No. 2 on a tract of land belonging to Norman Meyers and Anna W. Meyers, husband and wife, situate in the Borough of Phoenixville (formerly the Township of Schuylkill), County of Chester and State of Pennsylvania
TAX Parcel No. 15-4-48

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CHARLES HIMES and TERRI HIMES**

SALE ADDRESS: 916 Township Line Road, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$144,569.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-07150 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **WILLIAM J. WALL**

SALE ADDRESS: 238 Nutt Road, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$324,493.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03546 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of New Daleville, prepared by Lake, Roeder, Hillard & Associates, Land Surveyors, dated 1/26/2004, last revised 12/16/2004 and recorded in Chester County as Plan #17287 as follows, to wit:

PLAINTIFF: Carrington Mortgage Services, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-147**

DEBT- **\$201,852.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04796 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Caln
TAX Parcel #28-9-80
IMPROVEMENTS: a residential dwelling.

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,720.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05788 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground buildings and improvements thereon erected situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 51-8-50

PLAINTIFF: East Bradford Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-158**

DEBT- **\$321,374.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03809 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Upper Uwchlan
TAX Parcel #32-02-0048
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **BRIAN L. SCHMIDT**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-159**

DEBT- **\$14,420.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03436 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the northwest (erroneously described in a prior deed as northeast) corner of Chester Road and Devon Boulevard, being Lot No. 13 as shown on a Plan of Lots as laid out by Clifford N. Ricketson in Devon (said Plan being recorded in the Office for the Recording of Deeds, in and for Chester County in Plot Plan Book 2 Page 16 and 2 Page 20) in Easttown Township, Chester County, Pennsylvania.

TAX Parcel No. 55-3J-79

PLAINTIFF: Tredyffrin/Easttown School District

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$21,456.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-08722 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared by Pennoni Associates, Inc., dated 2-3-1990, last revised 10-11-1990 and recorded as Plan No. 10800, as follows, to wit:

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

BEING Lot No. 204 on said Plan.

CONTAINING 3,189 square feet, more or less.

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

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

PARCEL No.: 17-3G-102

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **ELAINE B. YOUNG**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$339,830.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2012-00511 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

VS

DEFENDANT: **MARGARET LOMBERTINO and MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$270,014.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and State of Pennsylvania bounded and described according to a Plan of A. K. Development, made by Yerkes Associates, Inc., dated 9/15/1978, last revised 3/7/1979 and recorded in Chester County in Plan No. 2444, as follows, to wit:

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

BEING Lot No. 2 as shown on said Plan

BEING Parcel No. 27-6-93.1B

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

PLAINTIFF: Nationstar Mortgage, LLC

VS

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

SALE ADDRESS: 10 Ferry Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$102,193.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04712 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Habitat of Humanity of Chester County, Inc.

VS

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

SALE ADDRESS: 408 Community Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$3,224.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, situate on the north side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania
TAX Parcel No. 15-9-38

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ATL ASSOCIATES**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,342.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06248 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX Parcel No. 39-3R-186

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **YVETTE HURST**

SALE ADDRESS: 332 Andrew Circle, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$86,645.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07647 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Oxford
TAX Parcel #: 69-07-0086.010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **SHERRY SOTO**

SALE ADDRESS: 501 Wacousta Court, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$116,014.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08974 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
East Goshen, Chester County, Pennsylvania
TAX Parcel No.: 53-2F-29

PLAINTIFF: Household Realty Corporation

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-179**

DEBT- **\$248,004.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08782 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the City of Coatesville, County of Chester and Commonwealth of PA, bounded and described according to a plan of Millview, Subdivision Plan of Property of Coatesville Communities Corporation, made by G.D. Houtman and Son, Inc., Civil Engineers and land surveyors, Media, PA, dated 11/02/1998, last revised 11/28/2001 and recorded as Plan No. 16144 as follows, to wit:

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

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

BEING Lot No. 63 on said Plan.

BEING UPI #16-04-0343.0000

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

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

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

VS

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

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

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-180**

DEBT- **\$56,515.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08588 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Midfirst Bank

VS

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

SALE ADDRESS: 541 Olive Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-181**

DEBT- **\$217,540.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06040 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

PARCEL Number: 52-05C-0225.010

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

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

PARCEL No.: 52-5C-225.1

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

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

MANNOCCHI a/k/a ALBERT MANNOCCHI, DECEASED

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

PLAINTIFF ATTORNEY: **AMANDA L. RAUER, ESQ., 215-942-2090**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-182**

DEBT- **\$158,089.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04213 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

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

PARCEL No.: 8-5-196

IMPROVEMENTS: residential property.

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-198**

DEBT- **\$185,555.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02811 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

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

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

VS

DEFENDANT: **RAYMOND D. WHITELY**

SALE ADDRESS: 10 Downing Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-199**

DEBT- **\$466,579.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05193 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$352,034.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-1-389
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **STEPHANIE A. ZDRAZIL**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-3-204**

DEBT- **\$253,271.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04368 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-210**

DEBT- **\$223,428.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05210 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 April 20, 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, May 22, 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 Chester Borough, Chester
County, Pennsylvania
BLR# 1-9-331
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pingora Loan Servicing, LLC

VS

DEFENDANT: **JOSHUA B. PALMER and SHANNON L. PALMER**

SALE ADDRESS: 12 South Matlack Street, West Chester, PA 19382-3102

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: **17-4-215**

DEBT- **\$1,056,222.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-05712 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, April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground.

SITUATE in the Township of Easttown, County of Chester, State of Pennsylvania bounded and described in accordance with a Plan of Subdivision known as Leopard Farms made for Henry S. Belber, II and O. John Fuchs, Jr. by Chester Valley Engineers, Inc., Paoli, PA March 16, 1987, last revised June 1, 1987 and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Farm Road (50 feet wide) said point being measured the five following courses and distances from the northernmost terminus of a radial round corner connecting the southeasterly side of Leopard Road with the northerly side of Farm Road; (1) on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.53 feet to a point of tangent (2) south 77 degrees, 32 minutes, 15 seconds east 64.60 feet to a point of curve (3) on the arc of a circle curving to the left having a radius of 130.76 feet the arc distance of 79.88 feet to a point of tangent; (4) north 67 degrees, 27 minutes, 45 seconds east 100 feet to a point of curve, (5) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 98.30 feet to the beginning point; thence leaving the northwesterly side of Farm Road and extending north 06 degrees, 40 minutes, 21 seconds west 578.70 feet to a point in line of lands now or late of John K. Wildemore, III, thence extending along last mentioned lands and other lands of Eshagh/Eshaghpour, south 84 degrees, 48 minutes, 16 seconds east 259.82 feet to a point in line of lands now or late of Richard W. Billings; thence extending along the last mentioned lands south 03 degrees, 47 minutes, 44 seconds west 144.44

feet to a point, a corner of Lot #4; thence extending along same south 21 degrees, 41 minutes, 25 seconds west 453.58 feet to a point on the northeasterly side of Farm Road; thence extending along same the two following courses and distances to wit; (1) north 60 degrees, 46 minutes, 03 seconds west 25 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 65 feet to the first mentioned point and place of beginning.

CONTAINING in area 2.399 acres of land be the same more or less.

BEING Lot #3 as shown on the aforesaid Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 40 feet wide common driveway as and for a right of way, passageway and watercourse at all times hereafter, forever in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and having the use thereof.

SUBJECT however to the proportionate part of the expense of keeping said right of way in good order, condition and repair at all times hereafter, forever.

BEING known as 1293 Farm Road, Berwyn, PA.

TAX Parcel #55-4-115.9

BEING the same premises which State Street Bank and Trust Company, as Trustee, by Deed dated 8/20/97 and recorded 10/2/97 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4240, Page 66, granted and conveyed unto Francis X. Murray, in fee.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Washington Mutual Mortgage Securities Corp. 2000-1

VS

DEFENDANT: **FRANCIS X. MURRAY**

SALE ADDRESS: 1293 Farm Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-275-6800**

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: **17-4-230**

DEBT- **\$143,443.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12388 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Downingtown Borough, Chester
County, Pennsylvania
BLR# 11-7-30.45
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **BRENDA ANGELINI**

SALE ADDRESS: 335 Mary Street, Downingtown, PA 19335-2517

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: **17-4-234**

DEBT- **\$768,600.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06094 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, April 20, 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, May 22, 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 with the message and improvements erected thereon situated on the easterly side of Pennsylvania Route 100 south of Timber Drive in the Township of East Nantmeal, County of Chester, Commonwealth of Pennsylvania, shown as Tax Map Parcel 24-06-24 on a plan of survey for Jackie O'Neal Cook, Jr., by Brian J. Nixon & Associates, Land Surveyors, Pennsburg, PA dated March 28, 1990, last revised September 18, 1996, and being more fully described as follows to wit:

BEGINNING at a point on the title line in the bed of Pennsylvania Route 100 a corner common to lands of Jackie O'Neal Cook and Tax Map Parcel #24-06-25.

THENCE through the bed of Pennsylvania Route 100 south 29 degrees 58 minutes 24 seconds west the distance of 186.77 feet to a point, thence still through the bed of Pennsylvania Route 100 south 15 degrees 24 minutes 00 seconds west the distance of 684.61 feet to a point, thence still along the same south 07 degrees 01 minutes 47 seconds west the distance of 1.54 feet to a point.

THENCE along lands now or late of William E. Helms III (Tax Map Parcel 24-06-23) south 61 degrees 16 minutes 14 seconds east the distance of 949.52 feet (passing over an iron pin 25.33 feet from the point of beginning) to an iron pin, thence still along the same south 77 degrees 22 minutes 46 seconds east the distance of 21.34 feet to an iron pin, thence along lands of Wetherhill Christmas Trees, Ltd., (Tax Map Parcel 25-03-14) north 69 degrees 04 minutes 04 seconds east the distance of 50.27 feet to a point, thence along

other lands of Jackie O'Neal Cook on the East Nantmeal Township-West Vincent Township corporate line north 35 degrees 01 minutes 45 seconds east the distance of 619.36 feet to a point, thence along other lands of Jackie O'Neal Cook (Tax Map Parcel 24-06-26-15 and Tax Map Parcel 24-06-25), north 52 degrees 15 minutes 00 seconds west the distance of 1240.21 feet to the point and place of the beginning.

TITLE to said premises is vested in Saul Barsh and Toni Barsh by Deed from Jackie O'Neal Cook Jr. and Rebecca R. Cook dated 8/1/2003 and recorded 12/30/2003 in the County of Chester in Record Book 6025 Page 200.

CONTAINING 19.577 acres of land more or less.

BEING UPI No. 24-06-24

PREMISES "B"

ALL THAT CERTAIN tract of woodland situate easterly of Pennsylvania Route 100 in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, as shown as Tax Map Parcel 25-03-24 on a plan of survey for Jackie O'Neal Cook, Jr., as prepared by Brian J. Nixon and Associates, Land Surveyors, Pennsburg, PA, dated 28 March 1990, last revised September 18, 1996 and being more fully described as follows to wit:

BEGINNING at a point a corner in line of lands now or late of Wetherhill Christmas Trees, Ltd., said point being on the dividing line between East Nantmeal Township and West Vincent Township and being the following three courses from the center

PLAINTIFF: Eagle National Bank

VS

DEFENDANT: **SAUL A. BARSH and TONI BARSH**

SALE ADDRESS: 1670 Pottstown Pike, Chester Springs, PA 19425

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: **17-4-234X**

DEBT- **\$768,600.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06094 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

line of PA Route 100 at a point common to lands now or late of Jackie O'Neal Cook and now or late of Williams E. Helms III (Tax Map Parcel 24-06-23), (1) south 61 degrees 16 minutes 14 seconds east the distance of 949.52 feet to an iron pin, (2) south 77 degrees 22 minutes 46 seconds east the distance of 21.34 feet to an iron pin, (3) north 69 degrees 04 minutes 04 seconds east the distance of 50.27 feet to the point and place of the beginning.

THENCE along other lands of Jackie O'Neal Cook and along various lots of the Hickory Hills Subdivision north 35 degrees 01 minutes 45 seconds east the distance of 2528.74 feet along the East Nantmeal Township-West Vincent Township Corporate line to an iron pin, thence along lands of Merribrook Associates (Tax Map Parcel 25-03-25) south 57 degrees 00 minutes 00 seconds east the distance of 810.25 feet to an iron pin, thence along lands now or late of Robert B. Kling (Tax Map Parcel 25-03-23 and 12.1) south 36 degrees 33 minutes 50 seconds west the distance of 1415.30 feet to a stone found.

THENCE along lands now or late of Wetherhill Christmas Trees, Ltd., (Tax Map Parcel 25-03-14) south 69 degrees 04 minutes 04 seconds west the distance of 1378.90 feet to the point and place of the beginning.

TITLE to said premises is vested in Saul Barsh and Toni Barsh by Deed from Jackie O'Neal Cook Jr. and Rebecca R. Cook dated 8/1/2003 and recorded 12/30/2003 in the County of Chester in Record Book 6025 Page 202.

CONTAINING 35.541 acres of land, more or less.

BEING UPI No. 25-3-24

THE Grantee of Parcel 25-3-25 acknowledges and agrees that the deed to Grantee shall include a reservation of an easement in favor of the record owners of Parcel 25-3-24 and the successors for a 50' foot wide access from Parcel 25-3-24 over Parcel 25-3-25 to the "Hickory Lane Extension".

BEING UPI Nos. 24-06-24 and 25-03-24

PLAINTIFF: Eagle National Bank

VS

DEFENDANT: **SAUL A. BARSH and TONI BARSH**

SALE ADDRESS: 1670 Pottstown Pike, Chester Springs, PA 19425

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: **17-4-239**

DEBT- **\$62,498.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-11683 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 April 20, 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, May 22, 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 South Coatesville
TAX Parcel # 9-2-82
IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Habitat of Humanity of Chester County, Inc.

VS

DEFENDANT: **SUSANNAH SNOH**

SALE ADDRESS: 19 Parkway Avenue, South Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-242**

DEBT- **\$128,325.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01543 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Property of Richard C. Kelly & Sons, Inc., known as "Hilltop" made by C.D. Houtman & Son, Inc., Civil Engineers, Media, Pa., dated 8/18/1977, revised 4/4/1978 and recorded in Plan File #1690 and also by a Plan last revised 5/17/1979, as follows, to wit:

BEGINNING at a point on the northeasterly side of Rickmar Lane (50 feet wide) said point being a corner of Lot #188; thence extending from said beginning point along the northeasterly side of Rickmar Lane north 04 degrees 42 minutes 20 seconds west, 18 feet to a point a corner of Lot #190; thence extending along Lot #190 north 85 degrees 17 minutes 40 seconds east, passing partly through the party wall between these premises and the premises adjoining to the northwest, crossing a 20 feet wide drainage easement, crossing a drive and maintenance and access easement, 100 feet to a point; thence extending south 04 degrees 42 minutes 20 seconds east, 18 feet to a point, a corner of Lot #188; thence extending along Lot #188 south 85 degrees 17 minutes 40 seconds west,

recrossing said drive and maintenance and access easement, recrossing said 20 feet wide drainage easement and passing partly through the party wall between these premises and the premises adjoining to the southeast, 100 feet to the first mentioned point and place of beginning.

BEING Lot #189 as shown on said Plan.

TOGETHER with the free and common use, right liberty and privilege of a certain driveway across the rear as shown on the above described premises and for a driveway, passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping and driveway in good order, condition and repair at all times, hereafter, forever.

BEING the same premises which Tibor John Hegedus and Christine L. Hegedus, his wife by Deed dated 1/29/1988 and recorded 2/3/1988 in Chester County in Record Book 1044 Page 400 conveyed unto Sharon Layne Park, in fee.

BEING 25 Rickmar Lane.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **SHARON LAYNE PARK**

SALE ADDRESS: 25 Rickmar Lane, Malvern, PA 19355 a/k/a 25 Rickmar Lane, Frazer, PA 19355

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: **17-4-258**

DEBT- **\$302,018.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10220 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Caln
TAX Parcel #28-06-0216.40
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **MICHAEL SMITH and MYAH S. SMITH and DANA WINKEY**

SALE ADDRESS: 200 Sugarman 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: **17-4-266**

DEBT- **\$307,026.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04415 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 April 20, 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, May 22, 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# 66-2-53
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, NA
VS

DEFENDANT: **VIRGINIA GILLESPIE**

SALE ADDRESS: 1303 Creek Road, Cheyney, PA 19319-1016

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: **17-4-268**

DEBT- **\$388,530.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04406 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Earl R. Ewing, Inc. dated December 13, 1977.
TAX I.D. #: 26-2-123

PLAINTIFF: U.S. Bank National Association as Trustee for CSMC Mortgage Loan Trust 2006-3
VS

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-286**

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

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-05244 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 situation, in the Township of East Bradford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

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

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

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

THENCE by remaining lands of Limberger the following 3 courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence
5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence
6. CROSSING over a right of way of Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weavers' Lebanon Bologna Company;

THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.

CONTAINING 3.468 acres.

BEING UPI Number 51-7-113

PARCEL No.: 51-7-113

BEING known as: 595 Birmingham Road, West Chester, PA 19382

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

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

DEFENDANT: **ROBERT A. POWERS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-307**

DEBT- **\$24,289.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07949 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick dwelling and lot or tract of land, said dwelling being designated as 813 Walnut Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania, said lot being designated on a Plan of Building Lots called "Pownall" as the western twenty feet of Lot No. 25 in Section "C", being known and numbered as 813 Walnut Street, Coatesville, PA 19320, and UPI No. 16-6-884.

BEING the same premises as Debra L. Thompson, by Deed dated March 14, 2003, and recorded on March 20, 2003, in Book 5616, at Page 1650, Instrument No. 10206871, granted and conveyed unto Linda A. Jacks, an individual.

PLAINTIFF: Chesapeake Loan Solutions, LLC

VS

DEFENDANT: **LINDA A. JACKS aka LINDA JACKS**

SALE ADDRESS: 813 Walnut Street, Coatesville, PA

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-310**

DEBT- **\$765,151.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01175 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 April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan # 15650 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said Plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance

of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes 58 seconds west 1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

TITLE to said premises vested in Michael S. Snyder by Deed from Heritage-Coventry Ridge, L.P. dated September, 30 2002 and recorded October 7, 2002 in the Chester County Recorder of Deeds in Book 5410, Page 2127.

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to Lasalle Bank, N.A., as Trustee for the GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series GSAA 2006-14

VS

DEFENDANT: **MICHAEL S. SNYDER**

SALE ADDRESS: 25 Hastings Ln, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF